

Rezoning Application: RZ STD 26-0728**Zoning Hearing Master Date:** 05/26/26**BOCC Land Use Meeting Date:** 07/21/26**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Darling Garcia Barreto

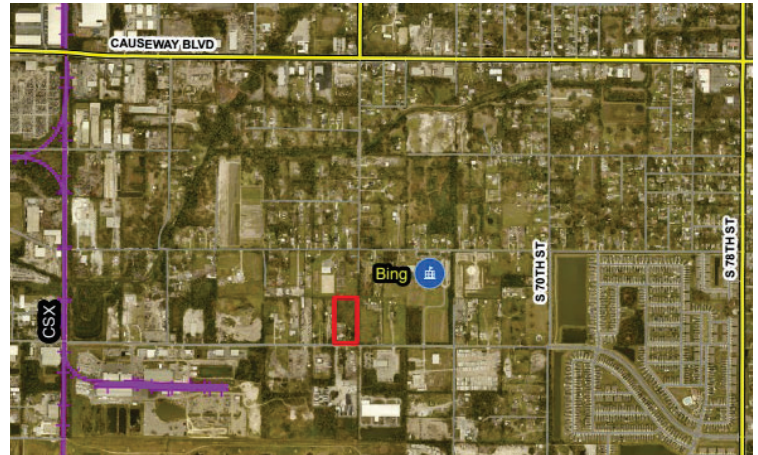
FLU Category: LI

Service Area: Tampa

Site Acreage: 4.66 acres

Community Plan Area: Palm River-Progress Village

Overlay: None

**Introduction Summary:**

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to CI-R (Commercial Intensive with Restrictions). The applicant proposes to restrict the access design to a Shared Access Facility.

Zoning:	Existing	Proposed
District(s)	ASC-1	CI-R
Typical General Use(s)	Single-Family Residential/Agricultural	Intensive Commercial, Office and Personal Services Restricted
Acreage	4.66	4.66
Density/Intensity	1 du/ga	0.30
Mathematical Maximum*	4 dwelling units	60,896.88 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	CI-R
Lot Size / Lot Width	43,560 sf/ 150'	20,000 sf/ 100'
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 30' Side (East): 30'/C Side (West): N/A Rear: 30'/C
Height	50'	50'

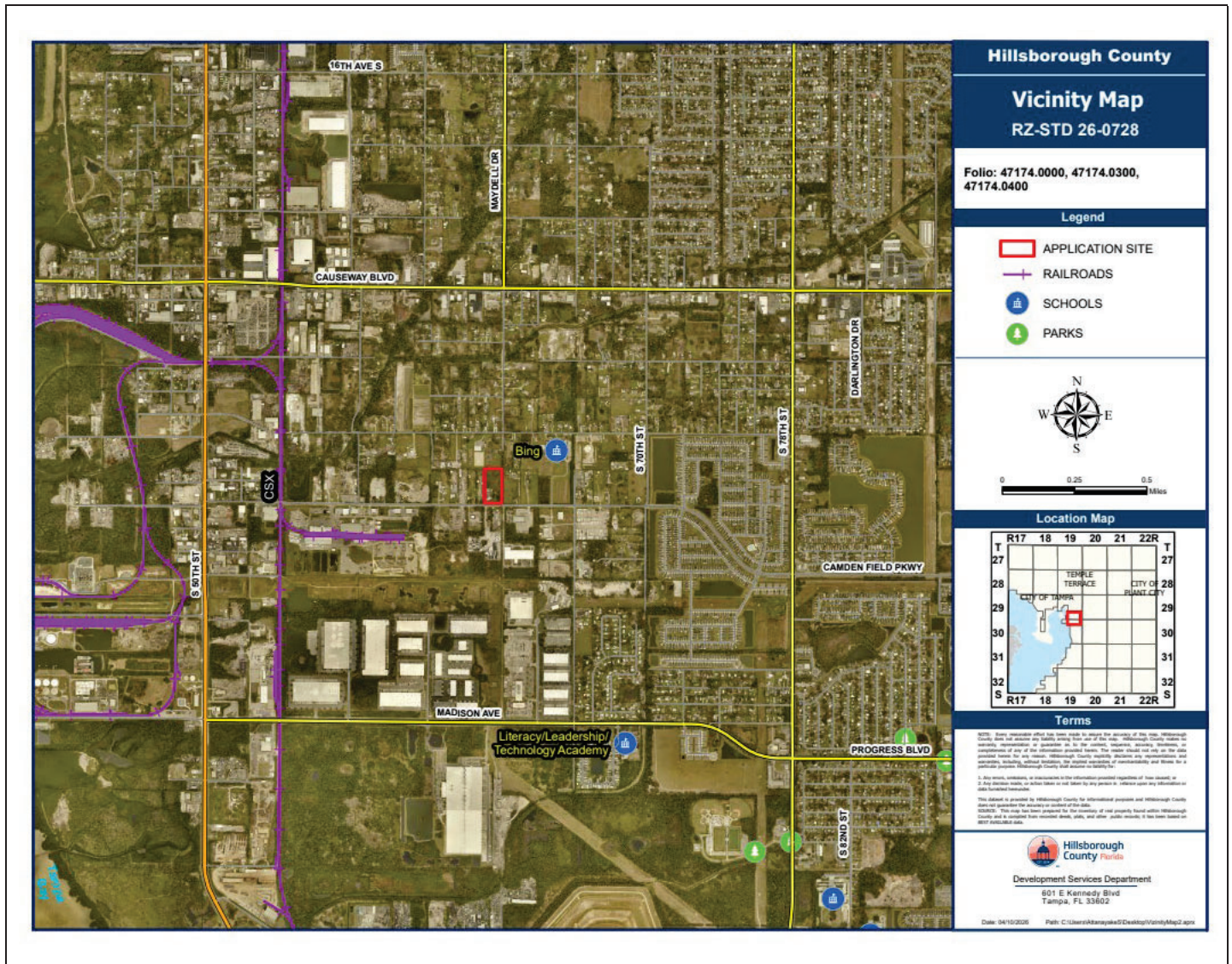
Additional Information:

