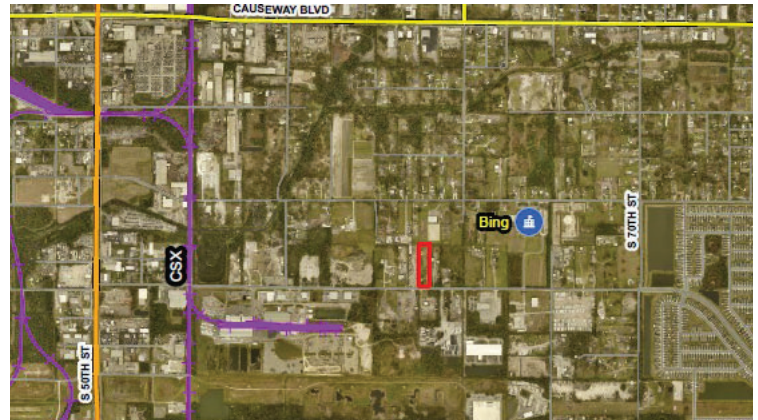


Rezoning Application: RZ STD 26-0541
Zoning Hearing Master Date: 04/27/26
BOCC Land Use Meeting Date: 06/09/26

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley
FLU Category: LI
Service Area: Tampa
Site Acreage: 2.3 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 M-R (Manufacturing with Restrictions). The applicant proposes to restrict the access design to a Shared Access Facility, unless an alternative configuration is approved through an Administrative Variance (AV) or Design Exception (DE) by the applicable transportation authority.

Zoning:	Existing	Proposed
District(s)	ASC-1	M-R
Typical General Use(s)	Single-Family Residential/Agricultural	Industrial/Manufacturing Restricted
Acreage	2.3	2.3
Density/Intensity	1 du/ga	0.75
Mathematical Maximum*	2 dwelling units	75,141 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	M-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: None Required Rear: 30'/C
Height	50'	110'

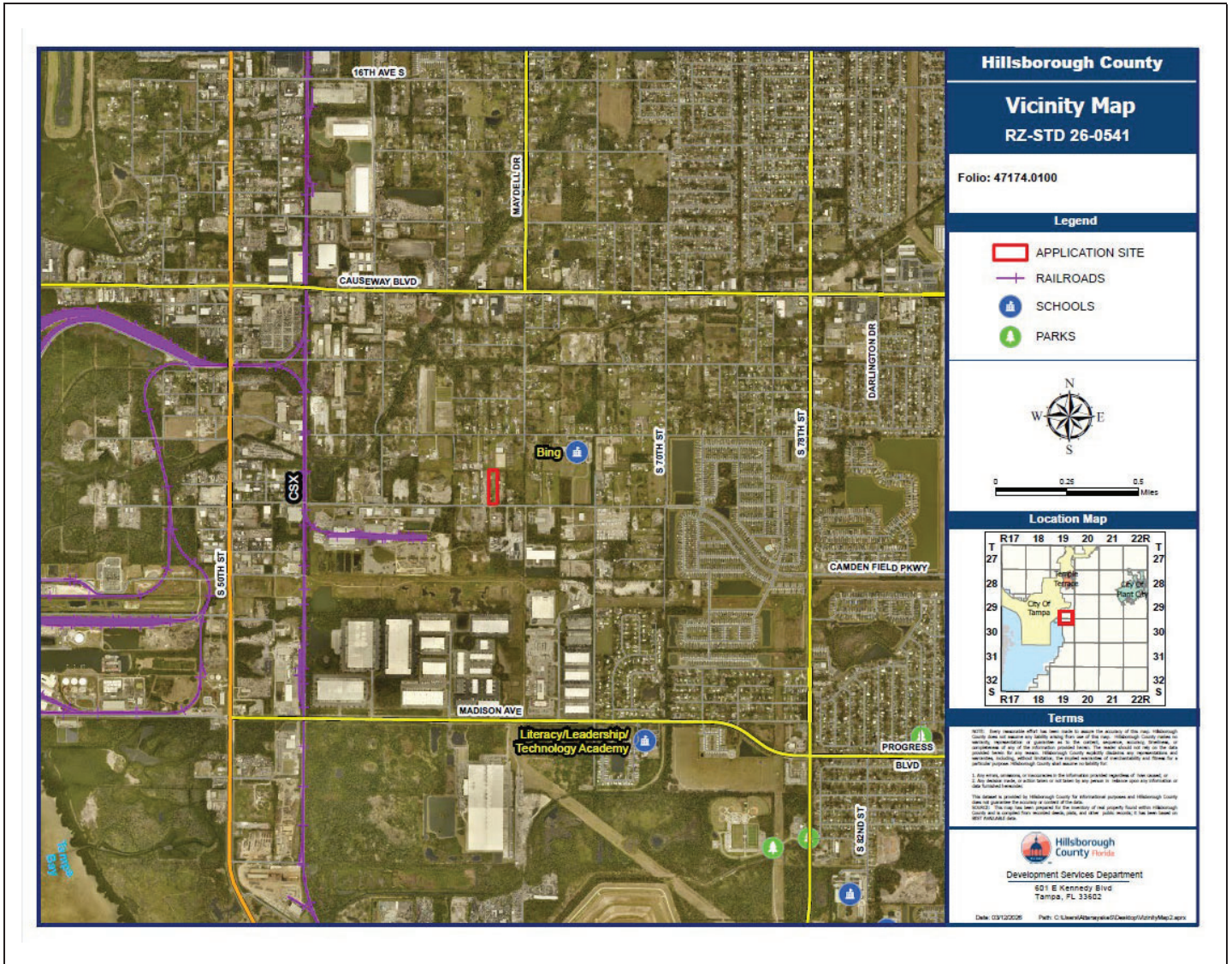
Additional Information:

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

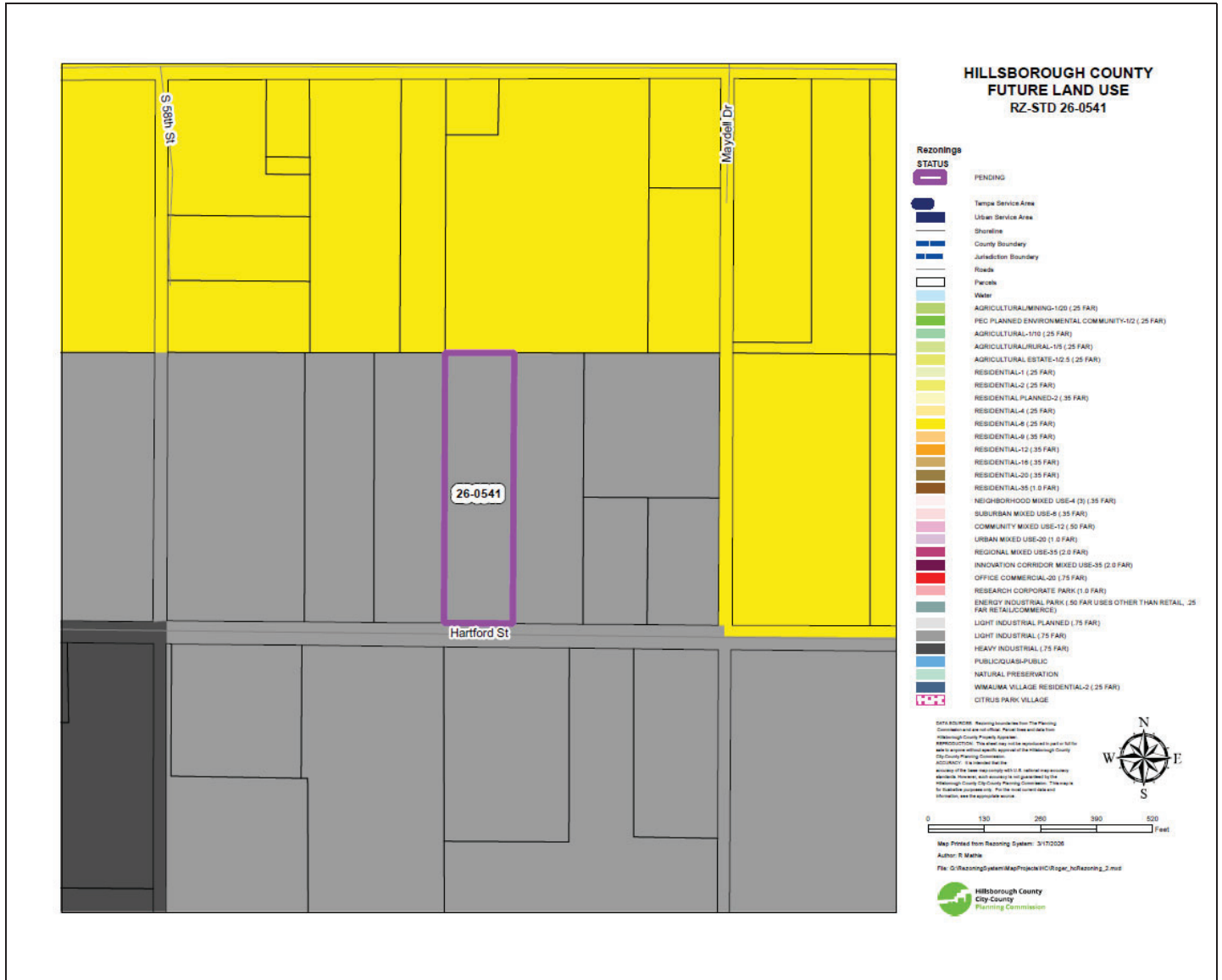


Context of Surrounding Area:

The site is located within the Palm River-Progress Village Community Plan Area on Hartford Street. It lies approximately 3,400 feet east of the CSX railway and 3,900 feet south of Causeway Boulevard. The surrounding area primarily consists of manufacturing, commercial, agricultural, and residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

