

Rezoning Application: PD 26-0303

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026

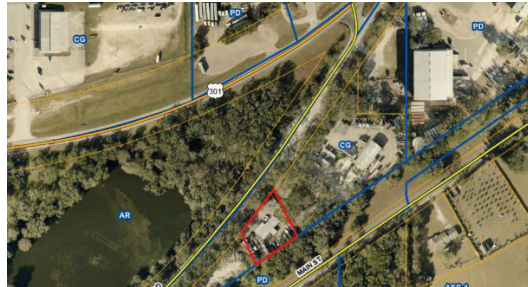


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: Suburban Mixed Use-6 (SMU-6)
Service Area: Rural
Site Acreage: 0.46 MOL
Community: Thonotosassa
Plan Area:
Overlay: None



Introduction Summary:

The applicant requests a rezoning of approximately 0.46 acres from CG (Commercial General) to PD (Planned Development) to allow the Road Services use, including open storage of commercial, domestic, and recreational vehicles and equipment associated with a towing and repossession operation. The subject property is located at 10423 Harney Road in Thonotosassa and is currently developed with a single-story structure and existing storage yard conditions that have been in place since at least 2023. The proposal retains the existing building on the site and incorporates an improved site design featuring perimeter opaque fencing, designated loading and storage areas, and a 15-foot landscape buffer along Harney Road.

	Existing	Proposed
District(s)	CG	PD 26-0303
Typical General Use(s)	Commercial General	Road Services with Accessory Open Storage
Acreage	0.46 MOL	0.46 MOL
Density/Intensity	0.27 F.A.R.	0.19 F.A.R. (3,807 sf)
Mathematical Maximum*	5,410 sf	0.27 FAR (5,410 sf)

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CG	PD 26-0303
Lot Size / Lot Width	10,000 sf / 75'	n/a
Setbacks/Buffering and Screening	30' Front Buffer Rear Buffer Sides	North: 30 feet South: Buffer East: Buffer West: Buffer
Max Height	50'	50'

Additional Information:

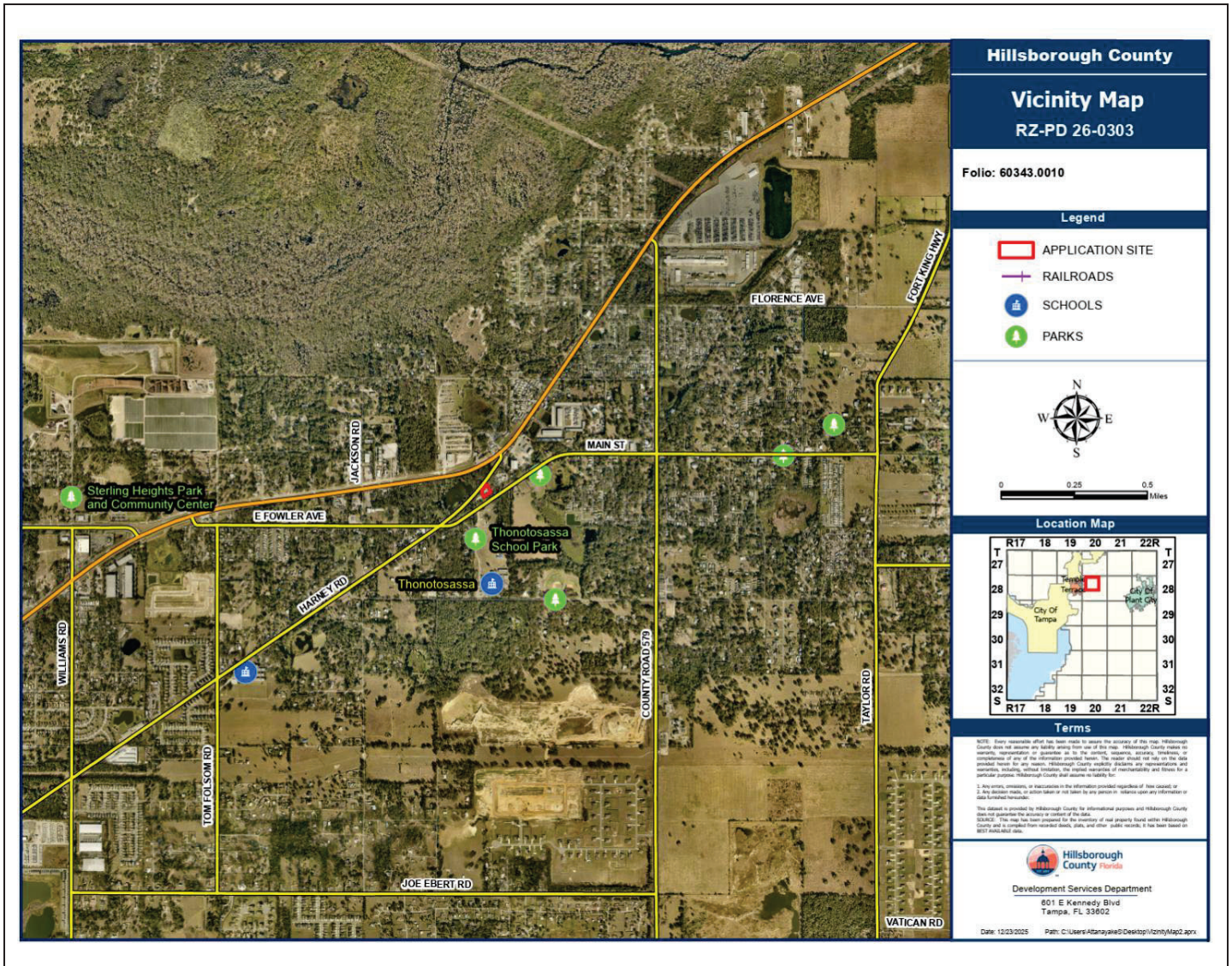
PD Variation(s):	LDC Part 6.06.00 (Landscaping/Buffering)
	LDC Part 6.07.00 (Fences/Walls)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