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

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

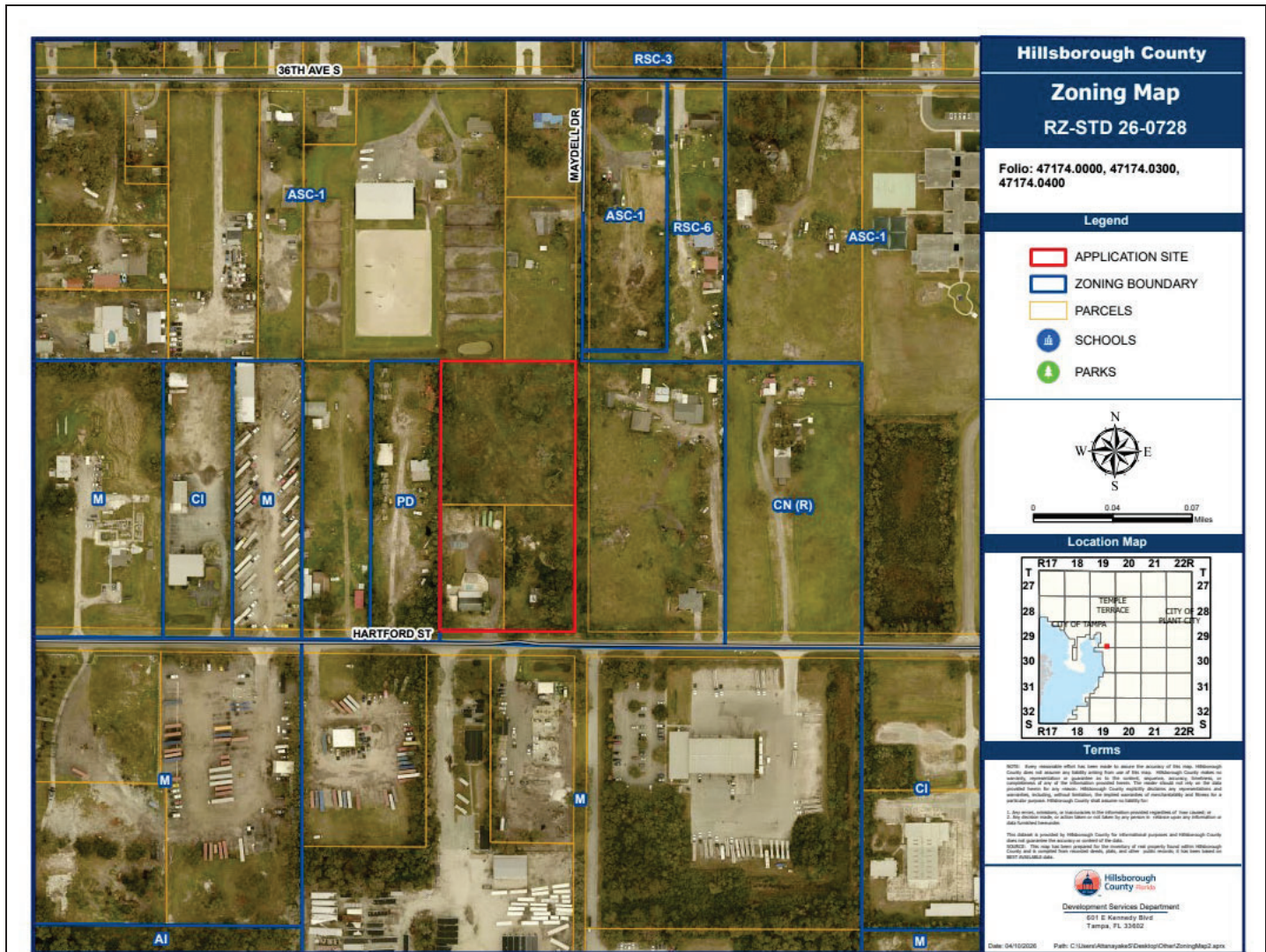


Context of Surrounding Area:

The site is located within the Palm River-Progress Village Community Plan Area on Hartford Street. It lies approximately 3,700 feet east of the CSX railway and is about 700 feet from E.L. Bing Elementary School. The surrounding area primarily consists of manufacturing, commercial, agricultural, and residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single Family Residential & Stables
South	M	0.75 FAR	Industrial/Manufacturing	Open Storage
East	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single Family Residential & Agricultural
West	PD 89-0138	0.02 FAR	Open Storage	Open Storage

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)

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Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hartford St.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Maydell Dr.	County Local - Urban	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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	36	3	3
Proposed	9,601	724	791
Difference (+/-)	+9,565	+721	+788

*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.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	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:		

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	See comments.
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 ☒ N/A	☒ 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	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to CI-R (Commercial Intensive with Restrictions). The site is located along Hartford Street, within the Palm River-Progress Village Community Plan Area.

The surrounding area primarily consists of manufacturing/industrial, commercial, agricultural, and residential uses. Parcels to the south and west of the site are used for open storage. To the north and east, sites are used for residential and agricultural uses. Development standards of the CI zoning district will be applicable, which include buffering and screening and building setbacks.

Given the property's location, rezoning to the CI zoning district would be compatible with the zoning districts, uses, and development patterns in the area.

