

Rezoning Application: PD 26-0270**Zoning Hearing Master Date:** June 22, 2026**BOCC Land Use Meeting Date:** August 11, 2026**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Todd Pressman**FLU Category:** Urban Mixed-Use –20 (UMU-20)**Service Area:** Urban**Site Acreage:** 0.27 MOL**Community
Plan Area:** Brandon**Overlay:** None**Introduction Summary:**

The applicant requests a PD rezoning to establish a unified PD 26-0270 for two parcels totaling approximately 0.27 acres at 2601 Falkenburg Road. The request consolidates both parcels into a single Planned Development allowing a Contractor's Office with open storage. The site contains an existing commercial structure and is enclosed by a 6-foot fence. Proposed setbacks include 10 feet along N. Falkenburg Road, 7.5 feet along the south and east property lines, and 3 feet along the Lynn Avenue frontage. The property is bordered by M-zoned land on three sides, with Lynn Avenue to the north.

	Existing		Proposed
District(s)	PD 94-0260	RSC-6	PD 26-0270
Typical General Use(s)	Limited General Commercial, Office	Single-Family Residential Conventional	Contractor's Office with Associated Open Storage
Acreage	0.14 MOL	0.13 MOL	0.27 MOL
Density/Intensity	0.23 F.A.R.	6 du/ga	0.09 F.A.R. Maximum (1,059 sf)
Mathematical Maximum*	1,432 sf	0 unit	1.00 FAR Maximum (11,761 sf)

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 94-0260	RSC-6	PD 26-0270
Lot Size / Lot Width	6,210 sf / 50'	7,000 sf / 70'	12,578 sf / 100'
Setbacks/Buffering and Screening	2' Front 26' Side 11.2' Rear	25' Front 25' Rear 7.5' Sides	Front (West – N. Falkenburg Rd): 10 Feet Side (North – Lynn Avenue): 3 Feet Side (South): 7.5 Feet Rear (East): 7.5 Feet
Max Height	35'	35'	14'

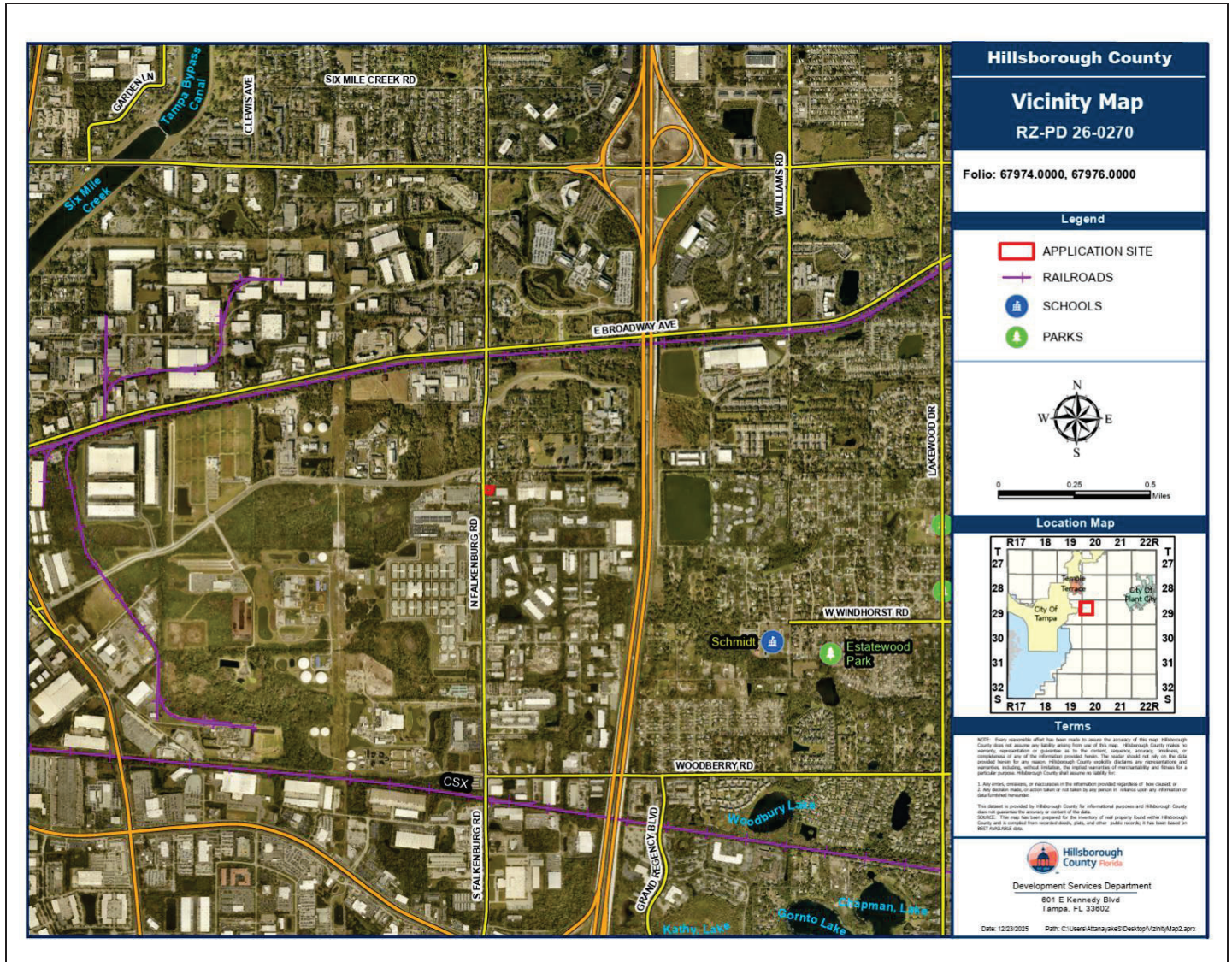
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