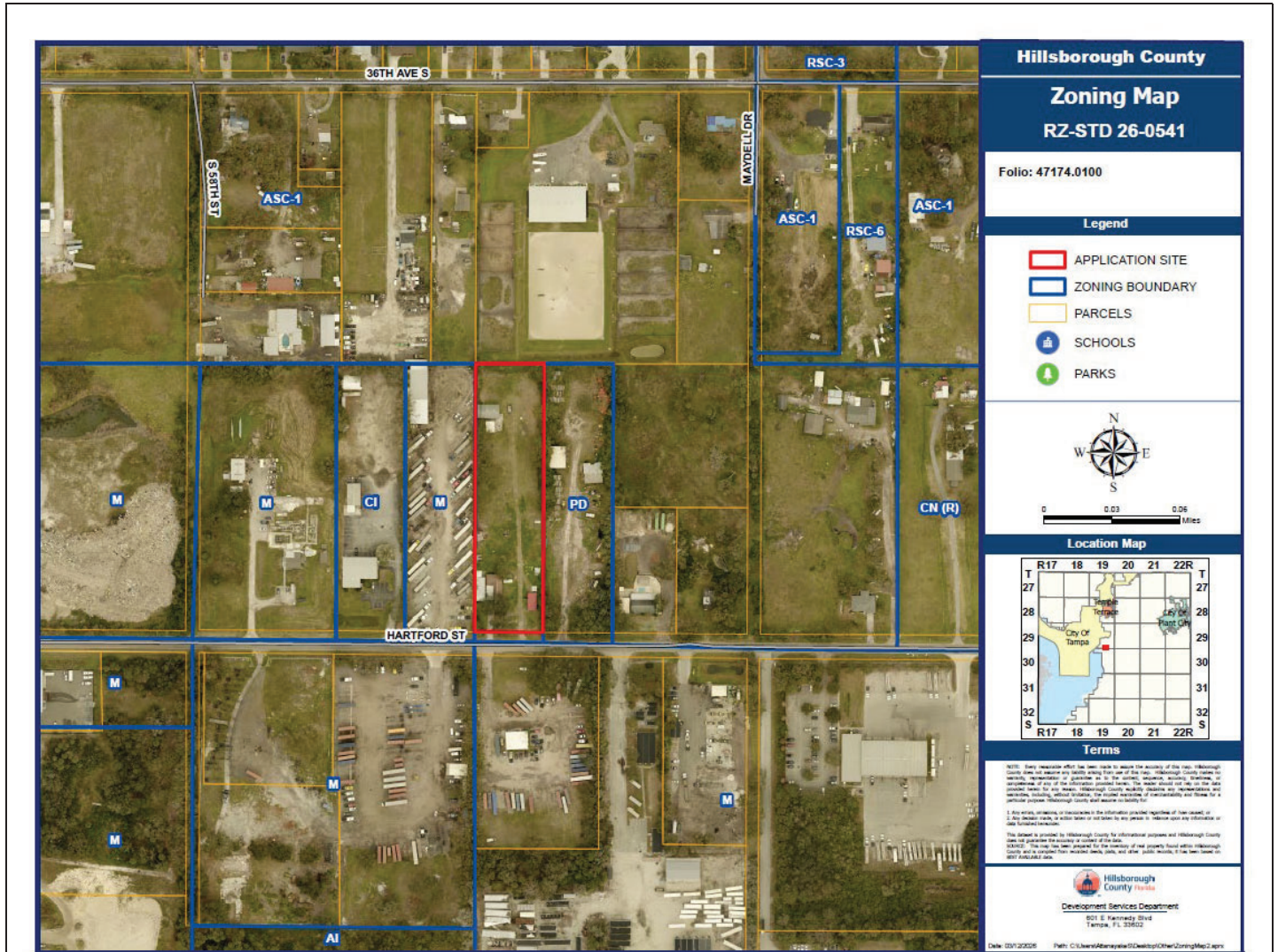
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	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.

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	PD 89-0138	0.02 FAR	Open Storage	Open Storage
West	M	0.75 FAR	Industrial/Manufacturing	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)

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	7,062	572	620
Difference (+/-)	+7,044	+571	+618

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	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 <input checked="" type="checkbox"/> 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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to M-R (Manufacturing 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, east, and west of the sites are used for open storage. To the north, the adjacent property contains a single-family residential dwelling, with agricultural uses situated closer to the site. Development standards of the M zoning district will be applicable, which includes buffering and screening and building setback.

Given the property’s location, rezoning to the M-R 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 access shall be designed as a Shared Access Facility. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements.

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violations

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> 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: 04/20/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Palm River

PETITION NO: RZ 26-0541

- 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 one parcel totaling +/- 2.3 acres from Agricultural Single Family -1 (AS-1) to Manufacturing – Restricted (M-R). The restriction proposed by the applicant states that “The access shall be designed as a Shared Access Facility. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements”. The site is located +/- 1,800ft west of the intersection of S. 66th St. 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
AS-1, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Convenience Store with Gas Station (ITE 945) 6,000sqft	3,045	223	260
M, Fast Food with Drive Through (ITE 934) 3,000sqft	1,344	100	95
M, Coffee Shop with Drive Through (ITE 937) 2,000sqft	1,201	171	78
M, Bank with Drive Through (ITE 912) 4,047sqft	400	40	85
M, Pharmacy with Drive Through (ITE 881) 10,000sqft	1,072	38	102
Total	7,062	572	620

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+7,044	+571	+618

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hartford St., 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.

SITE ACCESS

It is anticipated that the site will have access onto Hartford St.

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. Due to the subject site's limited frontage and proximity to adjacent driveways no access along this frontage would be able to meet the minimum spacing standard. 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 will 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. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 26-0541
DATE OF HEARING:	April 27, 2026
APPLICANT:	Mark Bentley
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to M-R
LOCATION:	6106 Hartford Street
SIZE OF PROPERTY:	2.3 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	LI
SERVICE AREA:	Urban

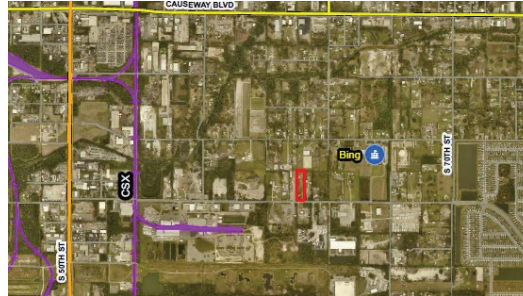
DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 26-0541
Zoning Hearing Master Date: 04/27/26
BOCC Land Use Meeting Date: 06/09/26



1.0 APPLICATION SUMMARY

Applicant: Mark Bentley
FLU Category: LI
Service Area: Tampa
Site Acreage: 2.3 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 M-R (Manufacturing with Restrictions). The applicant proposes to restrict the access design to a Shared Access Facility, unless an alternative configuration is approved through an Administrative Variance (AV) or Design Exception (DE) by the applicable transportation authority.

Zoning:	Existing	Proposed
District(s)	ASC-1	M-R
Typical General Use(s)	Single-Family Residential/Agricultural	Industrial/Manufacturing Restricted
Acreage	2.3	2.3
Density/Intensity	1 du/ga	0.75
Mathematical Maximum*	2 dwelling units	75,141 sf

*number represents a pre-development approximation

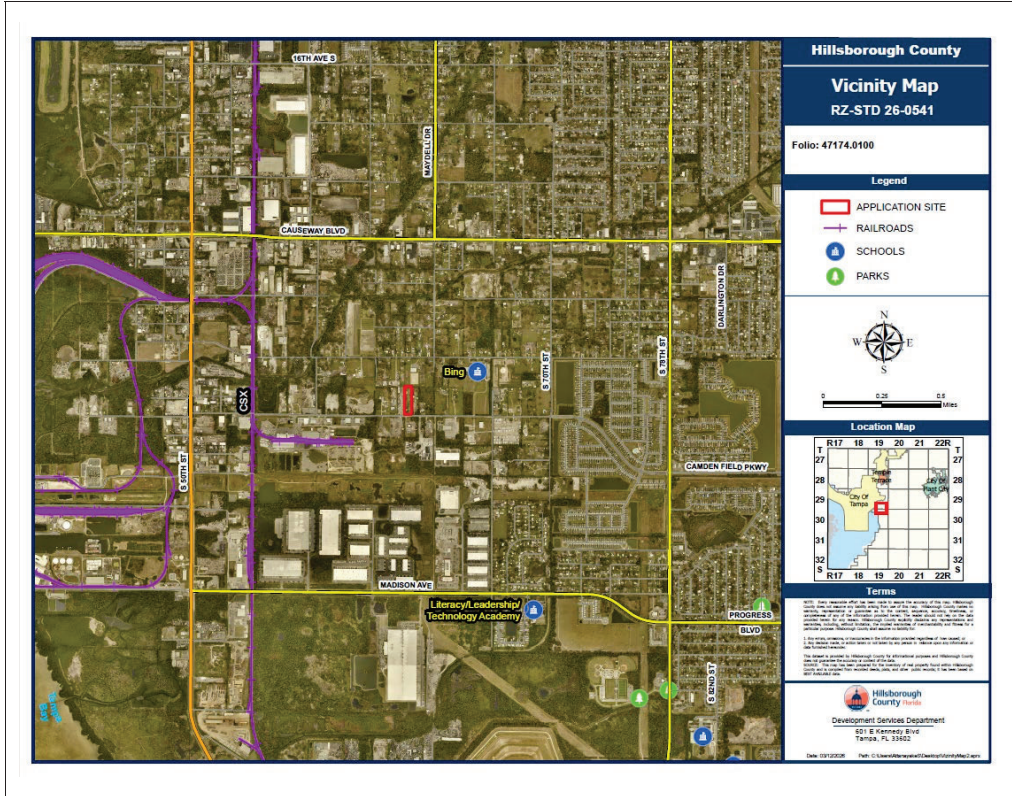
Development Standards:	Existing	Proposed
District(s)	ASC-1	M-R
Lot Size / Lot Width	43,560 sf/ 150'	20,000 sf/ 100'
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 30' Side: None Required Rear: 30'/C
Height	50'	110'

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

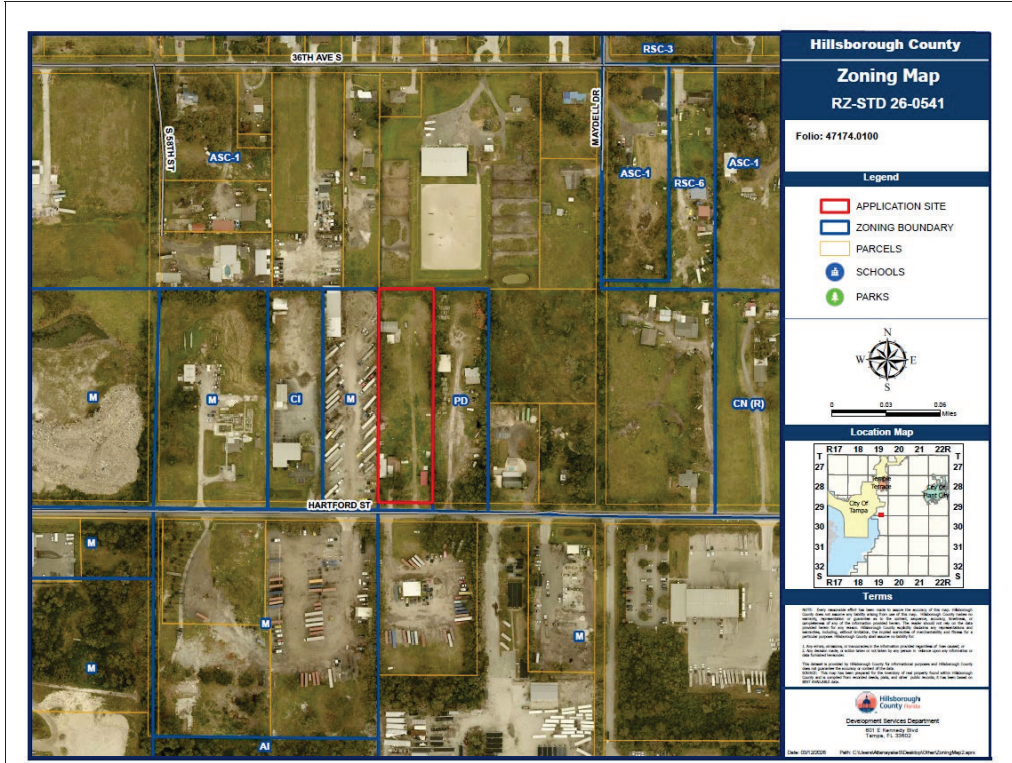


Context of Surrounding Area:

The site is located within the Palm River-Progress Village Community Plan Area on Hartford Street. It lies approximately 3,400 feet east of the CSX railway and 3,900 feet south of Causeway Boulevard. 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

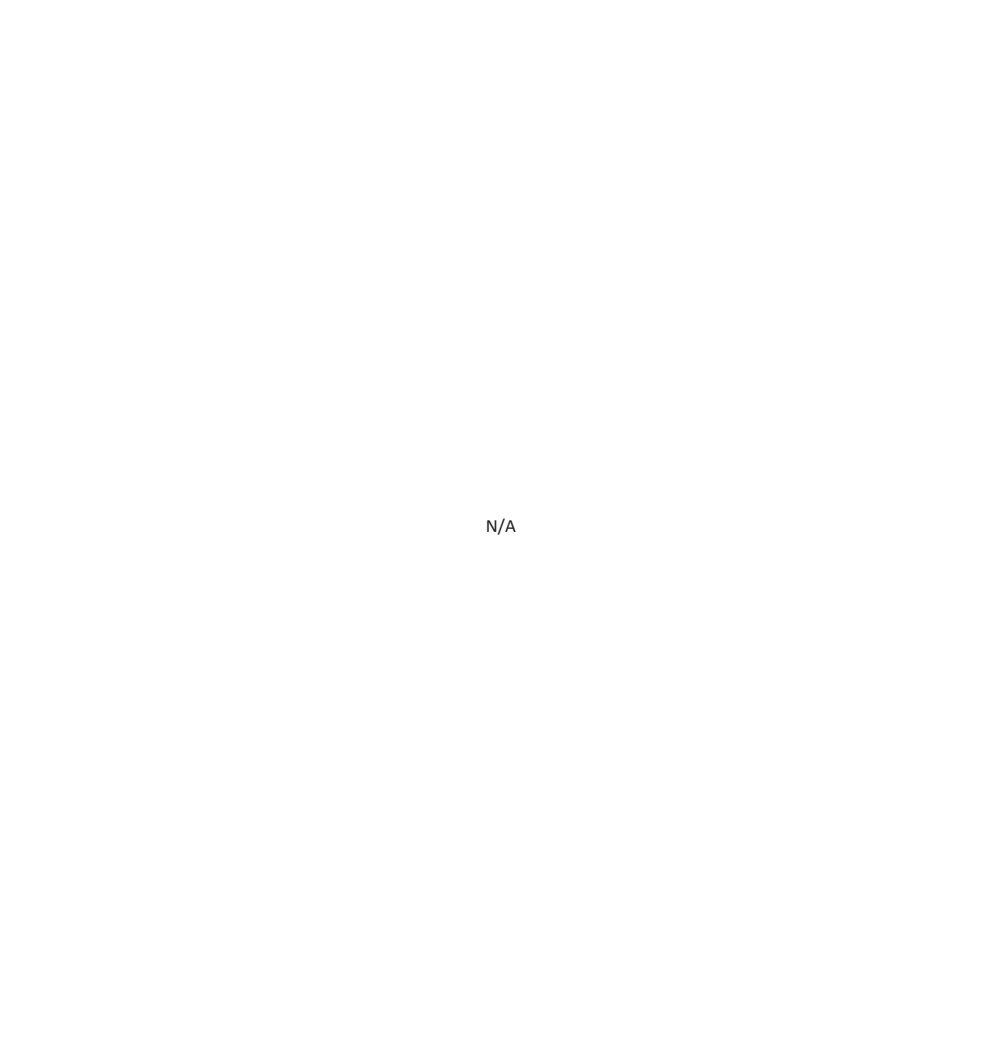


Adjacent Zonings and Uses

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	PD 89-0138	0.02 FAR	Open Storage	Open Storage
West	M	0.75 FAR	Industrial/Manufacturing	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)



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

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	7,062	572	620
Difference (+/-)	+7,044	+571	+618

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	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 <input checked="" type="checkbox"/> 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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

APPLICATION NUMBER:	RZ STD 26-0541	
ZHM HEARING DATE:	April 27, 2026	
BOCC LUM MEETING DATE:	June 9, 2026	Case Reviewer: Cierra James

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to M-R (Manufacturing 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, east, and west of the sites are used for open storage. To the north, the adjacent property contains a single-family residential dwelling, with agricultural uses situated closer to the site. Development standards of the M zoning district will be applicable, which includes buffering and screening and building setback.

Given the property’s location, rezoning to the M-R 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 access shall be designed as a Shared Access Facility. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements.

<p>Zoning Administrator Sign Off:</p>	
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 27, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Ryan Manasse testified on behalf of the applicant to request a rezoning from ASC-1 to Manufacturing Restricted for property located at 6106 Hartford Street. Mr. Manasse showed a PowerPoint presentation and stated that there are no waivers requested. A restriction is proposed to require shared access with flexibility through an Administrative Variance or Design Exception at the time of permitting. He discussed the size and location of the subject property and stated that the proposed M-R zoning can achieve an industrial type development which is consistent with the Light Industrial Comprehensive Plan designation which is intended to accommodate manufacturing, warehousing, storage and other employment generating uses. Mr. Manasse cited Comprehensive Plan policies with which the rezoning request complies with. He stated that both planning staffs support the rezoning application. He detailed the surrounding land uses and stated that it is predominately industrial commercial and open storage uses. He added that there is a truck parking facility located to the subject property. The proposed restriction regarding shared access allows flexibility to ensure a workable solution at the permitting stage of the process. Mr. Manasse concluded his presentation by stating that the request is a logical extension of the existing development pattern and an appropriate use in the Urban Service Area.

Hearing Master Finch asked Mr. Manasse to confirm that there are opportunities to work out the access issue but requires a shared access if no other alternative is available. Mr. Manasse replied yes.

Ms. Michelle Heinrich, Development Services staff, testified regarding the County's staff report. Ms. Heinrich stated that the applicant is requesting a rezoning from ASC-1 to Manufacturing-Restricted. She stated that the applicant has proposed a restriction which relates to access due to the location of the nearby existing access points and requires shared access unless an administrative variance is approved. Staff finds the request supportable.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is designated Light Industrial and is located within the Urban Service Area and the Palm River Progress Village Community Plan. She described the surrounding area and how the proposed use would be consistent and compatible with the area. Ms. Linehan testified that the rezoning is consistent with both the Palm River Progress Village Community Plan and the Hillsborough County Comprehensive Plan.

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

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

Ms. Susan Swift 3621 South Hesperides Street testified in opposition on behalf of Levi Equine Holdings LLC who owns property to the north. Ms. Swift showed a graphic to illustrate the location of her client's property. She stated that her client opposes the rezoning to M-R and prefers a rezoning to CI or CG with a 50-foot Type C buffer. She added that she reached out to the applicant who were not inclined to change their request. Ms. Swift stated that her client has nearly 7 acres with horses, stables and a manager's residence. Her client is concerned about the noise associated with uses in the M zoning district as well as the visual impact which is the reason for the requested buffer. She showed photos of the subject property and stated that it is currently being used for uses not permitted in the ASC-1 zoning district. Ms. Swift stated that the M district permits a firing range, manufacturing, a junkyard, slaughterhouse, community disposal center and assembly. She showed a photo of her client's property and stated that they have installed a buffer to screen the subject property from their view. Ms. Swift concluded her comments by asking the Hearing Master to review the light industrial line which exists for two more lots and the County's policies regarding the transition of land uses.

Hearing Master Finch asked Ms. Swift what was the date of the black and white aerial photo she showed. Ms. Swift replied that it is a couple years old and that the photos were very recent.

Hearing Master Finch asked Ms. Swift if she was aware of the significant amount of the Light Industrial Future Land Use category to the south of her client's property and the existing Manufacturing zoning that exists to the west of the subject property as well as the PD to the east which is used for open storage. Ms. Swift replied yes.

Hearing Master Finch asked Ms. Swift when her client purchased their property. Ms. Swift replied 2017. Hearing Master Finch stated that the PD has a number of 89 (1989) which predates her client's property purchase and that the property south of the subject property is already zoned M and asked what her client was trying to get to by asking for the CI zoning district. Ms. Swift replied that the wording of the PD condition appeared to require open space. Hearing Master Finch stated that she presumed the property was already designated Light Industrial in the Comprehensive Plan prior to her client's purchase of their property.

Hearing Master Finch asked Ms. Heinrich of the Development Services Department about the PD to the east and what uses are permitted.

Hearing Master Finch asked Ms. Linehan of the Planning Commission if the LI plan category in the area dates back to the inception of the Comprehensive Plan from 1989. Ms. Linehan replied she believed so.

Mr. Manasse testified during the rebuttal period that it appeared from his research that the opposition purchased their property in 2020. He stated that the opposition's property was cited in 2020 for bringing in 100 loads of dirt and flooding the adjacent parcel. Mr. Manasse testified that noise is addressed by current codes and ordinances and that there is currently a recycling or dump facility to the west of the subject property. He stated that the opposition's request for a 50-foot buffer is unreasonable as shared access is required which takes up area on the lot as well as the additional 20-feet. A 30-foot Type C buffer is required which is the most stringent required by the Code. Mr. Manasse concluded his rebuttal testimony by stating that the opposition property could change ownership and land use tomorrow.

Hearing Master Finch asked Mr. Manasse to confirm that there are no Code Enforcement violations on site and that the rezoning does not request a waiver to any buffering and screening standards. Mr. Manasse replied that was correct.

Ms. Heinrich testified that the 1989 PD is limited in uses to the open storage of materials and equipment only and that major repair can take place inside an enclosed structure. A 20-foot buffer is required to the north.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Manasse submitted a copy of a Code Enforcement complaint with backup for the opposition property and a copy of his PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 2.3 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Light Industrial (LI) by the Comprehensive Plan. The property is located within the Urban Service Area and the Palm River-Progress Village Community Planning Area.
2. The applicant is requesting a rezoning to the Manufacturing-Restricted (M-R) zoning district. A Restriction is proposed to require shared access if an alternative access cannot be approved via an Administrative Variance or Design Exception.

3. No waivers are requested as a part of the rezoning application.
4. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the existing development pattern and found the application to be consistent with both the Palm River Progress Village Community Plan and the Comprehensive Plan.
5. The surrounding area is zoned ASC-1 to the north (single-family residence and horse stables), M to the south (open storage), PD to the east (open storage of material and equipment storage) and M to the west (open storage).
6. One person testified in opposition at the Zoning Hearing Master hearing on behalf of the property owner to the north. The opposition's representative stated that they are concerned about the uses that are permitted in the M zoning district and the possible negative impact to their horse stable in terms of appearance and noise. Additionally, the representative requested that the applicant amend their rezoning request to Commercial Intensive (CI) or Commercial General (CG) instead of the Manufacturing-Restricted zoning district and provide a 50-foot buffer to the north.