5.2 Recommendation

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

The developer shall provide an access/cross-access stub out along the western property boundary in a location which meets applicable requirements and considers the volume of total traffic anticipated to use such facility in the future. Such project access and all internal driveways between this access and the access to Hartford St. shall be considered Shared Access Facilities with Folio 47174.0200. The property owner shall take any actions, now or in the future, which may be necessary to effectuate the Shared Access Facilities as the sole legal means of access for the above specified properties.

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

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GPR

PETITION NO: RZ 26-0728

- ☐ 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 three (3) parcels totaling +/- 4.66 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Commercial Intensive – Restricted (CI-R). The restriction the applicant is proposing states “The developer shall provide an access/cross-access stub out along the western property boundary in a location which meets applicable requirements and considers the volume of total traffic anticipated to use such facility in the future. Such project access and all internal driveways between this access and the access to Hartford St. shall be considered Shared Access Facilities with Folio 47174.0200. The property owner shall take any actions (now or in the future) which may be necessary to effectuate the Shared Access Facilities as the sole legal means of access for the above specified properties”. The site is located within the northwest quadrant of the intersection of Maydell Dr. and Hartford St. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. 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 Uses:

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

ASC-1, Single Family Detached (ITE 210) 4 Units	36	3	3
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Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, Convenience Store with Gas Station (ITE 945) 6,000sqft	3,045	223	260
CI, Fast Food with Drive Through (ITE 934) 6,000sqft	2,689	199	190
CI, Coffee Shop with Drive Through (ITE 937) 2,000sqft	1,201	171	78
CI, Bank with Drive Through (ITE 912) 6,000sqft	593	60	126
CI, Pharmacy with Drive Through (ITE 881) 10,000sqft	1,702	38	102
CI, Medical-Dental office (ITE 720) 11,000sqft	371	33	35
Total	9,601	724	791

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+9,565	+721	+788

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hartford St. and Maydell Dr.

Hartford St. is a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of right of way. Maydell Dr. is a future 2-lane county-maintained local roadway. Maydell Dr. exists today as partially vacated and unimproved right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Maydell Dr. is designated as a future 2-lane roadway. As such, in accordance with the standards outlined in Typical Section – 3 (TS-3) of the Hillsborough County Transportation Technical Manual (TTM), a total of 12ft of additional right-of-way will need to be preserved along the project's eastern frontage to accommodate this future improvement.

SITE ACCESS

It is anticipated that the site will have access to Hartford St. Staff notes that while Maydell Dr. is planned for a future 2-lane roadway along the eastern boundary of the subject property, it is not included in the Hillsborough County Capital Improvement Plan. Therefore, it is not certain when the roadway segment will be constructed.

Traditionally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. However, under a preliminary review of the project utilizing a worst-case scenario for trip generation under the proposed zoning designation, several concerns have been identified that would limit the project's access. Hartford St. has been identified as a class 5 two-lane county collector with a posted speed of 30MPH which would require a minimum spacing of 245ft. In alignment with Section 06.04.03.D of the LDC, which encourages shared access along collector roadways, staff supports this restriction language to address these spacing issues. Consistent with how similar constraints have been addressed through standard rezonings of adjacent parcels along this segment of Hartford St.

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hartford St. and Maydell Dr. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ 26-0728
DATE OF HEARING:	May 26, 2026
APPLICANT:	Darling Garcia Barreto
PETITION REQUEST:	CI-R
LOCATION:	Hartford Street, 1,400 ft. west of the Hartford/66 th Street intersection, north side of the street
SIZE OF PROPERTY:	4.66 acres
EXISTING ZONING:	ASC-1
FUTURE LAND USE CATEGORY:	LI
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Palm River-Progress Village

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 4.66 acre parcel located on the north side of Hartford Street approximately 1,400 feet west of the Hartford Street/66th Street intersection in the greater Palm River/Progress Village area of unincorporated Hillsborough County.

The property is currently zoned ASC-1. The request is to rezone the property from ASC-1 to Commercial Intensive (CI) with a restriction that requires cross access to the west.

The parcel has a FLUE map designation of Light Industrial (LI).

The subject site is located in a light industrial, heavy commercial, truck/heavy equipment open storage yard area along Hartford Street.

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SUMMARY OF HEARING

The applicant representative, Jose Garcia, provided testimony in support of the request.

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

The proposed rezoning would be compatible with the existing zoning and land use pattern along Hartford Street.

Development Services finds the rezoning approvable subject to a cross-access restriction.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan under the LI designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant, Jose Garcia, provided oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 4.66 acres in size it is rectangular in shape with approximately 320 feet of frontage along Hartford Street. The parcel is located on the north side of Hartford Street approximately 1,400 ft. west of the Hartford Street/66th Street intersection in the Palm River/Progress Village area of Hillsborough County.

The rezoning request is to CI-R, the restriction is to require cross access to the parcel located to the west.

The adjacent Hartford Street corridor from US 41, located approximately one mile to the west of the subject site and 70th Street which is located approximately 0.5 miles to the east of the subject site is predominately developed with light industrial and heavy commercial land uses.

It is found that the proposed CI zoning district and CI uses will be compatible with the surrounding land uses located along Hartford Street in the vicinity of the subject site.

It is found that the proposed rezoning as proposed by the applicant and as restricted by Development Services staff is consistent with the LI land use designation for 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 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 rezoning as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning restriction prepared by the Development Services Department.