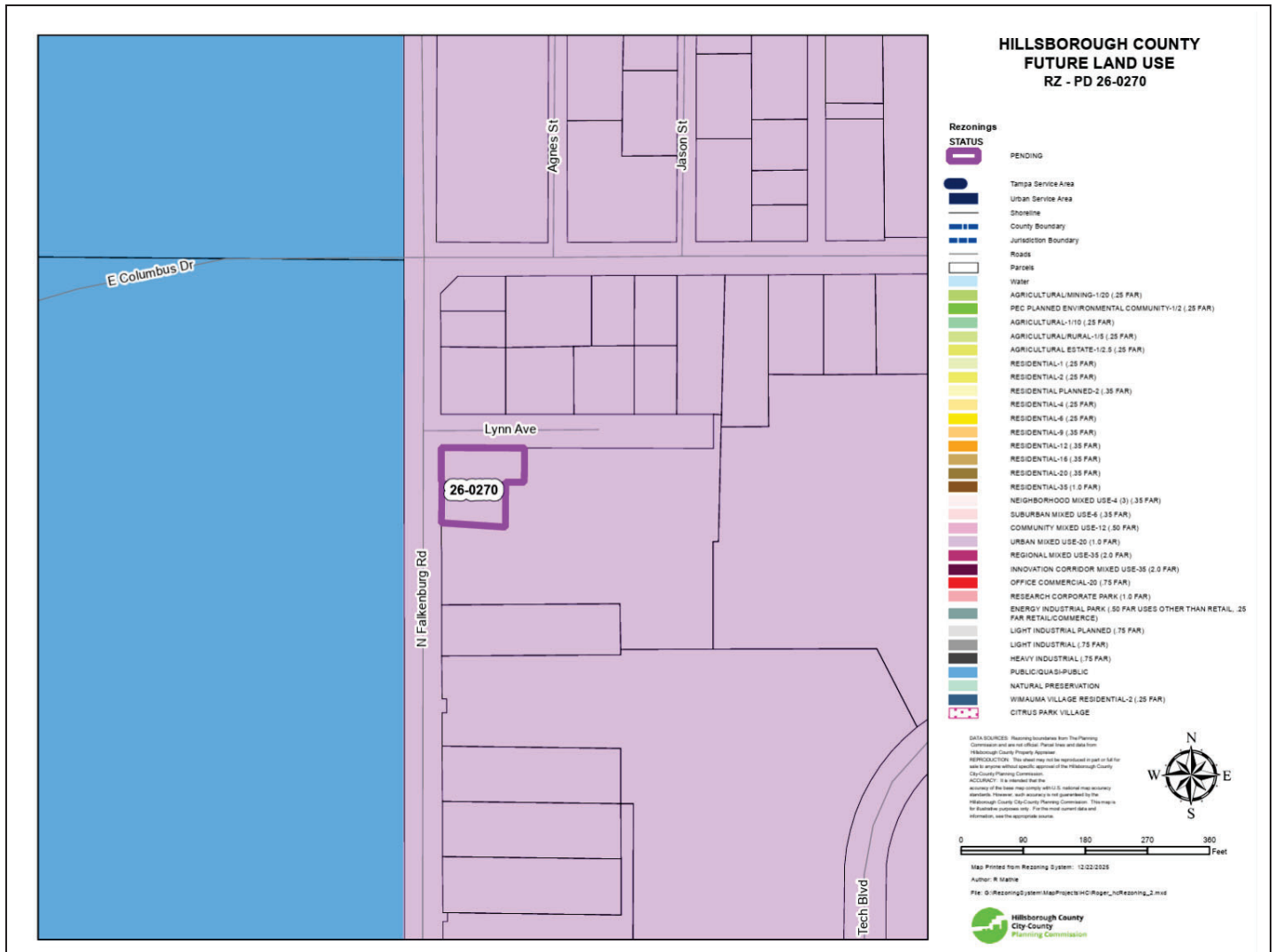


Context of Surrounding Area:

The area consists primarily of single-family residential, light industrial and institutional uses. To the north across Lynn Avenue is single-family residential zoned RSC-6. Adjacent to the south is a warehouse zoned M. Adjacent to the east is single-family residential zoned RSC-6 and a warehouse zoned M. To the west across North Falkenburg Road are county government offices zoned M.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Urban Mixed-Use –20 (UMU-20)
Maximum Density/F.A.R.:	20 du/ga; 1.00 F.A.R.
Typical Uses:	Agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

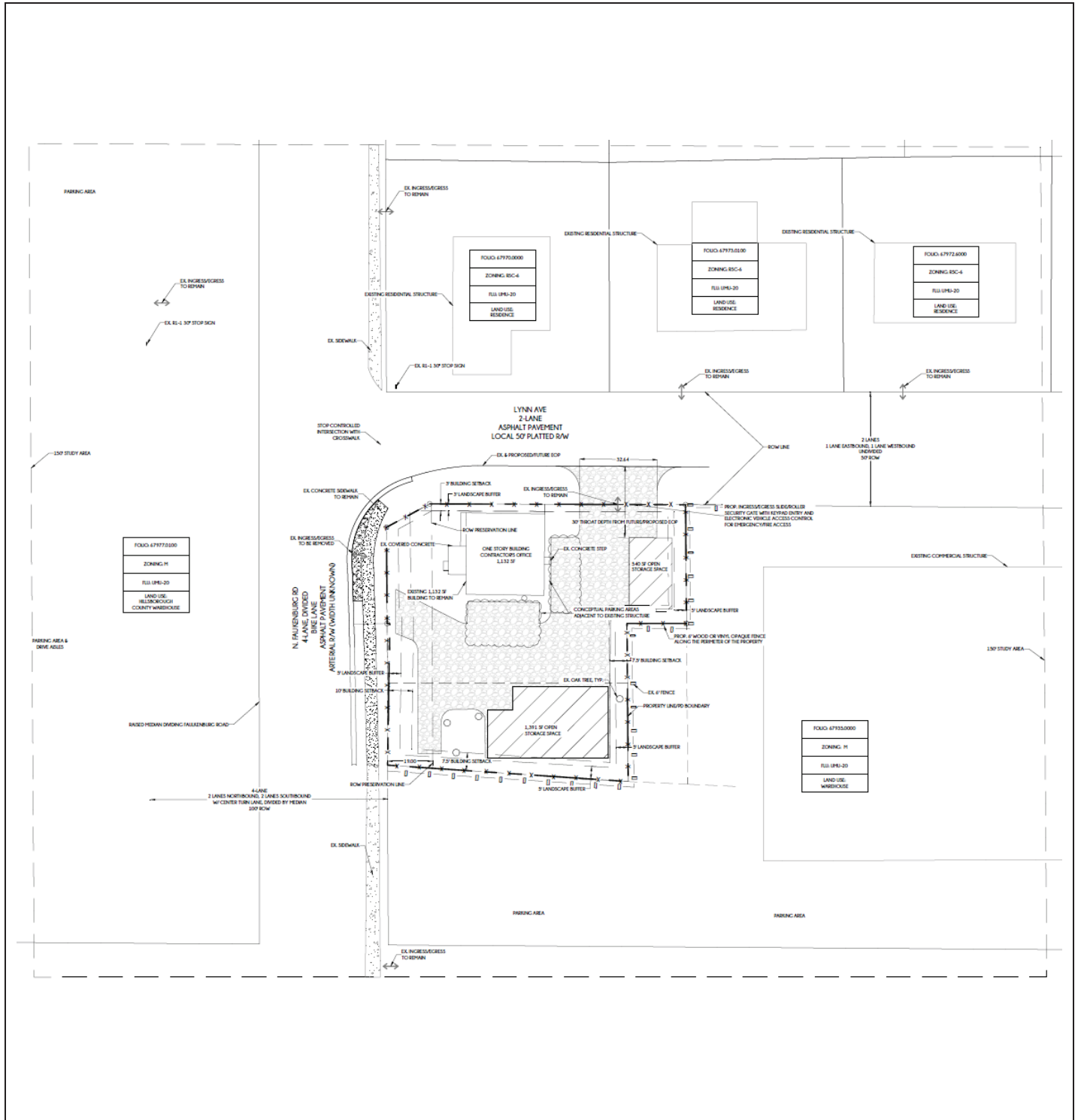


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du/ga	Single-Family Residential Conventional	Single-Family Residential
South	M	0.75 F.A.R.	Industrial/Manufacturing	Warehouse
East	RSC-6, M	6 du/ga, 0.75 F.A.R.	Single-Family Residential, Industrial/Manufacturing	Single-Family Residential, Warehouse
West	M	0.75 F.A.R.	Industrial/Manufacturing	County Government Offices

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)



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Case Reviewer: Chris Grandlienard, AICP

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lynn Ave.	Private Local Roadway	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)
Falkenburg Rd.	County Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	53	5	5
Proposed	13	2	2
Difference (+/-)	-40	-3	-3

*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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Airport Incompatible Use Area ☒ Other: Airport Height Restriction: 150' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Conditions of Approval
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	
Service Area/ Water & Wastewater ☒ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Outdoor Storage (uses warehouse rate) (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34 Specialty Trade Contractor Office (Per 1,000 s.f.) Mobility: \$10,408 Fire: \$158				
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 proposed Planned Development for a Contractor's Office with associated open storage incorporates site design features intended to address compatibility with adjacent properties. The site plan retains the existing structure, and places open storage areas within the central portion of the approximately 0.27-acre parcel. A 6-foot opaque fence is located along the perimeter, providing consistent visual separation between the site and surrounding properties. Setbacks of 10 feet along N. Falkenburg Road, 7.5 feet along the south and east, and 3 feet along the Lynn Avenue frontage establish defined physical separation at the property boundaries.