The applicant's representative testified in response that no waivers are being requested to the required buffering and screening standards.

7. Development Services Department staff testified that the surrounding area primarily consists of manufacturing, industrial and commercial land uses including a PD to the east which is approved for the open storage of materials and equipment.
8. Planning Commission staff testified that the Light Industrial Future Land Use category has been in place since the inception of the Comprehensive Plan in 1989.
9. The opposition's representative testified that her client purchased their property in 2017. It is noted that the applicant's representative testified that his research indicated that the opposition purchased their property in 2020. Therefore, the opposition property was purchased well after the designation of the Light Industrial Future Land Use category on a significant portion of the acreage in the surrounding area.
10. The rezoning is compatible with the development pattern in the area and consistent with the Land Development Code and the Comprehensive Plan.

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

The rezoning request is in compliance with and furthers 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.

SUMMARY

The applicant is requesting a rezoning to the M-R zoning district. The property is 2.3 acres in size and is currently zoned ASC-1 and designated LI by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Palm River Progress Village Community Plan.

The applicant proposes a Restriction to require shared access if an alternative access cannot be approved via an Administrative Variance or Design Exception. No waivers are requested.

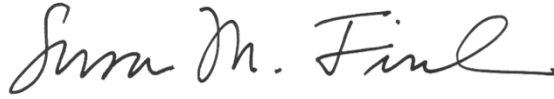
The Planning Commission supports the request.

Testimony in opposition was provided at the Zoning Hearing Master hearing by a representative of the property to the north who operates a horse stable facility. Concerns were expressed about the uses that are permitted in the M zoning district and the possible negative impact to their horse stable in terms of appearance and noise. Additionally, the representative requested that the applicant amend their rezoning request to Commercial Intensive (CI) or Commercial General (CG) instead of the Manufacturing-Restricted zoning district and provide a 50-foot buffer to the north. The applicant's representative testified in response that no waivers are being requested to the required buffering and screening standards. The Planning Commission testified that the LI Future Land Use category was established at the inception of the Comprehensive Plan in 1989. The opposition property was purchased well after that date.

The request for M-R is compatible with the industrial and commercial development pattern in the area and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

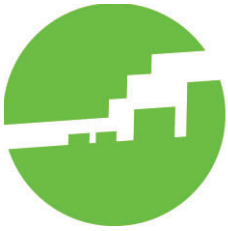
Based on the foregoing, this recommendation is for **APPROVAL** of the M-R rezoning request with the proposed Restriction as indicated by the Findings of Fact and Conclusions of Law stated above.



May 18, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: April 27, 2026 Report Prepared: April 16, 2026	Case Number: RZ 26-0541 Folio(s): 47174.0100 General Location: North of Hartford Street, south of South 36 th Avenue, and west of South 70 th Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Light Industrial (N/A; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Palm River-Progress Village
Rezoning Request	Rezone from Agricultural, Single-Family Conventional (ASC-1) to Manufacturing (M) to allow for truck parking, manufacturing, open storage, and warehousing uses
Parcel Size	+/- 2.3 acres
Street Functional Classification	Hartford Street – County Collector South 36 th Avenue – County Collector South 70 th Street – County Collector
Commercial Locational Criteria	Not applicable

Evacuation Area	Zone A
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial	ASC-1	Single-Family
North	Residential-6	ASC-1 + RSC-6 + RSC-3 + RSC-2	Single-Family + Agricultural + Public/Quasi-Public
South	Light Industrial + Heavy Industrial	M + AI + PD	Vacant + Heavy Industrial + Heavy Commercial
East	Light Industrial + Public/Quasi-Public + Suburban Mixed-Use-6 + Residential-6	ASC-1 + PD + CN + CI + AS-1	Single-Family + Vacant + Heavy Industrial + Agricultural + Public/Quasi-Public + Educational
West	Light Industrial + Heavy Industrial + Natural Preservation	M + CI + PD + AI	Heavy Commercial + Light Industrial + Light Commercial + Vacant

Staff Analysis of Goals, Objectives and Policies:

The ±2.3-acre subject site is generally located north of Hartford Street, south of South 36th Avenue, and west of South 70th Street. The site is located within the Urban Service Area (USA) and is within the limits of the Palm River-Progress Village Community Plan. This property is in the Light Industrial (LI) Future Land Use category, which is intended for concentrated industrial development that involves processing of non-hazardous and non-toxic materials and creates a minimal degree of impact to the surrounding environment, in terms of potential leakage of objectionable liquids and gases and levels of noise, vibration, dust and/or odor. The applicant is requesting to rezone the property from Agricultural, Single-Family Conventional (ASC-1) to Manufacturing (M) to allow for truck parking, manufacturing, open storage, and warehousing uses.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Objective 3.1 states that all new developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. FLUS Policy 3.1.3 specifically requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character

of existing development.” According to the Hillsborough County Property Appraiser, the site is currently designated as a single-family use. Surrounding the site there are additional single-family to the north, heavy industrial to the east and south, and heavy commercial, light industrial and light commercial to the west. The heavy commercial parcel to the west is operating currently as an area for semi-truck parking. Given that the predominant land uses in the vicinity are commercial and industrial in nature, the proposed rezoning from ASC-1 to M is consistent with and compatible with the character of the surrounding area. FLUS Policy 3.1.2 calls for gradual transitions of intensities and densities between different land uses. This transition of use can be achieved through professional site planning, buffering and screening techniques, and control of specific land uses. While this request is a standard rezoning and does not require a site plan, the proposed land use aligns with the M zoning district, as well as the Light Industrial Future Land Use category. Both the M zoning district and the LI category are abundantly present in and around the area where the site is located. Given the prevalence of similar uses, the proposed development is compatible with the established development pattern and can be expected to integrate effectively with the surrounding area.

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. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Light Industrial (LI) Future Land Use category, allowing 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. Residential uses are not permitted in this category, except for accessory residential uses such as on-site security personnel. The maximum Floor Area Ratio (FAR) for the LI designation is 0.75. Based on the subject site’s size of 2.3 acres, the maximum development potential is approximately 75,141 square feet ($2.3 \text{ ac} \times 43,560 \text{ sq ft} = 100,188 \text{ sq ft} \times 0.75 \text{ FAR} = 75,141 \text{ sq ft}$). Although this application is a standard rezoning and does not require a site plan, the FAR will be monitored at the site development phase. The proposed use for the site is industrial in nature, consisting of truck parking, manufacturing, open storage, and warehousing uses. As these uses are permitted in the LI Future Land Use category, the proposal is consistent with FLUS Objective 2.1 and FLUS Policy 2.2.1.

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, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The site is within the Coastal High Hazard Area (CHHA). FLUS Policy 4.3.6 states that 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. FLUS Policy 4.7.3 states that within the CHHA, new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for commercial or industrial development on more than five acres of land; or residential subdivisions exceeding ten lots. As the site is only 2.3 acres, a standard rezoning is permitted and a Planned Development is not required.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern consists primarily of industrial, commercial, and residential uses. The LI Future Land Use designation surrounds the site to the west, south, and east, and to the north of the site is the Residential-6 (RES-6) designation. FLUS Policy 4.4.1 further provides that any density or intensity increases should be compatible with existing, proposed or planned surrounding development. Development and redevelopment can be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. As there are similar uses directly adjacent to the site, the proposed development represents a continuation of the existing land use pattern and establishes a compatible and complementary use. As such, the proposal is consistent with the surrounding development and aligns with the Future Land Use designations in the area.

The request is also consistent with FLUS Objective 7.1, which states that the County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population. FLUS Policy 7.1.3 emphasizes the importance of maintaining competitive sites and existing office/industrial uses as key components to the economic future of unincorporated Hillsborough County. The policy also recognizes the value of having targeted industry jobs in proximity to residential areas and allowing for site design flexibility to advance these objectives. Accordingly, the proposed rezoning from ASC-1 to M zoning district supports the economic development objectives by facilitating industrial and manufacturing uses that contribute to job growth and enhance the County's economic competitiveness, while remaining proximate to the local workforce.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Palm River-Progress Village Community Plan. Strategy 13 of Goal 2 emphasizes the support of well-designed, compatible densities and intensities at appropriate locations. Goal 5 seeks to encourage and promote a diverse range of industries, businesses, and job opportunities that capitalize on the community's strengths and enhance employment options. Within this goal, there is an emphasis on recognizing and supporting the existing industrial lands, businesses, and Port Tampa Bay related activities that contribute to the local and regional economy. Accordingly, the proposed rezoning supports the intent of the Palm River-Progress Village Community Plan by reinforcing existing industrial land use patterns, promoting employment generating uses, and providing a compatible intensity of development at the proposed location.

Overall, staff finds that the proposed use is an allowable use in the Light Industrial (LI) Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Greater Palm River Community Plan. The proposed standard 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*.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Future Land Use Categories

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

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

Compatibility

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

Policy 3.1.2: *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 longrange 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

Land Use Suitability

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.

Policy 4.3.7: Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

- Commercial or industrial development on more than five acres of land; or
- Residential subdivisions exceeding ten lots

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

Economic Development

Objective 7.1: *The County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population.*

Policy 7.1.3: *Competitive Sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to support this effort.*

LIVABLE COMMUNITIES ELEMENT: PALM RIVER-PROGRESS VILLAGE

Goal 2: *Balancing the Growth of the Built Environment*

- **Strategy 13:** *The Community supports well-designed, compatible densities and intensities at appropriate locations.*

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Goal 5: *Support Diverse Economic Growth*

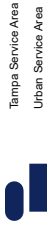
- *The community seeks to encourage and promote a diverse range of industries, businesses, and job opportunities that capitalize on the community's strengths and enhance employment options.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0541

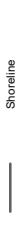
Rezoning
STATUS



PENDING



Tampa Service Area
Urban Service Area



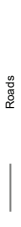
Shoreline



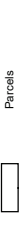
County Boundary



Jurisdiction Boundary



Roads



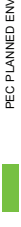
Parcels



Water



AGRICULTURAL/MINING-1/20 (.25 FAR)



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



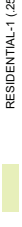
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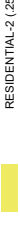
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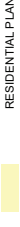
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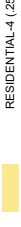
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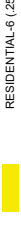
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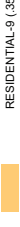
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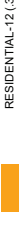
RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



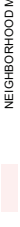
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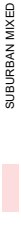
RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



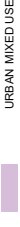
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



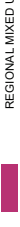
SUBURBAN MIXED USE-6 (.35 FAR)



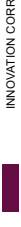
COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



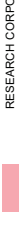
REGIONAL MIXED USE-35 (2.0 FAR)



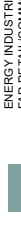
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



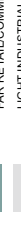
OFFICE COMMERCIAL-20 (.75 FAR)



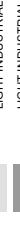
RESEARCH CORPORATE PARK (1.0 FAR)