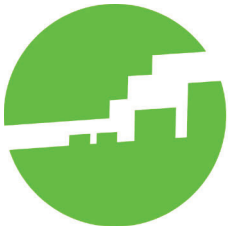
Steven K. Luce

6/12/2026

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: May 26, 2026 Report Prepared: May 15, 2026	Case Number: RZ 26-0728 Folio(s): 47174.0000, 47174.0300 & 47174.0400 General Location: North of Hartford Street and west of South 66 th Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Light Industrial (0 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Palm River-Progress Village
Rezoning Request	Agricultural Single Family Conventional (ASC-1) to Commercial Intensive (CI) to allow development of an enclosed mini-warehouse/self-storage
Parcel Size	4.68 ± acres
Street Functional Classification	Hartford Street – County Collector South 66 th Street – Local
Commercial Locational Criteria	N/A
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial	ASC-1	Single Family + Vacant Land
North	Residential-6	ASC-1	Single Family
South	Light Industrial + Heavy Industrial	M + AI + PD	Heavy Industrial + Heavy Commercial
East	Residential-6 + Public/Quasi-Public + Suburban Mixed Use-6	ASC-1 + CN + PD	Agriculture + Public/Quasi-Public/Institutions + Educational + Single Family + Heavy Industrial
West	Light Industrial	PD + ASC-1 + M + CI	Heavy Industrial + Single Family + Heavy Commercial + Light Commercial + Light Industrial

Staff Analysis of Goals, Objectives and Policies:

The 4.68 ± acre subject site is located north of Hartford Street and west of South 66th Street. The subject site is in the Urban Service Area (USA) and is within the limits of the Palm River-Progress Village Community Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Commercial Intensive (CI) to allow development of an enclosed mini-warehouse/self-storage.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site currently contains vacant land and single-family residential uses. Surrounding development patterns are characterized by a diverse mix of land uses. Single-family residential uses are located to the north, while heavy industrial and heavy commercial uses are situated to the south, east, and west. Properties to the east include agricultural, public/quasi-public/institutional, educational, and single-family residential uses. To the west, the area is developed with single-family residential, light commercial, and light industrial uses. Given the mix of existing land uses in the surrounding area, the proposed development is compatible with the established development pattern

and character of the area. Accordingly, the request is consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objectives 2.1 and 2.2, together with their implementing policies, establish the Future Land Use Map (FLUM) and define the allowable range of uses for each Future Land Use category. The character of each land use category is shaped by building type, residential density, functional use, and the physical composition of the land. Collectively, these factors establish the overall atmosphere and development character intended for each designation. Each Future Land Use category provides a range of potentially permissible uses. These uses are not intended to be exhaustive, but rather illustrative of the types of development consistent with the intent and character of the designation. The subject site is in the Light Industrial (LI) Future Land Use category. The LI designation allows for the consideration of agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities. Free standing neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet). The proposed rezoning is consistent with the range of uses and development intensity permitted under the existing Light Industrial Future Land Use designation and is therefore consistent with FLUS Goal 2 and FLUS Objective 2.2.

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 4.3 states that development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas. FLUS Policy 4.3.5 outlines the importance of continuing to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations. FLUS Policy 4.3.6 states that development proposals within the Coastal High Hazard Area need to provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times. The entire site is within the CHHA; however, the request is only proposing non-residential uses and therefore not impacting evacuation routes or clearance times for residents.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of mixed uses with industrial, commercial, single-family and agriculture in the immediate area. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of

intensity. The proposed rezoning complements the surrounding development pattern and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County remain consistent with the Comprehensive Plan. The subject site is located within the boundaries of the Palm River-Progress Village Community Plan. Goal 2 of the plan emphasizes balancing growth within the built environment by promoting a well-connected and efficiently developed community where land use, mobility, utility networks, and infrastructure are coordinated to accommodate both existing and future needs. The proposed enclosed mini-warehouse/self-storage development is compatible with the surrounding development pattern, which includes industrial uses in close proximity to the site. Therefore, the proposed request is consistent with Goal 2 of the Palm River-Progress Village Community Plan, as outlined in the Livable Communities Element.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area and does support the vision of the Palm River-Progress Village Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

Compatibility

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

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.

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

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

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

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

Land Use Suitability

Objective 4.3: Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

Policy 4.3.5: Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations.

Policy 4.3.6: Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.

Neighborhood/Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: PALM RIVER-PROGRESS VILLAGE COMMUNITY PLAN

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.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-STD 26-0728

Rezoning
STATUS



PENDING

Tampa Service

Urban Service

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)