Building height and overall development intensity remain low, with activities limited to the existing building footprint and designated internal storage areas. Storage functions and vehicle circulation are confined to specific portions of the site, and the perimeter fencing contributes to screening along all property lines.

The site is bordered primarily by M zoned parcels that support industrial and commercial uses, and the development layout reflects a separation between on-site storage areas and nearby properties through setbacks, fencing, and the placement of storage areas toward the interior of the site. The Lynn Avenue frontage also provides a roadway-based transition along the northern boundary. Although buffering and screening are not required along the more intensive M-zoned east and south boundaries, their inclusion on the plan serves as an added enhancement that further supports overall compatibility.

Based on the arrangement of site features, the scale of the development, and the presence of perimeter screening, the Planned Development establishes clear transitions between the project area and surrounding parcels in a manner consistent with the development pattern along N. Falkenburg Road.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 6, 2026.

1. Development on the site shall be limited to a Contractor's Office with associated open storage, as generally depicted on the approved site plan. Open storage shall be restricted to designated areas shown on the plan and shall consist only of materials, equipment, and vehicles customarily associated with the contractor's operations. The existing commercial structure shall function as the administrative office for the use. No additional principal structures or uses shall be permitted beyond those identified on the approved plan.

2. Development Standards

Setbacks:

Front (West – N. Falkenburg Road): 10 Feet

Side (North – Lynn Avenue): 3 Feet

Side (South): 7.5 Feet

Rear (East): 7.5 Feet

Maximum Building Height: 14 Feet

Maximum Building Coverage: 9%

Maximum Impervious Surface: 70%

Buffers & Screening:

A 6-foot high opaque fence shall be provided along the perimeter of the site as shown on the approved plan. Reduced buffer widths of 5 feet along the east and south property lines are permitted, and all required screening materials within these buffers, including fencing and landscaping, shall be installed and maintained to ensure adequate opacity consistent with LDC Section 6.06.06. Existing vegetation may be utilized to meet screening requirements where it provides equal or greater opacity than required, and supplemental landscaping shall be installed where existing vegetation does not meet applicable standards. Existing vegetation used for screening shall be preserved and maintained unless removal is necessary for health, safety, or permitted site development.

3. The subject site shall be permitted one full access connection onto Lynn Ave.
4. The existing access connection onto Falkenburg Rd. located +/- 50ft south of the intersection of Falkenburg Rd. and Lynn Ave. along the subject site's western boundary shall be removed and restored to typical section standards (sidewalk, sod, curb, etc.).
5. As Lynn Ave. is a substandard local roadway, the developer will be required to improve the public roadway network, between the project access which may be granted onto Lynn Ave. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise

approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

6. As Falkenburg Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve 19ft of right-of-way along its Falkenburg Rd. frontage for future improvements as displayed on the PD site plan, such that a minimum of 132ft of right-of-way is preserved west of the existing Sheldon Rd. combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
7. All construction ingress and egress shall be limited to the Lynn Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
8. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
9. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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.

7.1 ADDITIONAL INFORMATION

Variation Request: LDC Section 6.06.06 – Reduced Depth of Street-Facing Screening

A variation to LDC Section 6.06.06 is requested to modify the depth of required screening for accessory open storage areas visible from the street. The applicant requests that screening be placed 5 feet from the street property line instead of the 100-foot interior depth or full open storage depth typically required. The applicant indicates that the standard depth would cover most of the small site and is not feasible to implement. The proposed alternative is intended to maintain required opacity while accommodating the physical limitations of the parcel.

Staff notes that while screening depth is an important component of mitigating visual impacts, a reduced depth may be appropriate where full compliance is impractical and where opacity standards are still achieved. Staff finds the request consistent with the overall intent of the code and recommends approval.

APPLICATION NUMBER: PD 26-0270

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7.2 ADDITIONAL INFORMATION

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 06/11/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 26-0270

- ☐ 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.

CONDITIONS OF APPROVAL

1. The subject site shall be permitted one full access connection onto Lynn Ave.
2. The existing access connection onto Falkenburg Rd. located +/- 50ft south of the intersection of Falkenburg Rd. and Lynn Ave. along the subject site's western boundary shall be removed and restored to typical section standards (sidewalk, sod, curb, etc.).
3. As Lynn Ave. is a substandard local roadway, the developer will be required to improve the public roadway network, between the project access which may be granted onto Lynn Ave. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
4. As Falkenburg Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve 19ft of right-of-way along its Falkenburg Rd. frontage for future improvements as displayed on the PD site plan, such that a minimum of 132ft of right-of-way is preserved west of the existing Sheldon Rd. combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way

preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

5. All construction ingress and egress shall be limited to the Lynn Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
7. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .27 acres from Planned Development (PD) and Residential Single Family Conventional – 6 (RSC-6) to Planned Development (PD). The existing Planned Development (PD) is approved for 1,250sqft of professional business office uses and 182sqft of accessory storage. The proposed PD is seeking approval for 1,132sqft of Contractor's Office and 1,9321sqft of Open Storage. The site is located at the southeast quadrant of the intersection of Lynn Ave. and Falkenburg Rd. The Future Land Use designation of the site is Urban Mixed Use – 20 (UMU-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Medical-Dental Office (ITE 720) 1,250sqft	43	4	4
RSC-6, Single Family Detached (ITE 210) 1 Unit	10	1	1
Total	53	5	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Contractor's Office (ITE 180) 1,132sqft	11	2	2
PD, Open Storage (ITE 151) 1,931sqft	2	0	0
Total	13	2	2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-40	-3	-3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lynn Ave. and Falkenburg Rd.

Lynn Ave. is a 2-lane, undivided, substandard privately maintained, urban local roadway. The first 50ft of roadway is characterized by between +/- 15ft and +/- 20ft of pavement in average condition, F-Curb on both sides of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50ft of the right of way. The additional length of roadway exceeding the initial 50ft to the project's proposed access onto Lynn Ave. is currently unimproved.

Falkenburg Rd. is a 4-lane, divided, standard county-maintained, urban arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, +/- 2-foot-wide paved shoulders on both sides of the roadway, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 94ft of the right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Falkenburg Rd. has been designated for a 6-lane expansion. In accordance with Typical Section – 6 (TS-6) of

the Hillsborough County Transportation Technical Manuel (TTM), 19ft of additional right-of-way must be preserved to accommodate this expansion as shown on the PD site plan.

SITE ACCESS

The existing planned development is approved for one right-in right-out access on Falkenburg Rd. and one left out only access onto Lynn. Ave. With this application, the application is proposing to close the existing access onto Falkenburg Rd. and modify the existing access onto Lynn Ave. to a full access connection. The proposed project access onto Lynn Ave. has been shifted as far east along the project’s north boundary and as far away from the adjacent intersection as possible.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Level of Service (LOS) information for Falkenburg Rd. is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Falkenburg Rd.	Adamo Dr.	E. Columbus Dr.	D	D

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

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 26-0270
DATE OF HEARING:	June 22, 2026
APPLICANT:	Todd Pressman
PETITION REQUEST:	PD
LOCATION:	southeast corner of N. Falkenburg Road and Lynn Avenue
SIZE OF PROPERTY:	0.27 acres
EXISTING ZONING:	PD 94-0260 and RSC-6
FUTURE LAND USE CATEGORY:	UMU-20
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Brandon

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 0.27-acre parcel located on the east side of Falkenburg Road at the southeast corner of Falkenburg Road and Lynn Avenue in the Brandon area.