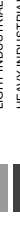
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



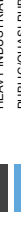
LIGHT INDUSTRIAL PLANNED (.75 FAR)



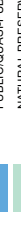
LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



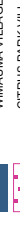
PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION

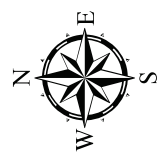


WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

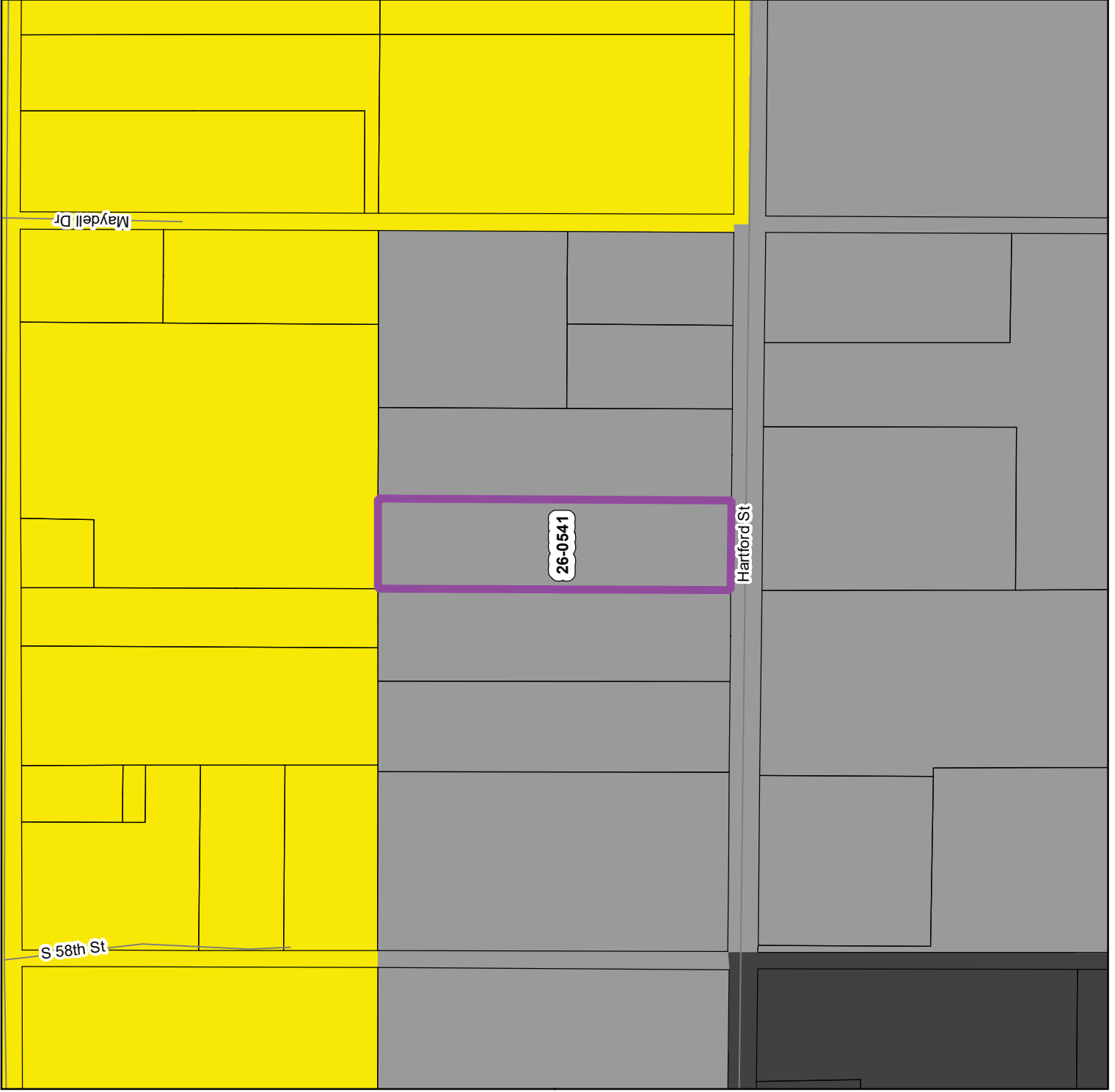


CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is for informational purposes only. It is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 3/17/2026
 Author: R. Mathie
 File: G:\Rezoning\System\MapProjects\HC\Projec_1\HCRezoning_2.mxd



26-0541

Hartford St

S 58th St

Maydell Dr



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/20/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Palm River

PETITION NO: RZ 26-0541

- 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 one parcel totaling +/- 2.3 acres from Agricultural Single Family -1 (AS-1) to Manufacturing – Restricted (M-R). The restriction proposed by the applicant states that “The access shall be designed as a Shared Access Facility. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements”. The site is located +/- 1,800ft west of the intersection of S. 66th St. 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
AS-1, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Convenience Store with Gas Station (ITE 945) 6,000sqft	3,045	223	260
M, Fast Food with Drive Through (ITE 934) 3,000sqft	1,344	100	95
M, Coffee Shop with Drive Through (ITE 937) 2,000sqft	1,201	171	78
M, Bank with Drive Through (ITE 912) 4,047sqft	400	40	85
M, Pharmacy with Drive Through (ITE 881) 10,000sqft	1,072	38	102
Total	7,062	572	620

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+7,044	+571	+618

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hartford St., 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.

SITE ACCESS

It is anticipated that the site will have access onto Hartford St.

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. Due to the subject site's limited frontage and proximity to adjacent driveways no access along this frontage would be able to meet the minimum spacing standard. 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 will 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. is 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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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 04/27/2026</p> <p>PETITION NO.: 26-0541</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 3/24/2026</p> <p>PROPERTY ADDRESS: 6106 Hartford St, Tampa, FL 33619</p> <p>FOLIO #: 047174-0100</p> <p>STR: 29-34S-19E</p>
<p>REQUESTED ZONING: From ASC-1 to M</p>	
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.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>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.</p> <p>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.</p> <p>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.</p>	

my/cb

ec: development@jpfirm.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

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Ira Padgett** **Date: 4/6/2026**

Agency: Natural Resources **Petition #: 26-0541**

- 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 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. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees. **This statement should be identified as a condition of the rezoning.**
3. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line. **This statement should be identified as a condition of the rezoning.**
4. 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.
5. 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.

6. 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:** 3/9/2026
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/23/2026
PROPERTY OWNER: Phoenix 101, LLC **PID:** 26-0541
APPLICANT: Mark Bentley, Esq., B.C.S., AICP
LOCATION: 6106 Hartford St. Tampa, FL 33619
FOLIO NO.: 47174.0100

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.

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

PETITION NO.: RZ-STD 26-0541 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 3/20/2026

FOLIO NO.: 47174.0100

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: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 03-16-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Mark Bently

PETITION NO: 26-0541

LOCATION: 6106 Hartford St, Tampa

FOLIO NO: 47174.0100

SEC: 34 TWN: 29 RNG: 19

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



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: Susan Finch
Zoning Hearing Master
DATE: April 27, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 8:53 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Billy Allred

1 MS. HEINRICH: Our next item is agenda item C.2.
2 Standard Rezoning 26-0541. The applicant is requesting to
3 rezone the property from ASP-1 to manufacturing restricted.
4 Cierra James has reviewed this for Development Services, and
5 I will provide staff findings after the applicant's
6 presentation.

7 HEARING MASTER: Good evening.

8 MR. MANASSE: Good evening. Ryan Manasse, with
9 Johnson Pope, director of planning. Again, we're here
10 tonight requesting to rezone the property from ASC-1 to
11 manufacturing restricted for the property located at 6106
12 Hartford Street.

13 This is a pretty straightforward standard rezoning
14 to align the zoning with the light industrial future land
15 use. There are no waivers or variations being requested,
16 obviously. The only condition is a transportation-driven
17 shared access restriction with flexibility through an AV or
18 DE, if approved, at time of permitting.

19 The subject property is approximately 2.3 acres and
20 it's within the urban service area, where industrial
21 development is anticipated. It has frontage along Hartford
22 Street, which is a county collector roadway. Currently, the
23 site is limited to a very low-density residential. Under the
24 proposed MR zoning it can achieve an industrial type use
25 development, which is consistent with the LI designation.

1 The subject property carries a light industrial
2 future land use category, which is specifically intended to
3 accommodate manufacturing, warehousing, storage, and other
4 employment-generating uses. There are no incidental uses.
5 They are the core intent of the LI category. Specifically,
6 under FLU objective 2.2 and policy 2.2.1, the future land use
7 map establishes both a range of permitted uses and intensity
8 framework for each category. The requested MR zoning falls
9 squarely within that framework, allowing the site to develop
10 consistent with the character and intent of the LI
11 designation. This ensures that the development remains
12 within the adopted comprehensive plan limits.

13 And I know your staff is going to present, but
14 Planning Commission found the request consistent, as well as
15 Development Services found it approvable, subject to the
16 transportation-related access condition or restriction.

17 Regarding the surrounding area, when evaluating
18 compatibility it's critical to look at the actual development
19 pattern on the ground, not just the zoning labels. In this
20 case, the surrounding area is predominantly characterized by
21 industrial commercial and open storage uses, including truck
22 parking and similar operations immediately adjacent to the
23 site. This establishes a clear and prevailing industrial
24 corridor along Hartford Street.

25 While there is residential to the north, the

1 condition is typical of transitional edges in the County, and
2 the land development code specifically addresses those
3 interfaces through required buffering, screening, and site
4 design controls. As such, the rezoning does not introduce a
5 new use pattern, it reinforces and continues the established
6 pattern already present in the area.

7 Now, regarding compatibility is one of the central
8 considerations in any rezoning, and the comprehensive plan
9 provides very clear direction on how this is to be evaluated.
10 Under FLU objective 3.1 and policy 3.1.3, compatibility is
11 not defined as same as, it's defined as ability of different
12 uses to coexist in a manner that maintains the character of
13 the surrounding area. Here, the character of the surrounding
14 area is already industrial in nature, with manufacturing,
15 open storage, and commercial uses located to the south, east,
16 and west. The proposed rezoning simply extends the
17 established pattern onto a property that is currently
18 underutilized, relative to its future land use designation.

19 Policy 3.1.2 further emphasizes the importance of
20 transitions between uses, which are achieved through
21 professional site planning, buffering and screening, not
22 through preventing appropriate uses altogether. That is
23 exactly what will occur here. The land development code will
24 require buffering and screening along the northern property
25 line to ensure a proper transition to the existing horse

1 arena.

2 Finally, FLU objective 4.4 and policy 4.4.1,
3 reinforce that new development should be integrated with
4 surrounding uses through complementary land uses and
5 mitigation of impacts. Given that the proposed uses are
6 already present in the immediate vicinity and that all the
7 applicable buffering and site design standards will be met,
8 this request meets and exceeds the comprehensive plan's
9 compatibility requirements.