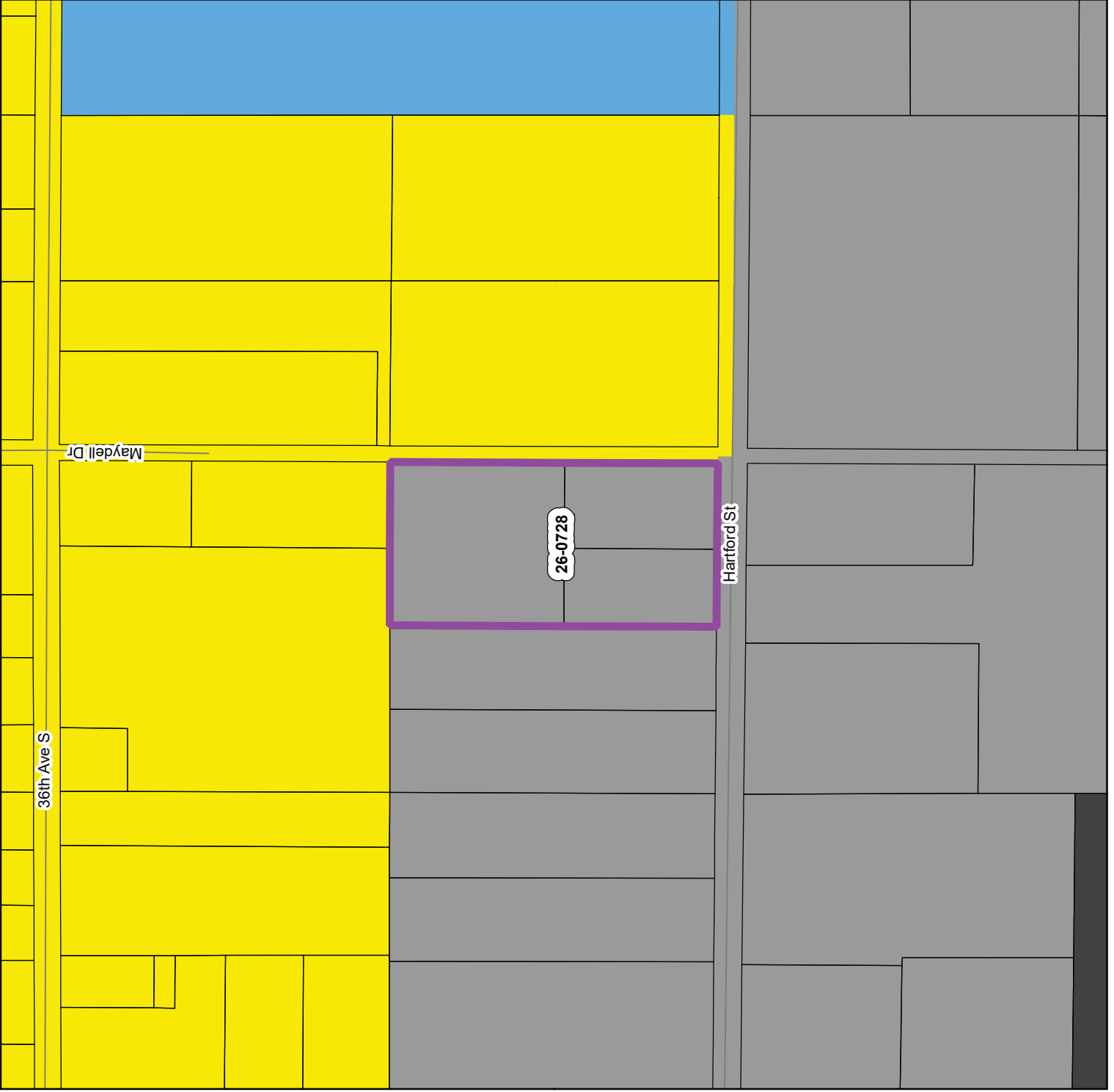
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 4/21/2026

Author: A. Cone

File: G:\Rezoning\System\MapProject\HCU\Holley_hcRezoning.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GPR

PETITION NO: RZ 26-0728

- ☐ 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 three (3) parcels totaling +/- 4.66 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Commercial Intensive – Restricted (CI-R). The restriction the applicant is proposing states “The developer shall provide an access/cross-access stub out along the western property boundary in a location which meets applicable requirements and considers the volume of total traffic anticipated to use such facility in the future. Such project access and all internal driveways between this access and the access to Hartford St. shall be considered Shared Access Facilities with Folio 47174.0200. The property owner shall take any actions (now or in the future) which may be necessary to effectuate the Shared Access Facilities as the sole legal means of access for the above specified properties”. The site is located within the northwest quadrant of the intersection of Maydell Dr. and Hartford St. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. 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 Uses:

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

ASC-1, Single Family Detached (ITE 210) 4 Units	36	3	3
--	----	---	---

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, Convenience Store with Gas Station (ITE 945) 6,000sqft	3,045	223	260
CI, Fast Food with Drive Through (ITE 934) 6,000sqft	2,689	199	190
CI, Coffee Shop with Drive Through (ITE 937) 2,000sqft	1,201	171	78
CI, Bank with Drive Through (ITE 912) 6,000sqft	593	60	126
CI, Pharmacy with Drive Through (ITE 881) 10,000sqft	1,702	38	102
CI, Medical-Dental office (ITE 720) 11,000sqft	371	33	35
Total	9,601	724	791

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+9,565	+721	+788

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hartford St. and Maydell Dr.

Hartford St. is a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of right of way. Maydell Dr. is a future 2-lane county-maintained local roadway. Maydell Dr. exists today as partially vacated and unimproved right-of-way. Pursuant to the Hillsborough County Corridor Preservation Plan, Maydell Dr. is designated as a future 2-lane roadway. As such, in accordance with the standards outlined in Typical Section – 3 (TS-3) of the Hillsborough County Transportation Technical Manual (TTM), a total of 12ft of additional right-of-way will need to be preserved along the project's eastern frontage to accommodate this future improvement.

SITE ACCESS

It is anticipated that the site will have access to Hartford St. Staff notes that while Maydell Dr. is planned for a future 2-lane roadway along the eastern boundary of the subject property, it is not included in the Hillsborough County Capital Improvement Plan. Therefore, it is not certain when the roadway segment will be constructed.

Traditionally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. However, under a preliminary review of the project utilizing a worst-case scenario for trip generation under the proposed zoning designation, several concerns have been identified that would limit the project's access. Hartford St. has been identified as a class 5 two-lane county collector with a posted speed of 30MPH which would require a minimum spacing of 245ft. In alignment with Section 06.04.03.D of the LDC, which encourages shared access along collector roadways, staff supports this restriction language to address these spacing issues. Consistent with how similar constraints have been addressed through standard rezonings of adjacent parcels along this segment of Hartford St.

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hartford St. and Maydell Dr. are not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 21, 2026	COMMENT DATE: May 1, 2026
PETITION NO.: 26-0728	PROPERTY ADDRESS: 6110, 6112 Hartford St, Tampa
EPC REVIEWER: Kelly Holland	FOLIO #s: 0471740000, 0471740300 and 0471740400
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 34-29S-19E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezoning from ASC-1 to CI	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No obvious wetlands or mapped hydric soils appear to exist within the area to be rezoned.
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.	