Existing zoning on the parcel is split. A 0.14-acre portion of the parcel is zoned PD for 1,432 sq. ft. of general commercial uses and a 0.13-acre portion of the site is zoned RSC-6.

The request is to consolidate the two parcels and rezone the site as a Planned Development for a contractor's office with open storage space.

The parcel has a FLUE designation of UMU-20. The site is within the Urban Service Area.

The subject site is adjacent to parcels zoned M to the east, south and to the west across the street on the west side of Falkenburg Road. The parcels to the north, across Lynn Avenue are zoned RSC-6.

The adjacent Falkenburg Road corridor is predominantly zoned M/Industrial. Industrial/heavy commercial uses and government warehouses, offices, and County correctional/jail type facilities are located within the adjacent Falkenburg Road corridor.

SUMMARY OF HEARING

The applicant representative, Todd Pressman, provided testimony and graphics in support of the request.

It was stated that the Planned Development is to allow for a small-scale contractor's office with outdoor storage.

It was stated that a 6 ft. tall fence will be provided around the perimeter of the site. Access to the site will be limited to Lynn Avenue only.

It was stated that the surrounding area along Falkenburg Road is comprised of heavy/intensive industrial and commercial type uses.

It was stated that a LDC buffer requirement to provide for a 100 ft separation and screening from open storage from adjacent streets is not feasible on the subject small lot. A 6 ft. tall fence is proposed to screen the contractor's office/open storage yard from the adjacent streets. Staff supports this variance.

The proposed rezoning and uses would be compatible with the existing zoning and land use pattern along Falkenburg Road.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan under the UMU-20 designation.

One person spoke in support. Rodney Fisher, 2506 Orient Road owns the residential lots along the north side of Lynn Avenue and stated he supports the proposed rezoning.

No one spoke in opposition at the hearing.

EVIDENCE SUBMITTED

The applicant, Todd Pressman, provided oral testimony and a power point presentation supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 0.27 acres in size and is located at the southeast corner of Falkenburg Road and Lynn Avenue.

The subject rezoning site is comprised of two parcels. The parcel directly at the corner of Falkenburg Road and Lynn Avenue is currently zoned PD for a

small scale 1,432 sq. ft. general commercial land use. The parcel contiguous to this parcel to the south is zoned RSC-6.

The request is for a PD for a small-scale contractor's office with open storage. The intent is to utilize the existing 1,432 sq. ft. building for office space.

The site plan shows that the access will be limited to the side street, Lynn Avenue. The site will have a 6 ft. tall fence screening the open storage yard from the adjacent streets.

The applicant has requested a variance to an LDC requirement that open storage be setback a minimum of 100 ft from adjacent streets. The subject lots have a maximum depth of 118 ft. Meeting this LDC standard is not feasible. The applicant will be providing a 6 ft tall fence around the perimeter of the parcel to screen the open storage from the adjacent streets.

The proposed use by virtue of the size and depth of the 0.27-acre lot and given its general location adjacent to other industrial uses, a waiver to the 100 ft. open storage setback in this specific situation is supported.

The adjacent Falkenburg Road corridor is predominated with industrial, heavy commercial, and government services/facilities and a County correctional facility/jail.

The adjacent zoning to the east, south and west is Industrial. Residential zoning is located to the north, across Lynn Avenue.

It is found that the proposed rezoning represents infill development along Falkenburg Road.

It is found that the proposed contractors office with open storage, with the open storage screened from the adjacent streets, will be compatible with the surrounding land uses located in the vicinity of the subject site.

It is found that the proposed rezoning as proposed by the applicant and as conditioned by Development Services staff is consistent with the UMU-20 FLUE designation on the subject site.

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

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

CONCLUSIONS OF LAW

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

DECISION

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

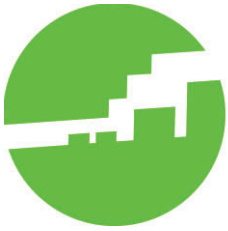
Steven K. Luce

7/13/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 22, 2026 Report Prepared: June 11, 2026	Case Number: PD 26-0270 Folio(s): 67974.0000 & 67976.0000 General Location: East side of Falkenburg Road, and southeast of Columbus Drive and Lynn Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
Service Area	Urban
Community Plan(s)	Brandon; Light Industrial Character District
Rezoning Request	Residential Single Family Conventional (RSC-6) and Planned Development (PD 94-0260) to Planned Development to develop a contractor's office with open storage
Parcel Size	+/- 0.28 acres
Street Functional Classification	Falkenburg Road – County Arterial Lynn Avenue – Local Columbus Drive – County Collector
Commercial Locational Criteria	N/A
Evacuation Area	E

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Urban Mixed Use-20	RSC-6 + PD 24-0260	Vacant + Single-Family Residential
North	Urban Mixed Use-20	RSC-6	Single-Family Residential
South	Urban Mixed Use-20	M + PD	Light Industrial + Light & Heavy Commercial
East	Urban Mixed Use-20	M	Light Industrial
West	Public/Quasi Public	M	Public/Quasi Public

Staff Analysis of Goals, Objectives and Policies:

The ± 0.28-acre subject site is made up of two parcels that are located on the east side of Falkenburg Road, and southeast of Columbus Drive and Lynn Avenue. The site is in the Urban Service Area (USA) and is within the limits of the Brandon Community Plan, specifically in the Light Industrial Character District. The subject site has a Future Land Use (FLU) designation of Urban Mixed Use-20 (UMU-20), which allows for the consideration of commercial, general and commercial intensive uses. The applicant is requesting to rezone the subject site from Residential Single Family Conventional (RSC-6) and Planned Development (PD 94-0260) to Planned Development to develop a contractor's office with open storage. The proposed Conditions of Approval limit the use of the site to a contractor's office with associated open storage, as generally depicted on the site plan. Open storage shall be restricted to designated areas shown on the plan and shall consist only of materials, equipment, and vehicles customarily associated with the contractor's operations. The existing structure shall function as the administrative office for the use. No additional principal structures or uses shall be permitted beyond those identified on the site plan.

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 subject site is classified as vacant and single family residential. It appears the northern parcel is developed with an existing 1,132 square foot building, which is proposed to remain and be used for the contractor's administrative office. There are single family uses to the north, across Lynn Avenue. To the east and south is a warehouse use. Further to the south, there is a one story office building doing business as a call center. One the west side of Falkenburg Road, west of the site, is County owned property where

the Sheriff's Office and other County facilities are located. Overall, the proposed use will complement the existing public, light and heavy commercial uses located in this area. The proposal meets the intent of FLUS Objective 1.1 and Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the UMU-20 Future Land Use category, which is intended for urban scale residential development at a density of 20 dwelling units per gross acre or nonresidential development at a Floor Area Ratio of 1.0. The proposed Planned Development area is approximately ± 0.28 acres which would allow for a maximum of 12,196 square feet of nonresidential uses ($0.28 \times 43,560 = 12,196 \times 1.0 = 12,196$). The existing single story building, which is 1,132 square feet, is well within the allowable intensity for a ± 0.28 -acre site in the Urban Mixed Use-20 Future Land Use category. The open storage component does not contribute toward Floor Area Ratio as there are no structures associated with it. Therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all developments 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). At the time of filing this report, there were no County Transportation comments in Optix, therefore they were not considered during the analysis of this request.