10 Now, back to the transportation restriction. Due
11 to the limited frontage and space and requirements,
12 transportation requires shared access. Importantly, the
13 condition allows flexibility through administrative variance
14 or design exception, ensuring that a workable solution at
15 permitting can be made.

16 Code compliance: This is not a negotiated PD.
17 Again, there's no waivers. The project will be required to
18 meet all land development codes and site design at
19 permitting.

20 Economic development: In addition to the land use
21 consistency and compatibility, this request directly advances
22 the County's economic development objectives. Under FLU
23 objective 7.1, the County is directed to promote target
24 industries and support employment-generating uses that
25 enhance economic competitiveness. Industrial land is a

1 finite and increasingly limited resource in Hillsborough
2 County. This rezoning preserves and activates the land
3 designated for industrial use, ensuring it can be utilized
4 for job-producing activities rather than remaining a
5 constrained or -- remaining constrained by an outdated zoning
6 district.

7 The proposal also supports jobs and housing
8 balance, by placing employment opportunities in proximity to
9 existing residential areas, which is a key component of the
10 comprehensive plan's long-term growth strategy.

11 And in conclusion, this request is not asking for
12 an exception to the comprehensive plan or land development
13 codes, it's implementing it. The rezoning aligns directly
14 with the light industrial future land use designation, is
15 consistent with all applicable goals, objectives, and
16 policies, and maintains compatibility through established
17 code requirements, and is supported by both the Planning
18 Commission and Development Services staff.

19 This is a logical, orderly extension of the
20 existing development pattern and represents appropriate use
21 of land within the Urban Service Area. For these reasons, we
22 respectfully request a recommendation of approval. Thank
23 you. And I'm available for any questions.

24 HEARING MASTER: Just wanted, for the record, to
25 clarify that restriction that there are opportunities to work

1 out the access issue, but it's a requirement for a shared
2 access. That's if no other alternative is available.

3 MR. MANASSE: That's my understanding, yes.

4 HEARING MASTER: Thank you.

5 MR. MANASSE: Yes, absolutely.

6 HEARING MASTER: All right. Development Services?

7 MS. HEINRICH: Michelle Heinrich, Development
8 Services.

9 Staff reviewed the rezoning request from ASC-1 to
10 manufacturing restricted, located on the north side of
11 Hartford Street. The site is 2.3 acres in size, located
12 within the LI future land use category and located in the
13 urban service area. Industrial uses are found to the west,
14 east, and south. Property to the north is zoned ASC-1, and
15 with the ASC zoning district development standards will
16 provide compatibility measures such as setback, height, and
17 buffer screening.

18 The applicant has offered one restriction, which
19 relates to access due to location of nearby existing access
20 points, and unless there is an administrative variance
21 approved for site development, there will have to be a shared
22 access facility if it's possible.

23 Staff received no objection from the reviewing
24 agencies, and recommends approval, subject to the proposed
25 restrictions.

1 HEARING MASTER: Thank you so much.

2 Planning Commission?

3 MS. LINEHAN: Lilyann Linehan, Planning Commission.

4 The subject site is in the light industrial future
5 land use category. It is in the urban service area within
6 the limits of the Palm River-Progress Village Community Plan.
7 Proposed rezoning from ASC-1 to manufacturing to allow for
8 truck parking, manufacturing, open storage, or warehousing
9 uses.

10 The site is currently designated as a single-family
11 use. Surrounding their site there are single-family to the
12 north, heavy industrial to the east and south, and heavy
13 commercial, light industrial, and light commercial to the
14 west. The heavy commercial parcel to the west is currently
15 operating as an area for commercial parking. Given that the
16 predominant land uses in the vicinity are commercial and
17 industrial in nature, the proposed rezoning is consistent and
18 compatible with the character of the surrounding area.

19 Additionally, the proposed rezoning supports the
20 County's economic development objectives, by facilitating
21 industrial and manufacturing uses that contribute to job
22 growth and enhance the County's economic competitiveness,
23 while remaining proximate to the local workforce.

24 The proposed rezoning supports the intent of the
25 Palm River-Progress Village Community Plan Goals 2 and 5, by

1 reinforcing existing industrial land use patterns, promoting
2 employment-generating uses, and providing compatible
3 intensity of development at this proposed location.

4 Based upon the above considerations, Planning
5 Commission staff finds the proposed standard rezoning
6 consistent with the unincorporated Hillsborough County
7 Comprehensive Plan.

8 HEARING MASTER: Thank you so much. Is there
9 anyone in the room or online that would like to speak in
10 support? Anyone in favor? Seeing no one.

11 Anyone in opposition to this request? Yes, ma'am.
12 While you're coming forward, is there anyone else that would
13 like to speak in opposition? All right. Seeing no one.

14 Can you give us your name and address please?

15 MS. SWIFT: Yes. My name is Susan Swift. There we
16 go. Swift & Golden LLC, 3621 South Hesperides Street, Tampa.
17 And I'm here representing Levi Equine Holdings LLC who own
18 the property to the north. The subject property is
19 highlighted.

20 I'll start with our ask, since I typically
21 overstate my three minutes. We oppose the manufacturing
22 rezoning the district for the M or M-R, which our ask is we
23 prefer a CI rezoning or a CD and a 50-foot type C buffer.

24 We have reached out to the applicant, to their
25 representatives. They were not inclined to change their

1 request for either of these things. So I'll give you my
2 reasons -- our reasons. Our clients have nearly seven acres
3 with horses, stables, and a manager's residence. They're
4 concerned about the noise impact of the uses in the M
5 district and the visual, which is the reason for the request
6 of the buffer, is for noise and visual.

7 And it's easier just to flip these. This is the
8 subject property as of yesterday, so it now looks a lot
9 different than the aerial that you saw. They're already
10 being used not according to ASC-1. We realize that there's
11 light industrial land use on it. That doesn't mean there's a
12 guarantee for the highest rezoning. There's still transition
13 policies that you heard about, that I think could be
14 interpreted differently, and compatibility issues.

15 As I said, in addition, the owners are already
16 using it differently. This is the property to the north,
17 which is located on South 36th Avenue, and this is the front
18 of the stables and my client's property. They do board
19 horses there and have horses of their own. Again, the noise
20 is a big issue. And you can see the back of the property has
21 trailers and semis already there. There's also -- thank you.
22 You can see here I'll show you some better pictures, but this
23 is an active stable and horse use, and they're very concerned
24 about these uses, some of which in the M district could be a
25 firing range, manufacturing which is very broadly defined,

1 junkyard, slaughterhouse, community disposal center,
2 assembly, which is also not defined.

3 This is looking from my client's property, where
4 you can see they have a lot of investment in this property,
5 and they've tried to put their own buffer in for the cargo
6 trailers and other things. And it also looks like there's
7 quite a bit of fill that's been done. I tried to find
8 permits for these. And again, this is from the back of their
9 property.

10 So there's a concern with additional heavy uses, in
11 addition to what it's being used for now, in the ASC-1
12 district that it currently has.

13 So we respectfully request that either the client,
14 the applicant, change to a CI use, which we're not trying to
15 prevent them from having commercial uses on their property.
16 But these are more acceptable and more compatible with the
17 seven acres to the north and the uses that are on there. And
18 a 50-foot buffer to allow some distance and, again,
19 noise -- in addition to the visual it's really the noise
20 that would bother the horses and the people who live there.

21 And I would also ask the Hearing Master to look at
22 some of the -- really, again, the light industrial, there's a
23 line there, but it really only exists for two more lots. So
24 the area is definitely transitioned, and I think the policies
25 and how the transition policies apply to this really need to

1 be looked at as well. Thank you.

2 HEARING MASTER: Let me ask you, Ms. Swift --

3 MS. SWIFT: Yes.

4 HEARING MASTER: Don't leave yet. Let me ask you a
5 question. So if you could put your aerial back up that you
6 started with, the black and white aerial that shows the
7 subject property, your client's property, at this point.
8 There you go. All right. Approximately, what's the date of
9 this aerial?

10 MS. SWIFT: It's a couple of years old.

11 HEARING MASTER: Okay.

12 MS. SWIFT: These photos are current -- are very
13 recent or yesterday.

14 HEARING MASTER: Your photographs of the site?

15 MS. SWIFT: Yes.

16 HEARING MASTER: Understood. The future land use
17 map, and we have Planning Commission to put that back up a
18 little more if you want. It's a significant amount of light
19 industrial, the current category --

20 MS. SWIFT: Yes.

21 HEARING MASTER: -- to the south of your client.
22 And then according to the staff report, the zoning to
23 the -- put that there -- to the west of the subject property
24 is already M.

25 MS. SWIFT: Yes.

1 HEARING MASTER: Right? And to the east is a PD,
2 which the staff has it labeled as being used for open
3 storage. How long has your client been there?

4 MS. SWIFT: I believe since 2017.

5 HEARING MASTER: Okay.

6 MS. SWIFT: But I'm not exactly sure. And I do
7 have a follow-up on the PD.

8 HEARING MASTER: Sure. The PD has a number of 89,
9 so that predates your client, according to --

10 MS. SWIFT: Right.

11 HEARING MASTER: -- that use of the property. And
12 then further south of the subject property is already zoned
13 M. So I'm not sure what you're trying to get to by getting
14 to ask them to go to CI.

15 MS. SWIFT: Well there is a CI -- I believe one of
16 these lots is CI. And I would ask you to look at the wording
17 of the PD, because it did say it did have a condition that
18 looked like it would no longer take effect, but it looked
19 like that was more of the open space on the site not the use
20 of the property. So again, that was my interpretation, but
21 I --

22 HEARING MASTER: Yeah.

23 MS. SWIFT: -- think it's important to actually
24 read the conditions of that PD.

25 HEARING MASTER: I certainly will. I just want to

1 emphasize that that property was zoned well before your
2 client began operation.

3 MS. SWIFT: Agreed.

4 HEARING MASTER: And I would presume and, again,
5 I'm not the Planning Commission, but I would presume that was
6 already light industrial in plan probably.

7 MS. SWIFT: That I didn't check.

8 HEARING MASTER: All right. Well, we'll have to
9 clear that up. So is that the end of your comments?

10 MS. SWIFT: That's it. Thank you.

11 HEARING MASTER: All right. Thank you so much. If
12 you could please sign in.

13 MS. SWIFT: Thank you. Uh-huh.

14 HEARING MASTER: We appreciate your comments.

15 All right. So seeing no one else in opposition,
16 we'll close that section of testimony.

17 We'll go back to Development Services. Ms.
18 Heinrich, can you tell me -- if you could put back the zoning
19 map perhaps, or we'll go back to the Planning Commission and
20 ask about the extent of that LI planning category. If you
21 want to do the zoning piece or if you have it readily
22 available that you could put up, that would be helpful.

23 MS. HEINRICH: You wanted to know about the PD to
24 the east?

25 HEARING MASTER: Yes. Let's just start with that,

1 and if you could tell me what uses are permitted in that PD.

2 MS. HEINRICH: Sure. I can look that up if --

3 HEARING MASTER: We'll go to the Planning
4 Commission and come back.

5 MS. HEINRICH: Right.

6 HEARING MASTER: Perfect. Ms. Linehan, if you
7 could tell me if you have the information, the extent of that
8 light industrial, and how long it's been there.