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

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.

Kmh / app

ec: Jorge Consuegra, Property Owner - 1investtb@gmail.com
Darling Garcia Barreto, Applicant - tgarcia1190@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:	5/5/2026
REVIEWER:	Nicole Cooper, Environmental Spec.	REVIEW DATE:	5/8/2026
PROPERTY OWNER:	First Investment Group of Tampa, LLC/Best Bay Investment, LLC	PID:	26-0728
APPLICANT:	Darling Garcia Barreto		
LOCATION:	6110 Hartford St. Tampa, FL 33619 6112 Hartford Ave. Tampa, FL 33619 Property North of folio 47174.0000		
FOLIO NO.:	47174.0000, 47174.0400, 47174.0300		

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 COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 04/22/2026**

Agency: Natural Resources **Petition #: 26-0728**

- ☐ 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. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the future site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. 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.
3. 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.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 04-10-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Jorge Consuegra

PETITION NO: 26-0728

LOCATION: 6110 Hartford st, tampa

FOLIO NO: 47174.0000

SEC: _____ **TWN:** _____ **RNG:** _____

☒ 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 26-0728 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 4/8/2026

FOLIO NO.: 47174.0000, 47174.0300, 47174.0400

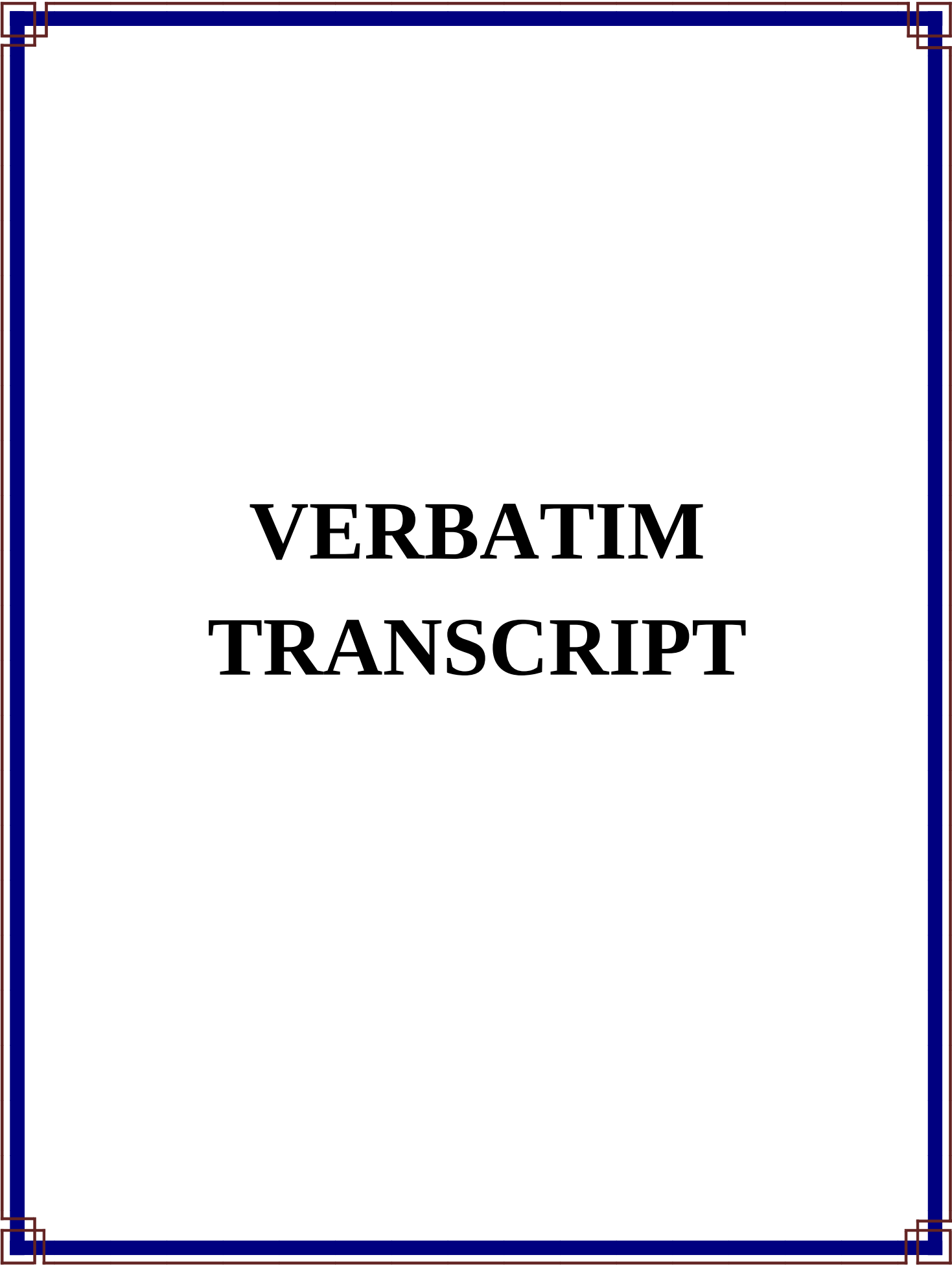
WATER

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

WASTEWATER

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

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 MS. HEINRICH: Our first item is Standard Rezoning
2 26-0728. The applicant is requesting to rezone property from
3 ASC-1 to CI-R. Cierra James with Development Services will
4 present staff findings after the applicant presentation.