The proposal meets the intent of FLUS Policy 3.1.1 and 4.4.1 which requires the restriction of incompatible land uses and that new development to be integrated into the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single family residential, light and heavy commercial uses, light industrial uses and public/quasi public uses. The proposed development will complement the area as it is located off a County Arterial roadway with other non residential uses. FLUS Policy 3.1.2 requires that 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. Although the applicant is requesting PD variations for building setback and landscape buffers, the applicant is still providing mitigation measures given the legal nonconforming location of the building on the northern boundary. The proposal includes a 6-foot opaque fence surrounding the perimeter of the site and a 3-foot landscape buffer on the northern boundary, providing screening from the single family residential. The site plan appears to show an efficient system of internal vehicular and pedestrian circulation with the main access on Lynn Avenue.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is located within the limits of the Brandon Community Plan, specifically in the Light Industrial Character District. This area is intended to be devoted primarily to business parks, light industrial and government uses. The proposed contractor's office with associated open storage meets the intent of the uses found in this Character District. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares. The applicant is proposing screening with opaque fencing and landscape buffers. Therefore, the proposal also meets the intent of FLUS Objective 3.2 and Policy 3.2.4.

Overall, staff finds that the proposed use is allowable in the UMU-20 Future Land Use category meets the intent of the Light Industrial Character District in the Brandon Community Plan. The proposed Planned

Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department

Recommendation

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

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

FUTURE LAND USE SECTION (FLUS)

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.*

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

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

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

Policy 3.1.2: *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with*

the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

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

Community Planning

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

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

Development

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

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

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

Neighborhood/Community Development

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

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

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

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

LIVABLE COMMUNITIES ELEMENT (LCE) – BRANDON COMMUNITY PLAN

Goal 6: Re-establish Brandon’s historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

*C. **Light Industrial** – Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College’s Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - PD 26-0270

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 (3) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



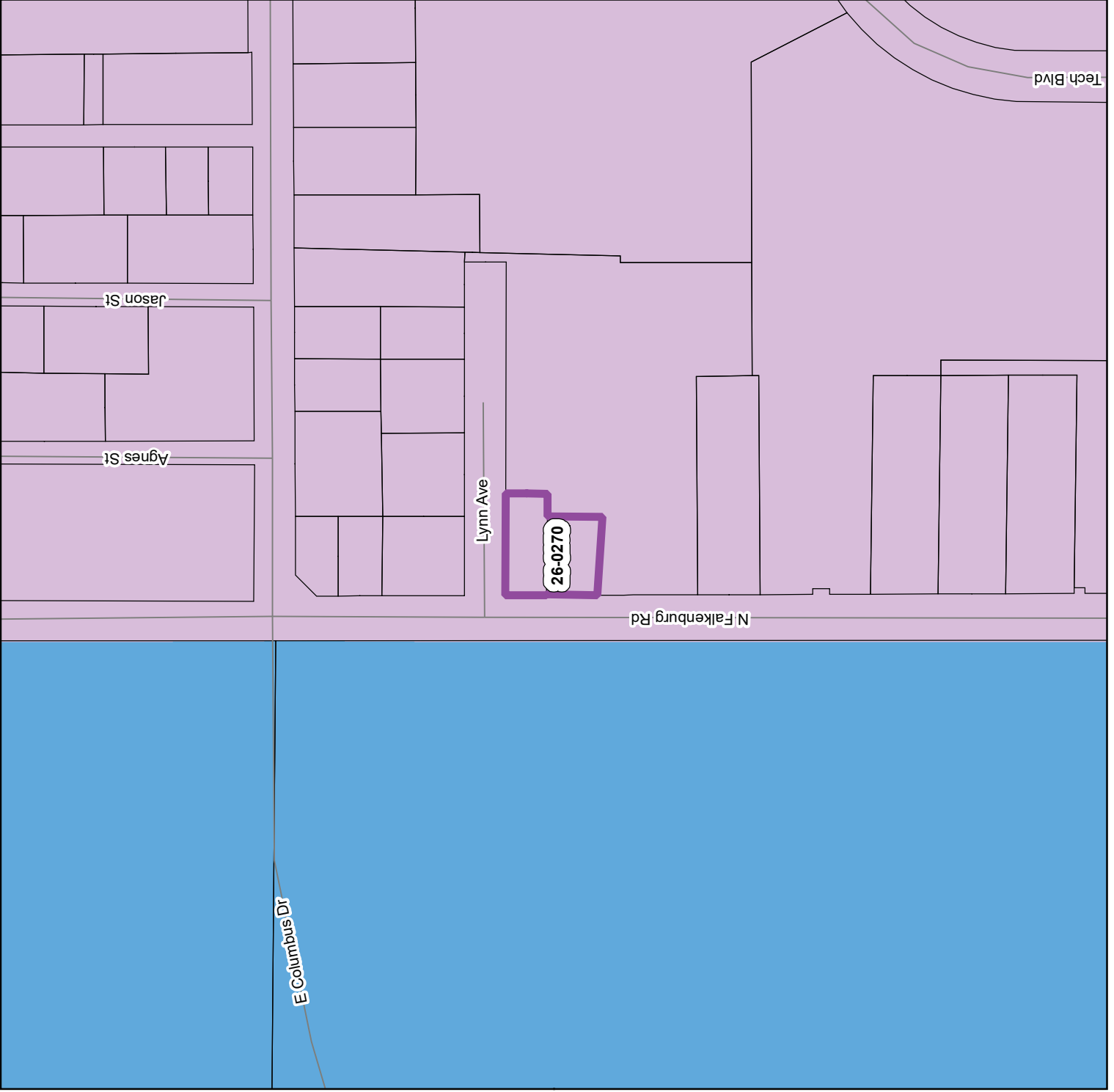
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 12/22/2025

Author: R. Mathie

File: G:\Rezoning\System\MapProjects\HCBegw_IndRezoning_2.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
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Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: NONE

Zoning File: PD 26-0270 Modification: NONE

Atlas Page: NONE Submitted: 7/20/26

To Planner for Review: 7/21/26 Date Due: ASAP

Contact Person: Todd Pressman Phone: 727-804-1760/todd@pressmaninc.com

Right-Of-Way or Land Required for Dedication: Yes ☐ No ☒

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Christopher Grandlienard Date: 07/21/26

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/11/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 26-0270

-
- | | |
|-------------------------------------|---|
| ☐ | 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. |
-

CONDITIONS OF APPROVAL

1. The subject site shall be permitted one full access connection onto Lynn Ave.
2. The existing access connection onto Falkenburg Rd. located +/- 50ft south of the intersection of Falkenburg Rd. and Lynn Ave. along the subject site's western boundary shall be removed and restored to typical section standards (sidewalk, sod, curb, etc.).
3. As Lynn Ave. is a substandard local roadway, the developer will be required to improve the public roadway network, between the project access which may be granted onto Lynn Ave. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
4. As Falkenburg Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve 19ft of right-of-way along its Falkenburg Rd. frontage for future improvements as displayed on the PD site plan, such that a minimum of 132ft of right-of-way is preserved west of the existing Sheldon Rd. combined right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way

preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

5. All construction ingress and egress shall be limited to the Lynn Ave. project access. The developer shall include a note in each site/construction plan submittal which indicates same.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
7. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .27 acres from Planned Development (PD) and Residential Single Family Conventional – 6 (RSC-6) to Planned Development (PD). The existing Planned Development (PD) is approved for 1,250sqft of professional business office uses and 182sqft of accessory storage. The proposed PD is seeking approval for 1,132sqft of Contractor's Office and 1,932sqft of Open Storage. The site is located at the southeast quadrant of the intersection of Lynn Ave. and Falkenburg Rd. The Future Land Use designation of the site is Urban Mixed Use – 20 (UMU-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Medical-Dental Office (ITE 720) 1,250sqft	43	4	4
RSC-6, Single Family Detached (ITE 210) 1 Unit	10	1	1
Total	53	5	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Contractor's Office (ITE 180) 1,132sqft	11	2	2
PD, Open Storage (ITE 151) 1,931sqft	2	0	0
Total	13	2	2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-40	-3	-3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lynn Ave. and Falkenburg Rd.