9 MS. LINEHAN: Currently, from the current maps I
10 have, that light industrial, all those that have the
11 industrial areas to the south have been existing. There
12 haven't been any comprehensive plans within the area to
13 change that, so it's consistent with our plan.

14 HEARING MASTER: So back to the inception of the
15 plan in 1989?

16 MS. LINEHAN: I believe so, unless there was
17 something in this area that changed it, and we need to
18 update, but that usually just the --

19 HEARING MASTER: All right. Perfect. Thank you so
20 much. I appreciate that.

21 I didn't give you much time, Ms. Heinrich.

22 MS. HEINRICH: You're going to have to give us a
23 lot more --

24 HEARING MASTER: Yeah. Okay. No problem, no
25 problem.

1 All right. But did you have any other comments you
2 wanted to make before I move on?

3 MS. HEINRICH: No, ma'am.

4 HEARING MASTER: All right. Then we will go back
5 to the applicant. You will have time for rebuttal, and I
6 understand you may not.

7 MR. MANASSE: Absolutely. Brian Manasse, for the
8 record. Just, I guess, to correct the record, as far as the
9 current owner, it appeared from my research that they
10 purchased the property in 2020. And one of the comments made
11 by the opposition talked about us providing -- or us having
12 fill on the property. Now, I don't know the outcome of this
13 code enforcement violation, but on the overhead projection in
14 2020 their property was cited for bringing in 100 loads of
15 dirt and flooding the neighbor's property. Again, I don't
16 know what remedy came out of this, but it's just something I
17 found in the record for the property. And it had pictures,
18 and EPC findings, and such. So just interesting there was a
19 comment made about fill being brought in.

20 Regarding noise, Hillsborough County ordinances, as
21 well as EPC, govern the noise in Hillsborough County, so
22 there's either decibel or it's unreasonable. It's addressed
23 through our existing codes and ordinances. And that would
24 relate to anybody along this corridor, I would imagine, as
25 well. I mean, there's some heavy industrial uses just to our

1 west. It looks like it was some type of recycling or dump
2 facility, et cetera.

3 As far as the buffering, you know, the 50 feet
4 seems unreasonable. There's a few factors in that. One,
5 we're going to have to provide the shared access at the
6 front, which eats up some of our lot as well, as the
7 additional 20 feet. There's no evidence submitted that that
8 would actually help with noise. Again, noise is already
9 regulated, right? That additional 20 feet is just a random
10 request. There's nothing that says that that would provide
11 any more noise mitigation or et cetera. We're already
12 providing 30-foot type C, the type code that we have to do,
13 and that's the most strict buffering requirement the County
14 has against uses, right?

15 And by that means, again, back to my presentation,
16 that almost addresses the compatibility concerns. Our LDCs
17 already address that in the buffering standard, right?

18 And, you know, here again, the property to the
19 north could change ownerships tomorrow and they could change
20 their use. You know, right now it's for horses and they're
21 worried about noise, but that whole corridor of Hartford is
22 more or less industrial in nature. Again, I don't believe
23 there's any code violations on our property. I'm not fully
24 aware of the client's operation status. But again, even if
25 there was or there was in the future, this rezoning would be

1 the remedy for that. So with that, again, we just
2 respectfully request your approval.

3 HEARING MASTER: All right. I will note that in
4 the staff report there is a section, which the staff has
5 marked with the code enforcement violations and it says
6 none --

7 MR. MANASSE: Right.

8 HEARING MASTER: -- according to their research.
9 And also for the record, just to state that you're not asking
10 for a waiver of any buffering or screening standards that are
11 required by code?

12 MR. MANASSE: That is correct.

13 HEARING MASTER: All right.

14 MR. MANASSE: No variations, waivers.

15 HEARING MASTER: All right. If you could take that
16 one section while I confirm the information with Ms.
17 Heinrich?

18 MS. HEINRICH: Sure. What was the --

19 HEARING MASTER: The 89 PD.

20 MS. HEINRICH: Right. I pulled that up, and it
21 says here in what was approved that it's limited to an open
22 storage yard of materials and equipment only. No major
23 repair or sale of materials is permitted, but major repair
24 can occur inside an enclosed structure. And the site plan,
25 in the conditions, it requires a 20-foot buffer along the

1 north, but the site plan shows it's 20 feet, but they'll take
2 new dimensions.

3 HEARING MASTER: I see.

4 MS. HEINRICH: So Mr. Manasse is correct. It could
5 be -- if he, you know measured it out, but --

6 HEARING MASTER: Right.

7 MS. HEINRICH: -- I was not able to do that.

8 HEARING MASTER: Understood. All right. Thank you
9 so much.

10 I believe, Mr. Manasse, unless you have anything
11 else, I'll give you the last word.

12 MR. MANASSE: Ryan Manasse, nothing further.

13 HEARING MASTER: Okay. Perfect. Thank you. With
14 that, we'll close rezoning 26-0541, and go to the next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 4

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan Finch

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VS APPLICATION # RZ 26-0310	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>8956 Westerland Drive</u> CITY <u>Land O'Lakes</u> STATE <u>FL</u> ZIP <u>34637</u> PHONE _____
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>RUAN MANASSE</u> MAILING ADDRESS <u>400 N. ASHLEY DR STE 3103</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>3021 S. Hesperides</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33629</u> PHONE <u>703-914-1792</u>
APPLICATION # RZ 26-0609	PLEASE PRINT NAME <u>Alex Schaber</u> MAILING ADDRESS <u>400 W. Ashley Dr. Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-220-9100</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Todd Ferguson</u> MAILING ADDRESS <u>200 7th Ave S. Ste 200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>707-900-1200</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Jeremy Cal</u> MAILING ADDRESS <u>17931 Dunbar Blvd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33508</u> PHONE <u>813 920 2500</u>

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan Finch

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APPLICATION # <u>MM</u> <u>25-1415</u>	PLEASE PRINT NAME <u>Todd Fressling</u> MAILING ADDRESS <u>200 204 Ave S #49</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33711</u> PHONE <u>727-251-1700</u>
APPLICATION # <u>MM</u> <u>26-0215</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr. 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>MM</u> <u>26-0215</u>	PLEASE PRINT NAME <u>Samuel Berkman</u> MAILING ADDRESS <u>20478 Needletree Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>33647</u>
APPLICATION # <u>RZ</u> <u>26-0328</u>	PLEASE PRINT NAME <u>Key Morgan Rock Solid</u> MAILING ADDRESS <u>3501 BESSIE COLEMAN Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813-200-8825</u>
APPLICATION # <u>RZ</u> <u>26-0349</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ</u> <u>26-0431</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-820-3989</u>

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APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Vinette Cefelia</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>850-222-5070</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Shelley Thonon</u> MAILING ADDRESS <u>15820 Circa Crossing Dr.</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-334-6804</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>SANTINO PAVENZANO</u> MAILING ADDRESS <u>13830 Circa Crossing Dr</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-761-1185</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Tina Erblat</u> MAILING ADDRESS <u>8404 Deepwater Creek Lane</u> CITY <u>Panama City Beach</u> STATE <u>FL</u> ZIP <u>32413</u> PHONE <u>904-797-0288</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>MARLISE TALBERT-JONES</u> MAILING ADDRESS <u>7401 THOMAS WAY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-833-7405</u>

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DATE/TIME: 4-27-26 6pm

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APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Rex Huggins</u> MAILING ADDRESS <u>838 S. Parker Dr.</u> CITY <u>Florence</u> STATE <u>SC</u> ZIP <u>29509</u> PHONE <u>843 621 2193</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUL TRAFFIC, 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8421</u>
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APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Jeremy Cal</u> MAILING ADDRESS <u>17931 Hunter Bar</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33538</u> PHONE <u>813 920 2233</u>

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APRIL 27, 2026 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 27, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0310

 Michelle Heinrich, DS, called RZ 26-0310.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0310.

C.2. RZ 26-0541

 Michelle Heinrich, DS, called RZ 26-0541.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0541.

C.3. RZ 26-0609

 Michelle Heinrich, DS, called RZ 26-0609.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0609.


MONDAY, APRIL 27, 2026

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

D.1. RZ 25-1061

 Michelle Heinrich, DS, called RZ 25-1061.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1061.

D.2. MM 25-1415

 Michelle Heinrich, DS, called MM 25-1415.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1415.

D.3. MM 26-0215

 Michelle Heinrich, DS, called MM 26-0215.


 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0215.

D.4. RZ 26-0328

 Michelle Heinrich, DS, called RZ 26-0328.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0328.

D.5. RZ 26-0349

 Michelle Heinrich, DS, called RZ 26-0349.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0349.

MONDAY, APRIL 27, 2026

D.6. RZ 26-0431

 Michelle Heinrich, DS, called RZ 26-0431.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0431.

D.7. MM 26-0432

 Michelle Heinrich, DS, called MM 26-0432.

 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0432.

D.8. RZ 26-0436

 Michelle Heinrich, DS, called RZ 26-0436.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0436.

D.9. MM 26-0441

 Michelle Heinrich, DS, called MM 26-0441.

 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0441.

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

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 8:55 p.m.



Hillsborough
County Florida

COMPLAINT / INQUIRY

Drainage Vegetation Land Alteration

CE: # _____ SR: # _____

Date: 08/21/20 (mm/dd/yy)

Complainant: Jay

Phone #: 477-3109

Address: _____

Email: _____

Complaint Description / Request: The property is receiving over 100 loads of dirt and its flooding the neighbors

Activity Previously Approved in Optix? N / Y # -

Business/Property Owner Name: Deborah Michelle Sisco

Directions (Violation Address): 6107 36th Avenue

Folio #: 47513.1000

Zoning: ASC-1

Staff Initials: CH

Application No. 26-0541
Name: Ryan Manasse
Entered at Public Hearing: 2/24/21
Exhibit # 1 Date: 4-27-21



Natural Resource Investigation Report

Date: 08/31/2020

To: Christa Hull

From: Tony Hood

Subject: CE206281

Observation Notes Findings: I made a site visit to 6107 s 36th Ave for an unpermitted land alteration case, the complaint stated that fill was being used and causing a flood issue for the neighbors. Upon arrival I noticed a large portion of the property already had fill being leveled out on the land as well as two large mounds of fill which has yet to be spread. I made contact with the tenant of the residence and she told me that the owner was grading the land so she could build a horse arena on the property, she stated she was unsure if permits were pulled for the project. The tenant gave me the owners phone number and I contacted her. I spoke with the landowner Deborah Michelle Sisco and asked if she had applied for any permits relating to the work being done on her property, her response was no permits were pulled because she did not know she needed a permit. I told Mrs. Sisco that all activities pertaining to the land alteration needed to stop until she had the appropriate permits. This property is in a FEMA flood zone.