5 HEARING OFFICER: Okay.

6 The applicant, please.

7 MR. GARCIA: Good evening.

8 HEARING OFFICER: Good evening.

9 MR. GARCIA: My name is Jose Garcia. I'm here for
10 case RZ-STD 26-0728. My address -- I'm sorry.

11 THE CLERK: Please state your address.

12 MR. GARCIA: Yes, sorry. 3118 Summer Cruise Drive,
13 Valrico, Florida 33594. We are here requesting rezoning from
14 ASC-1 to CI-R commercial intensive restricted. The property
15 has a light industrial future land use designation. This
16 request is consistent with that designation. The proposed
17 future use is an enclosed mini warehouse or self-storage type
18 use. We have accepted the transportation condition requiring
19 future access to be designed as a hard access facility with a
20 neighboring parcel as requested by county staff.

21 Final site design, access, buffering, drainage, and
22 permitting will be reviewed later during site development
23 review. The staff report finds the rezoning request
24 approvable, and the planning commission found the request
25 consistent with that future land use designation. Based on

1 that consistency with the future land use designation
2 compatibility with the surrounding development pattern and
3 staff's recommendation, we respectfully request approval.

4 HEARING OFFICER: Okay. And, sir, could you
5 specify the property owner or the rep?

6 MR. GARCIA: I'm the representative.

7 HEARING OFFICER: Okay. All right. Very good. No
8 questions at this point in time. Thank you, and please sign
9 in.

10 MR. GARCIA: Yes.

11 HEARING OFFICER: All right. Development Services
12 staff?

13 MS. JAMES: Good evening. Cierra James with
14 Development Services. The applicant is requesting to rezone
15 the parcel from ASC-1 to CI-R with the following
16 applicant-proposed restrictions. The developer shall provide
17 a cross-access stub-out along the western property boundary
18 in the location, which meets the applicable requirements and
19 considers the volume of total traffic anticipated to such
20 facility in the future. Such project access, and all
21 internal driveways between this access and the access to
22 Hartford Street, shall be considered shared access facilities
23 with folio 47174.0200.

24 The site is located along Hartford Street within
25 the Palm River Progress Village Community Plan area.

1 Properties to the south and west of the site are used for
2 open storage, while sites to the north and east are used for
3 residential and agricultural uses. The development standards
4 in the CI zoning district would be applicable including
5 buffering and screening and building setbacks. Based on
6 these considerations, staff finds the proposed rezoning
7 approvable.

8 HEARING OFFICER: All right. Thank you and
9 planning commission staff?

10 MR. ROYAL: Good evening. Tyrek Royal, Planning
11 Commission staff. The surrounding area here is characterized
12 by a mix of single-family residential, industrial,
13 commercial, agricultural, and institutional uses, having
14 industrial and commercial development located to the south
15 east and west of the site. Nearby properties also include
16 light industrial, light commercial, educational, and public
17 quasi-public uses, reflecting the area's diverse development
18 pattern.

19 The request aligns with FLU objective 1.1,
20 directing growth to the urban service area, and FLU policy
21 2.1.3 by ensuring compatibility with the surrounding land
22 use. Staff found the proposed mini warehouse self-storage
23 compatible with the established character in the area due to
24 the presence of nearby industrial and commercial activity.

25 Proposal is also consistent with FLU Goal 2 and FLU

1 objective 2.2, as the requested commercial intensive zoning
2 supports uses permitted within the light industrial future
3 land use designation, including warehouse and storage
4 facilities. The request complies with FLU objective 4.4 and
5 policy 4.4.1, by integrating development that complements
6 adjacent land uses and maintains compatibility through
7 appropriate transition and intensity. Although the site is
8 located within a coastal high hazard area, the proposal is
9 limited to non-residential uses and is not expected to
10 adversely impact evacuation routes or shelter capacity, which
11 is consistent with FLU objective 4.3 and related policies.

12 The request also supports the goals of the Palm
13 River Progress Village Community Plan by promoting and
14 coordinating compatible development with the overall
15 community. Overall, staff finds the proposed rezoning is
16 compatible with the surrounding area and is consistent with
17 comprehensive plans.

18 HEARING OFFICER: Okay. Thank you.

19 At this point in time, is there anyone in the
20 audience who wishes to speak in support of the application?
21 No one responding. Anyone in the audience wish to speak in
22 opposition to the application? No one responding.

23 Just one question for staff. The restriction is
24 that they provide cross-access to the west. I think, and
25 it's to a PD?

1 MS. JAMES: I believe it's to the east.

2 HEARING OFFICER: To the east. It's to the east.
3 My apologies. Did you check that PD, and does it have a
4 corresponding cross-access requirement?

5 MS. JAMES: If it is property to the east, that's
6 shown as ASC-1. To the west is PD 89-0138.

7 HEARING OFFICER: Okay. The restriction is to the
8 east, correct?

9 MS. JAMES: Correct.

10 HEARING OFFICER: And you're saying the zoning to
11 the east is --

12 MS. JAMES: ASC-1.

13 HEARING OFFICER: ASC-1. Okay. All right. That
14 answers my questions.

15 MS. JAMES: Wait. I'm looking here. It says to
16 stub out along the western property boundary in a location
17 that meets applicable requirements. So if it is to the west,
18 that is to a PD rather than the east.

19 HEARING OFFICER: All right. So strike that. It's
20 to the west, and there's a PD there. Do you know if there's
21 a corresponding cross-access requirement for that PD?

22 MS. JAMES: I don't know if that's required for
23 instances of shared access. I don't know if transportation
24 has any updates on that, or if it would require an actual
25 access point on the PD.