Lynn Ave. is a 2-lane, undivided, substandard privately maintained, urban local roadway. The first 50ft of roadway is characterized by between +/- 15ft and +/- 20ft of pavement in average condition, F-Curb on both sides of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50ft of the right of way. The additional length of roadway exceeding the initial 50ft to the project's proposed access onto Lynn Ave. is currently unimproved.

Falkenburg Rd. is a 4-lane, divided, standard county-maintained, urban arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, +/- 2-foot-wide paved shoulders on both sides of the roadway, +/- 5-foot-wide sidewalks on both sides of the roadway, and within +/- 94ft of the right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Falkenburg Rd. has been designated for a 6-lane expansion. In accordance with Typical Section – 6 (TS-6) of

the Hillsborough County Transportation Technical Manuel (TTM), 19ft of additional right-of-way must be preserved to accommodate this expansion as shown on the PD site plan.

SITE ACCESS

The existing planned development is approved for one right-in right-out access on Falkenburg Rd. and one left out only access onto Lynn. Ave. With this application, the application is proposing to close the existing access onto Falkenburg Rd. and modify the existing access onto Lynn Ave. to a full access connection. The proposed project access onto Lynn Ave. has been shifted as far east along the project’s north boundary and as far away from the adjacent intersection as possible.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Level of Service (LOS) information for Falkenburg Rd. is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Falkenburg Rd.	Adamo Dr.	E. Columbus Dr.	D	D

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

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 3/23/2026	COMMENT DATE: 1/7/2026
PETITION NO.: 26-0270	PROPERTY ADDRESS: 2601 N Falkenburg Rd, Tampa, FL 33619
EPC REVIEWER: Melissa Yanez	FOLIO #: 0679740000 and 0679760000
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 17-29S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Special Use and Removal of PD zoning	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review - Aerials, soil survey and EPC files
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/cb

cc: mike@seroof.com / todd@pressmaninc.com

Environmental Excellence in a Changing World

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



School Impact Review – No Comment or Objection

Date Issued: 12/18/2026

Acreage: ±0.27 acres

Jurisdiction: Hillsborough

Proposed Zoning: CI

Case Number: PD-26-0270

Future Land Use: UMU-20

Address: 2601 Falkenburg Rd

Maximum Residential Units: N/A

Parcel Folio Number(s): 067976.0000/
067974.0000

Residential Type: N/A

_____ **The District has no comment. The proposed development would not meet the threshold for School Concurrency.**

 X **The District has no objection, subject to listed or attached conditions.**

NOTE:

The applicant indicates that the proposed zone is CI (Commerical Intensive) zone and that the existing PD zone is to be removed. As proposed, this project is not anticipated to generate students and therefore, is exempt from adequate public facility from from the School Board.

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: renee.kamen@hcps.net
P: 813.272.4083 C: 813.394.0313

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

PETITION NO.: PD 26-0270

REVIEWED BY: Clay Walker, E.I. DATE: 6/9/2026

FOLIO NO.: 67974.0000, 67976.0000

WATER

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

WASTEWATER

- ☐ The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 6 inch wastewater forcemain exists ☒ (approximately 290 feet from the project site), ☐ (adjacent to the site) and is located north of the subject property within the north Right-of-Way of East Columbus Drive. 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.



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 03/11/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Pressman, Todd

PETITION NO: 26-0270

LOCATION: 2601 N Falkenburg

FOLIO NO: 67976.0000 67974.0000

Estimated Fees:

Outdoor Storage (uses warehouse rate)

(Per 1,000 s.f.)

Mobility: \$1,337

Fire: \$34

Specialty Trade Contractor Office

(Per 1,000 s.f.)

Mobility: \$10,408

Fire: \$158

Project Summary/Description:

Urban Mobility, Central Fire - outdoor storage and contractor's office no sized specified

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 01/06/2026

Agency: Natural Resources **Petition #:** 26-0270

☐ This agency has **no comment**

☒ This agency has **no objections**

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

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

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



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 12/17/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/31/2025

PROPERTY OWNER: Bremalie Homes, LLC **PID:** 26-0270

APPLICANT: Todd Pressman

LOCATION: 2601 N. Falkenburg Rd. Tampa, FL 33619

FOLIO NO.: 67976.0000, 67974.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property 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 property 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).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 Dec. 2025