Violation Address: 6107 S 36TH AVE, TAMPA

Owners Name: SISCO DEBORAH MICHELLE;

Date of Photographs: 08/28/2020

RECOMMENDATION: NOV

Signature: Tony Hood



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

September 2, 2020

Deborah Michelle Sisco
38 W Spanish Main St
Tampa, FL 33609

SUBJECT: VIOLATION OF
HILLSBOROUGH COUNTY
LAND DEVELOPMENT CODE / FOLIO # 47153.1000

Dear Ms. Sisco:

On August 28, 2020, an inspection of the property described in the enclosure identified a violation of the Hillsborough County Land Development Code (LDC), Natural Resources Regulations, Section 4.01.03, for unpermitted disposal of fill material (located within 100-year flood plain in the area.

To initiate corrective action, you must cease all land alteration activities and submit a completed Natural Resources application (enclosed) to the Development Review Division within fifteen (15) working days from receipt of this letter.

Upon satisfactory review of the application from all appropriate reviewing agencies, a Natural Resources Permit will be issued. This permit will authorize land alteration activities as specified in the Natural Resources application and as approved by the reviewing agencies. County inspectors periodically inspect sites to ensure compliance with the LDC and permit conditions.

Failure to comply with the contents of this notice within the time frame specified may lead to appropriate enforcement action and penalties listed in Section 11.06.05, LDC. If it's your opinion that this decision is not compliant with Section 4.01.03.A, LDC; please provide a written explanation of this opinion. The LDC can be accessed at https://www.municode.com/library/fl/hillsborough_county/codes/land_development_code, listed under Zoning. Otherwise, please contact me at (813) 276-8356 to address any questions concerning this Notice. We appreciate your cooperation to resolve this matter.

Sincerely,

Christa Hull
Thu Sep 3 2020 16:11:12

Christa Hull, Environmental Supervisor
Natural Resources Section
Development Review Division
Development Services Department

CH/as

Enclosures

Certified Mail: #7019 2970 0000 8357 8053, Return Receipt Requested CE206281

BOARD OF COUNTY COMMISSIONERS

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Lesley "Les" Miller, Jr.
Sandra L. Murman
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Lucia E. Garsys





RZ STD 26-0541

6106 Hartford Street

Mark S. Bentley, Esq., B.C.S., AICP
Ryan Manasse, Director of Planning



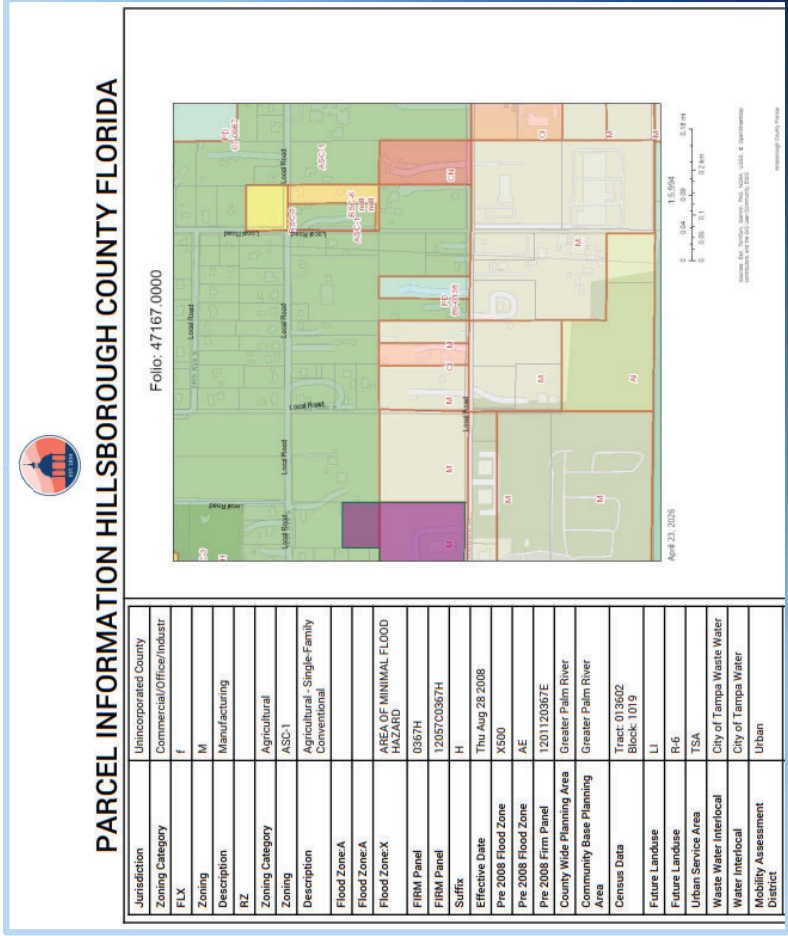
Request Summary

- Rezoning: ASC-1 → M-R
- FLU: Light Industrial
- No waivers requested
- Restriction: Shared access (AV/DE allowed)



Property Overview

- ±2.3 acres
- Urban Service Area
- Palm River—Progress Village Community Plan
- Hartford Street frontage (County Collector)



Existing vs Proposed

- **Existing:** ASC-1
(1 du/ac; 2 units max)
- **Proposed:** M-R
(0.75 FAR)

Zoning:	Existing	Proposed
District(s)	ASC-1	M-R
Typical General Use(s)	Single-Family Residential/Agricultural	Industrial/Manufacturing Restricted
Acreage	2.3	2.3
Density/Intensity	1 du/ga	0.75
Mathematical Maximum*	2 dwelling units	75,141 sf
* number represents a pre-development approximation		
Development Standards:	Existing	Proposed
District(s)	ASC-1	M-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: None Required Rear: 30'/C
Height	50'	110'

Planning Commission Finding



Plan Hillsborough
 plan@hillsborough.org
 planning@hillsborough.org
 Hillsborough County
 807 E. Kennedy Blvd
 1st floor
 Tampa, FL 33602

Unincorporated Hillsborough County Rezoning Consistency Review

Hearing Date: April 27, 2026 Report Prepared: April 16, 2026	Case Number: RZ 26-0541 Folio(s): 47174.0100 General Location: North of Hartford Street, south of South 36 th Avenue, and west of South 70 th Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Light Industrial (N/A; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Palm River-Progress Village
Rezoning Request	Rezone from Agricultural, Single-Family Conventional (ASC-1) to Manufacturing (M) to allow for truck parking, manufacturing, open storage, and warehousing uses
Parcel Size	+/- 2.3 acres
Street Functional Classification	Hartford Street – County Collector South 36 th Avenue – County Collector South 70 th Street – County Collector
Commercial Locational Criteria	Not applicable

CONSISTENT with Comprehensive Plan

Overall, staff finds that the proposed use is an allowable use in the Light Industrial (LI) Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Greater Palm River Community Plan. The proposed standard 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*.

RZ 26-0541

4



JOHNSON
 JOYE
 FORD
 RUPPEL &
 BURNS, LLP
 COUNSELLORS AT LAW

Development Services Recommendation

- Approvable
- No waivers
- Standard rezoning

APPLICATION NUMBER: RZ STD 26-0541

ZHM HEARING DATE: April 27, 2026

BOCC LUM MEETING DATE: June 9, 2026

Case Reviewer: Cierra James

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to M-R (Manufacturing 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, east, and west of the sites are used for open storage. To the north, the adjacent property contains a single-family residential dwelling, with agricultural uses situated closer to the site. Development standards of the M zoning district will be applicable, which includes buffering and screening and building setback.

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

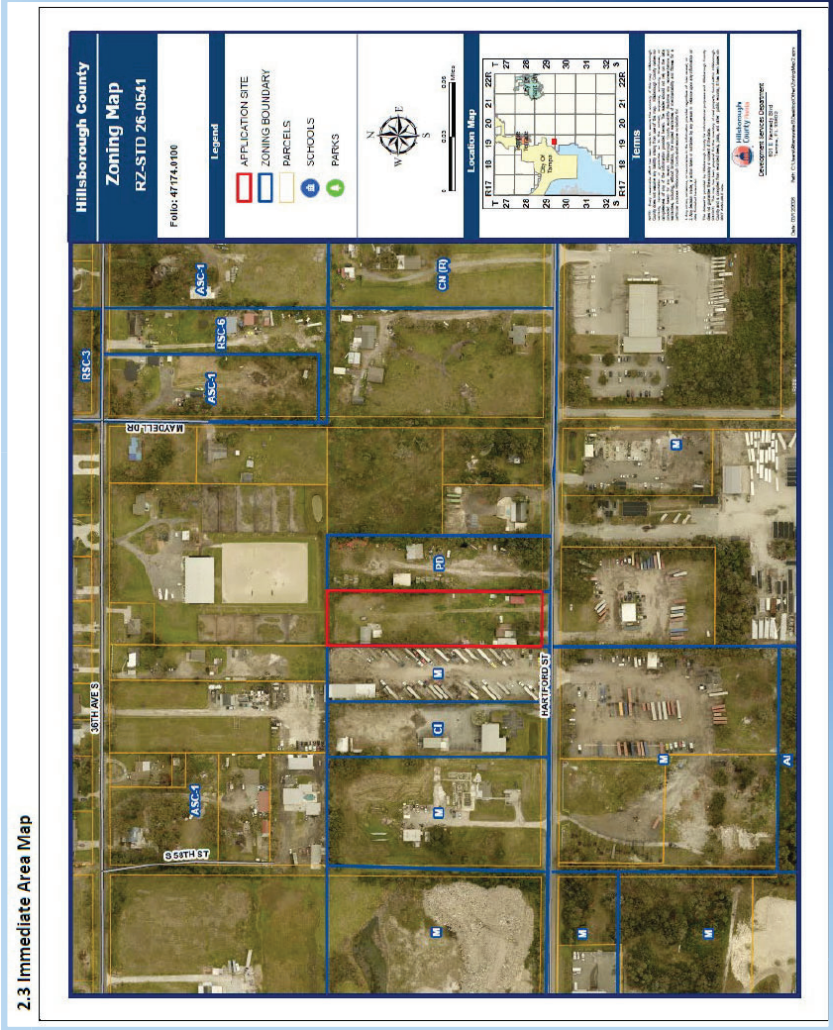
5.2 Recommendation

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

The access shall be designed as a Shared Access Facility. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements.

Surrounding Area Context

- South/East/West: Industrial + Open Storage
- North: Residential (buffer required)
- Existing pattern: Industrial corridor



Compatibility

- Compatible ≠ identical
- Industrial pattern exists
- Code-required buffering



Transportation & Access

5.2 Recommendation

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

The access shall be designed as a Shared Access Facility. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements.

- Hartford St = constrained frontage
- Shared access required
- AV/DE flexibility included



Code Compliance

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

- Not a PD
- No waivers or variations
- Full LDC compliance at permitting

Economic Development

- Supports industrial land supply
- Job-generating uses
- Consistent with FLU Objective 7.1

Economic Development

Objective 7.1: *The County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population.*

Policy 7.1.3: *Competitive Sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to support this effort.*

Conclusion

- Consistent with FLU
- Compatible with surrounding area
- No waivers or variations
- Staff supports request



THANK YOU



**PARTY OF
RECORD**

NONE