1 MR. RATLIFF: For the record, James Ratliff
2 Transportation Review, and Sarah Rose is here if you would
3 get answers to specific questions if needed, but generally
4 speaking, I would say even if it didn't, what we're trying to
5 do is set it up so that in the future if they came in and the
6 provider needed to change where they needed a variance and
7 couldn't get one -- there's a provision in place for them.
8 Not necessarily that it has to be used, but that --

9 HEARING OFFICER: Okay. Fair enough. Thank you.
10 Staff, anything further?

11 MS. HEINRICH: No, sir.

12 HEARING OFFICER: Okay. Any applicant opportunity
13 for rebuttal? Any final comments from the applicant? I
14 don't see him coming forward, so I think we're good. All
15 right. With that concludes this application.

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

17

18

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1 MS. HEINRICH: Our next application is item C.2,
2 Standard Rezoning 26-0740. The applicant is requesting a
3 rezoning from ASC-1 to RSC-6. This has been reviewed by
4 Logan McKaig, and I'll present his findings tonight after the
5 applicant's presentation.

6 HEARING OFFICER: Okay. The applicant, please.
7 Good evening.

8 MR. WILKERSON: Good evening. Justin Wilkerson,
9 3118 Buttercup Street. We are planning to rezone from ASC-1
10 to RSC-6 to be able to subdivide, to add an additional house
11 for my wife and son and I on my parents' property.

12 HEARING OFFICER: Okay.

13 MR. WILKERSON: As currently the land is zoned for
14 ASC-1 with a future land use of R6, we are wanting to rezone
15 to RSC-6 so that we can subdivide the parcel into two plots
16 and build one house on the subdivided parcel. Our proposed
17 utility connections are through county water and sewer being
18 the placement of the property and house already verified
19 through county utilities. There are no wetlands on this
20 property or upland habitats. I think that the future land
21 use with the amount of density surrounding us makes this
22 applicable.

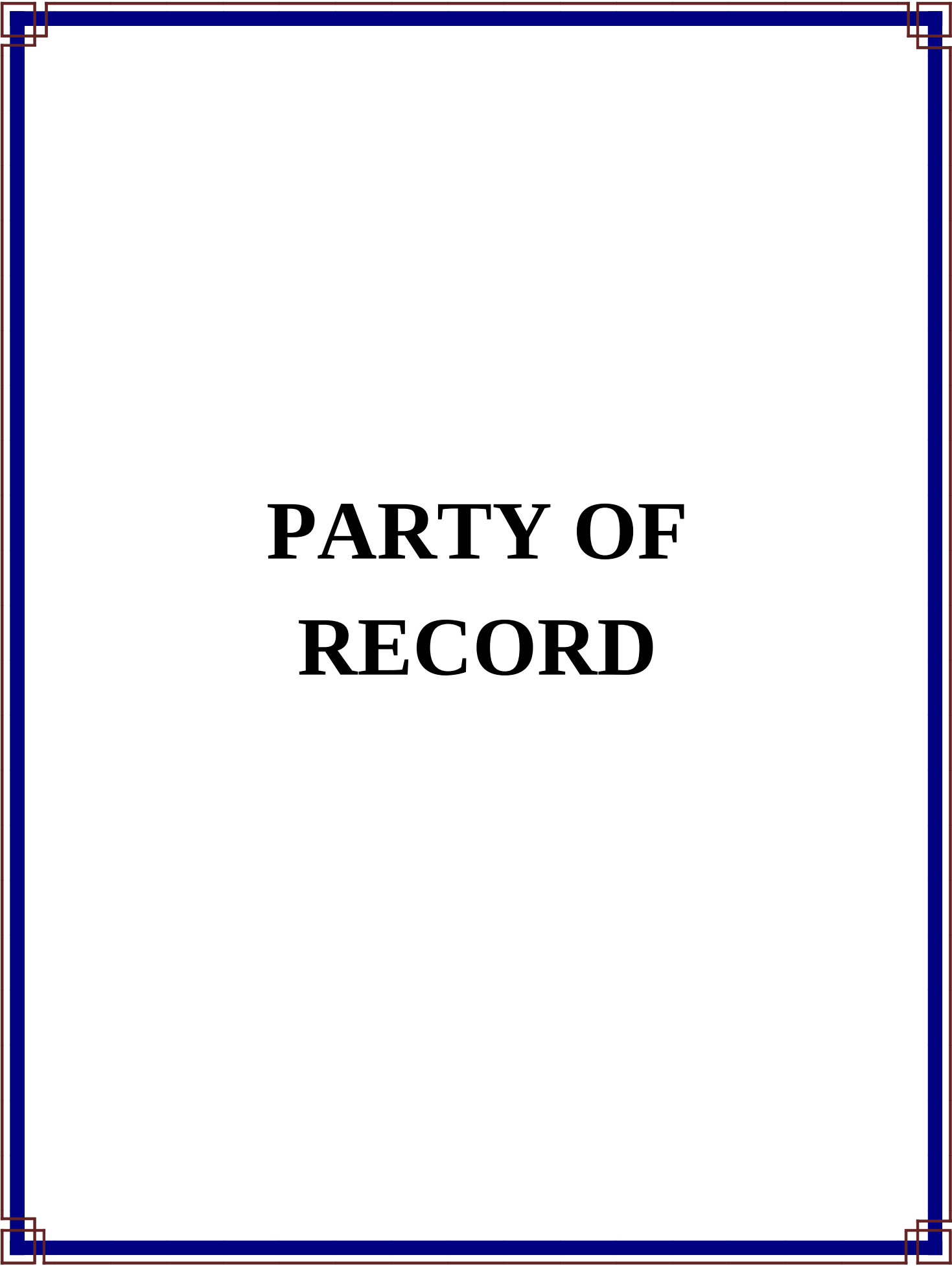
23 HEARING OFFICER: All right. Thank you, sir.

24 Okay. All right. Development Services staff?

25 MS. HEINRICH: Michelle Heinrich, Development

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD

NONE