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: RZ-PD 26-0270

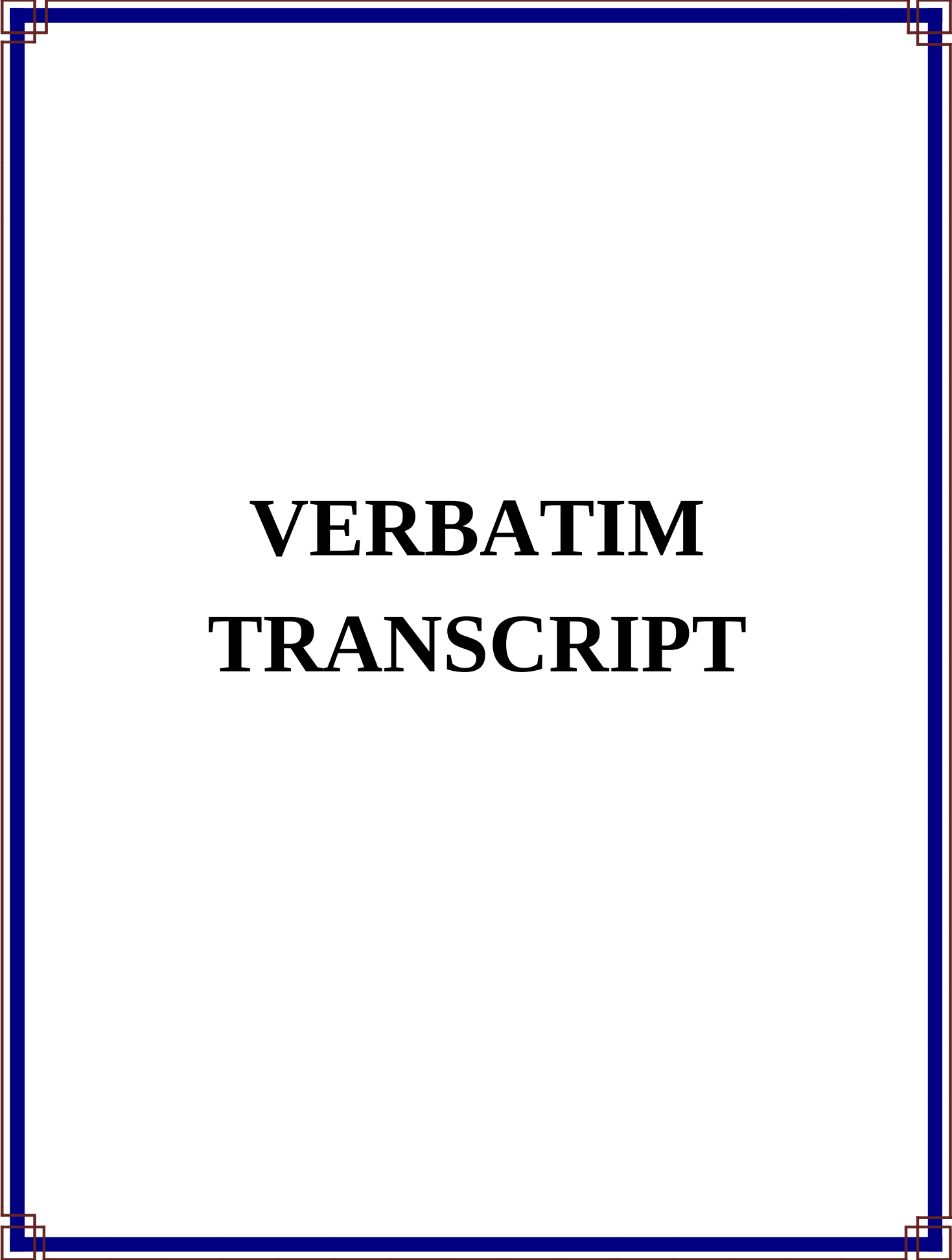
LOCATION: Tampa, FL 33619

FOLIO NO: 67976.0000 & 67974.0000

SEC: 17 **TWN:** 29 **RNG:** 20

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

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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 next application is Item D.3. PD
2 26-0270.

3 The applicant is requesting to rezone property
4 currently zoned PD 94-0260 and RC-6 to a new Planned
5 Development.

6 Chris Grandlienard with Development Services will
7 present staff findings after the applicant's presentation.

8 HEARING OFFICER LUCE: Okay. Applicant, please.

9 MR. PRESSMAN: Hearing Officer, this is Todd
10 Pressman. Can you hear me?

11 HEARING OFFICER LUCE: Yes.

12 MR. PRESSMAN: Okay. There we are. And let me
13 share my screen. Hello?

14 MS. HEINRICH: Yes. We can see that.

15 MR. PRESSMAN: This is application 26-0270. This
16 comes forward --

17 HEARING OFFICER LUCE: Did you announce
18 your -- excuse me. Did you announce your name and address?

19 MR. PRESSMAN: Oh, I'm sorry. Excuse me. Todd
20 Pressman 200 Second Avenue South, Number 451.

21 HEARING OFFICER LUCE: All right. Thank you.

22 MR. PRESSMAN: Thank you. I've got that out.

23 Development Services supports, Planning Commission
24 (indiscernible) suggestions. No public opposition, which I
25 did check earlier today. Twenty persons have been notified.

1 We're in the Brandon area and along Falkenburg at a
2 small crossroad between Lynn Avenue (indiscernible) and
3 Falkenburg here, Lynn Avenue abutting us north.

4 It's -- these two parcels would be brought together
5 and unified in parcel 1 and parcel 2. The size is at 0.27
6 acres commercial building, and six-foot closed fence.

7 Issues of PD rezoning of variations: Conditions
8 for the specific use for the Contractor's Office with open
9 storage. Conditions that the use of the site will be
10 restricted (indiscernible) and storage.

11 The use of Suncoast Development is a full-service,
12 family-owned, site development company, utility contractor
13 licensed in the state of Florida as underground utility
14 excavation (indiscernible). It also holds a state license
15 for fire (indiscernible).

16 PD plan shows that at Falkenburg and Lynn, access
17 on Lynn. Existing one story will remain for storage, noted
18 in these two spots on the edge. Those same one-story
19 building with two open storage areas.

20 This is probably the most important slide to make
21 you aware that the site is surrounded by M zoning. Site view
22 located here: PD-96 M, M, M, M, and M. And as well under
23 the Future Land Use Map UMU-20, which is an intense category,
24 which is urban-intensive uses typically used for commercial
25 and light industrial.

1 So on street level, these are the M three budding
2 warehouse structures east and to the south. And then across
3 west on Falkenburg is Hillsborough County Elections Office,
4 the sheriff, and County Warehousing. You can see noted
5 Hillsborough County (indiscernible) that are large from the
6 sheriff's office, which was shown here earlier.

7 And also, importantly, across Lynn Avenue, abutting
8 to the north, the applicant for one property or parcels is in
9 support. That is listed in the record. This is a copy of
10 the record obtained from that property owner to the north
11 that he is in support.

12 The variation has to do with the accessory open
13 storage and view along the street. They each offset interior
14 a minimum of a 100 feet, which obviously would be very
15 difficult -- actually, it would be impossible to do.

16 It is supported by staff in the attached
17 (indiscernible) practical.

18 Development Services note the area does consist of
19 light industrial institutional uses. So the type of
20 development tends to be within the level of transition
21 between the cross area between that parcels and
22 (indiscernible) along Falkenburg.

23 Planning Commission notes it is located within
24 limits of the Brandon PD with the Light Industrial Character
25 District.

1 Existing single story, which is 11 -- 1,132 square
2 feet, is well within the allowable intensity, and
3 (indiscernible) into the area, which is located off the
4 county arterial roadway from the non-residential uses of the
5 character district.

6 Falkenburg is heavily traveled with approximately
7 22,000 vehicles per day. And the County Transportation
8 report notes this would be a reduction of 40 trips within the
9 24-hour peak volume, and reductions at the a.m. peak -- a.m.
10 and p.m. peak.

11 So with that, we appreciate your attention to the
12 application.

13 HEARING OFFICER LUCE: No questions. Thank you.
14 Development Services?

15 MR. GRANDLIENARD: Good evening. Chris
16 Grandlienard. Is it on? Okay.

17 Planning with Development Services presenting PD
18 26-0270, which is a request to rezone two parcels totaling
19 approximately 0.27 acres at 2601 Falkenburg Road to a unified
20 Plan Development.

21 The proposed PD would allow a Contractor's Office
22 with associated open storage using the existing commercial
23 structure on site as the principal building.

24 The site is enclosed by a six-foot opaque fence,
25 and the proposed plan establishes setbacks of 10 feet along

1 the North Falkenburg Road, 10.5 feet along the south and
2 east, and three feet along Lynn Avenue frontage.

3 The property is surrounded by a mix of uses.
4 There's a single-family residential to the north and east,
5 and there is warehouse and industrial uses to the south and
6 west.

7 To address compatibility, the applicant maintains
8 the existing building footprint, limits storage to a
9 designated interiors of the site, and provides full visual
10 screening along site boundaries.

11 The building height is limited to 14 feet, and
12 maintaining a low-intensity profile that complements the
13 nearby residential.

14 Variation is requested to reduce the depth of the
15 required street-facing screening for the open storage area.

16 Due to the size of the site, meeting the standard
17 would not be feasible, and the alternative screening
18 maintains the required opacity while accommodating the
19 parcel's physical constraints.

20 Development Services finds the request approvable,
21 subject to the conditions listed in the staff report.

22 That concludes my staff report. I'd be glad to
23 answer any questions you might have.

24 HEARING OFFICER LUCE: No questions. Thank you.

25 MR. GRANDLIENARD: All right. Thank you.

1 HEARING OFFICER LUCE: Planning Commission staff.

2 MS. MICHIE: Willow Michie, Planning Commission
3 staff.

4 The subject site is in the Urban Mixed Use-20
5 Future Land Use category. It is in the Urban Service Area
6 and within the limits of the Brandon Community Plan,
7 specifically the Light Industrial Character District.

8 The UMU-20 category is intended for urban scale
9 residential development at a density of 20 dwelling units per
10 gross acre or non-residential development at a Floor Area
11 Ratio of 1.0. The existing single-story building is well
12 within the allowable intensity.

13 The surrounding land use pattern is comprised
14 mostly of single-family residential, light and heavy
15 commercial uses, light industrial uses, and public
16 quasi-public uses.

17 The proposed development will complement the area
18 as it is located off of a county arterial roadway with other
19 non-residential uses.

20 Although the applicant is requesting PD variations
21 for building setback and landscape buffers, the applicant is
22 still providing mitigation measures, given the legal
23 non-conforming location of the building on the northern
24 boundary.

25 The proposal includes a six-foot opaque fence

1 surrounding the perimeter of the site and a three-foot
2 landscape buffer on the northern boundary, providing
3 screening from the single-family residential.

4 The subject site is located within the limits of
5 the Brandon Community Plan, specifically in the Light
6 Industrial Character District.

7 This area is intended to be devoted primarily to
8 business parks, light industrial, and government uses.

9 The proposed contractor's office with associated
10 open storage meets the intent of the uses found in this
11 Character District.

12 Based upon the above considerations and the
13 following goals, objectives, and policies, Planning
14 Commission staff finds the proposed Plan Development
15 consistent with the unincorporated Hillsborough County
16 Comprehensive Plan, subject to the conditions proposed by
17 Development Services Department.

18 HEARING OFFICER LUCE: Okay. Thank you. At this
19 point in time, is there anyone in the audience that wishes to
20 speak in support of the application?

21 Yes, sir.

22 MR. FISHER: Yeah. Good evening. Rod Fisher, 2506
23 Orient Road, Tampa, Florida 33619.

24 And I'm in favor of the proposal for the rezoning.
25 I own the commercial -- I own the residential properties

1 south to the north and the east side of the proposed
2 property.

3 HEARING OFFICER LUCE: Okay. Very good. Thank
4 you.

5 MR. FISHER: Thank you.

6 HEARING OFFICER LUCE: Is there anyone else in the
7 audience that wishes to speak in support of the application?
8 Seeing no one responding.

9 Anyone in the audience wish to speak in opposition
10 to the application? No one responding.

11 Staff, anything further?

12 MS. HEINRICH: No, sir.

13 HEARING OFFICER LUCE: Applicant, an opportunity
14 for rebuttal.

15 MR. PRESSMAN: I think we're good. Thank you.

16 HEARING OFFICER LUCE: You're good?

17 MR. PRESSMAN: Yes, sir. We're good. Thank you.

18 HEARING OFFICER LUCE: All right. Very good. All
19 right. With that, that concludes this application.

20 Ms. Heinrich, we're ready for the next item.

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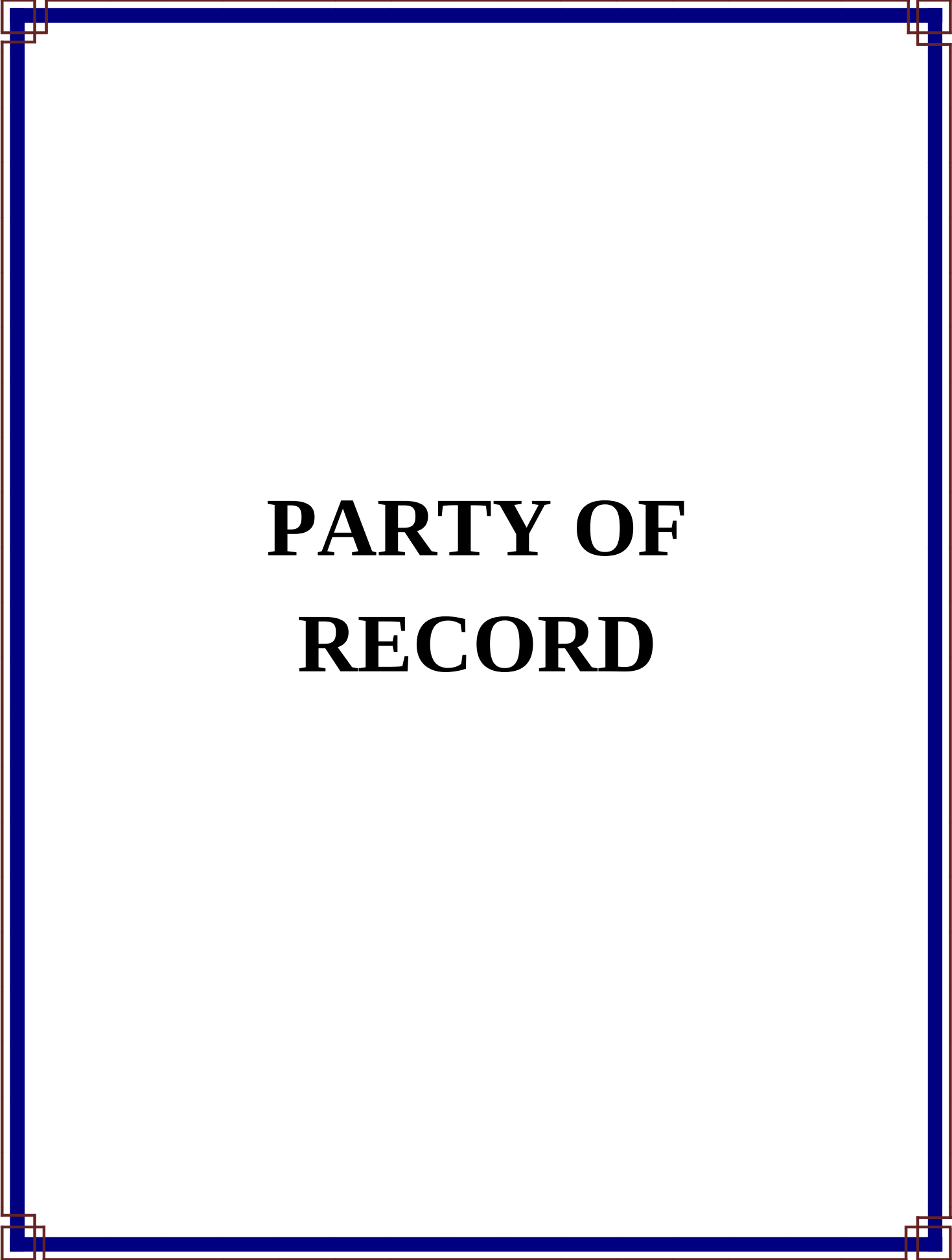
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD



Additional / Revised Information Sheet

Office Use Only		
Application Number: 26-0270	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 26-0270 Applicant's Name: Pressman
Reviewing Planner's Name: grandliliend Date: 2.16.26

Application Type:

- ☒ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 3/23/26

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.


Signature

2/16/26

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application 26-0270

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☐	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☒	Other Documents (please describe): support letter from 2 parcels owned adjacent to the North (across Lynn Ave.)

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

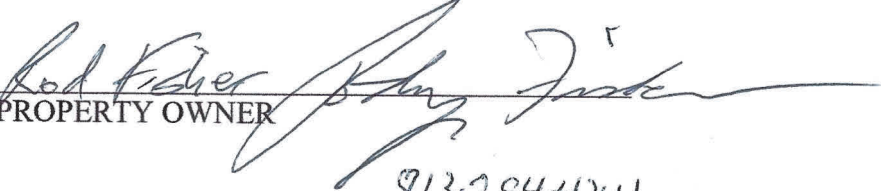
**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

To: Hillsborough County Commissioner's

RE: Re-Zoning Application RZ PD 26-0270

Please accept this communication as a statement of support for the rezoning application stated above. As an adjacent property owner with 2 parcels across the street, I am in support of this rezoning.

Thank you.


PROPERTY OWNER

813-294-4341
ADDRESS #1: 10108 Lynn Avenue, Tampa
ADDRESS#2 : 2611 N Falkenberg Rd., Tampa

1-16-2026
Date