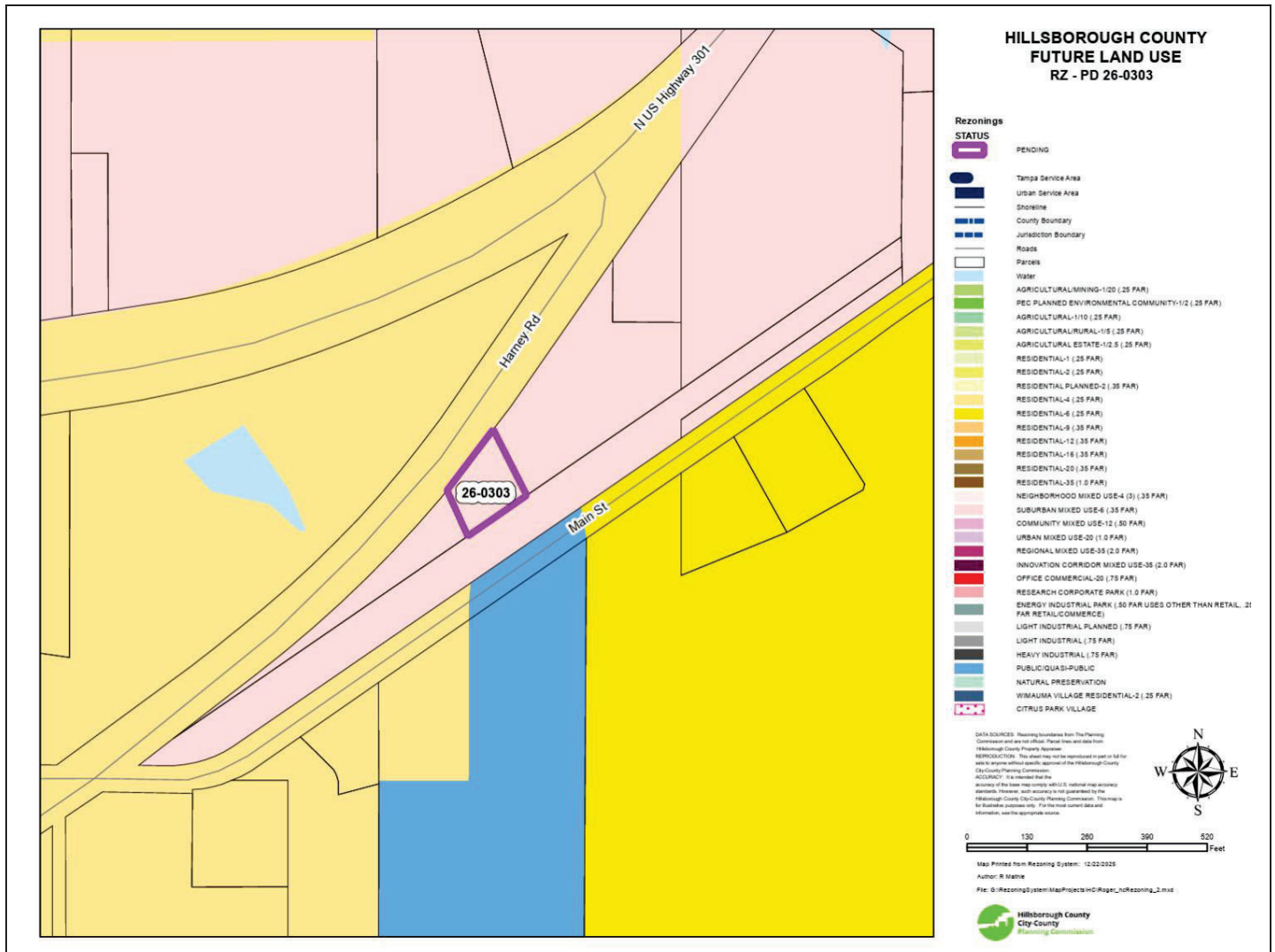


Context of Surrounding Area:

The area consists primarily of low-density single-family residential and commercial uses. To the north across Harney Road is single-family residential and commercial. To the south is vacant commercial zoned PD 07-1630. Adjacent to the east is commercial zoned CG. Adjacent to the west is vacant commercial zoned CG.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25 - 0.50 F.A.R.
Typical Uses:	Agricultural, Residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

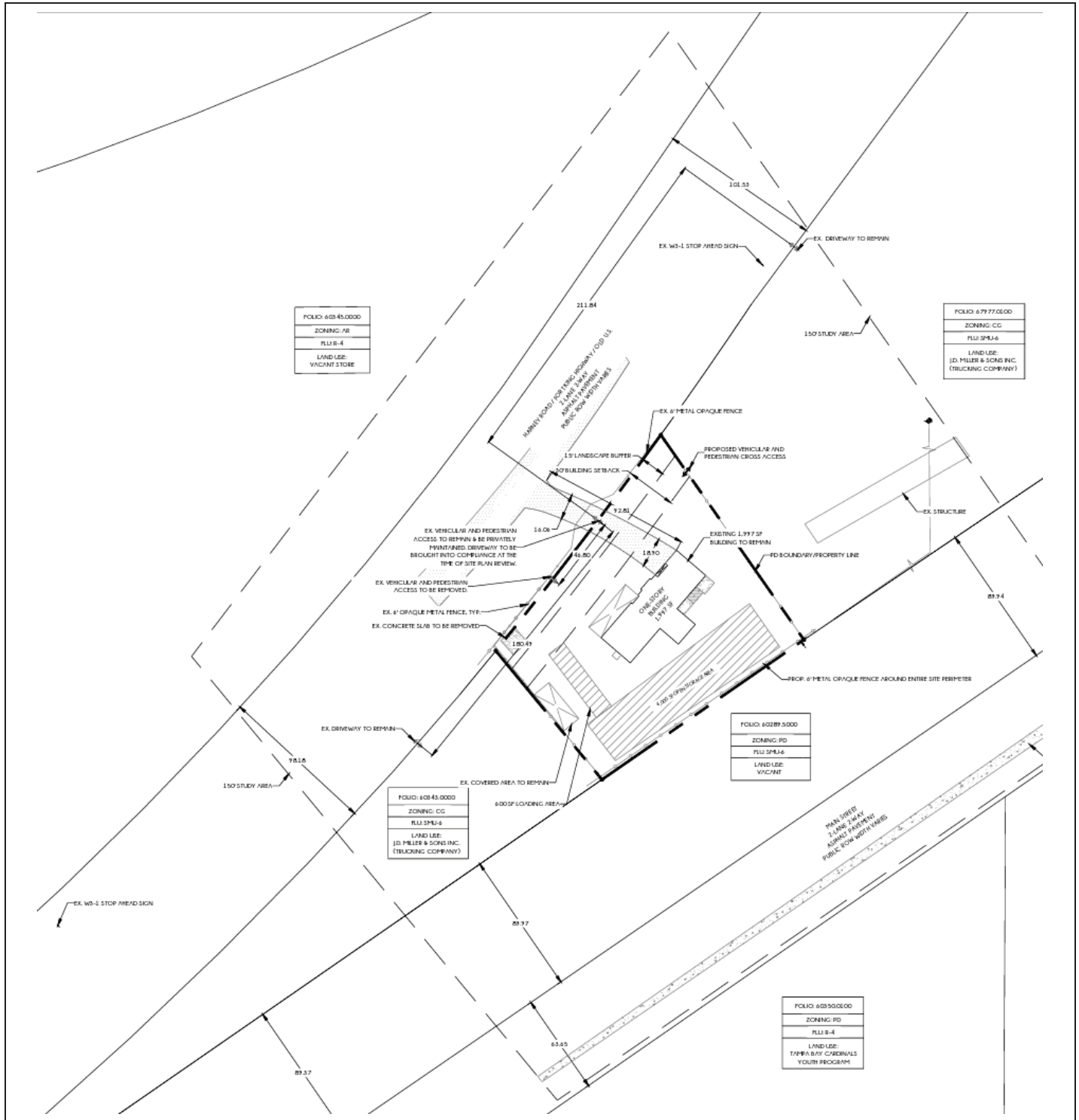


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/ 5 ga	Single-Family Residential/Agricultural	Single-Family Residential/ Commercial
South	PD 07-1630	0.27 F.A.R.	Mini-Storage	Vacant
East	CG	0.27 F.A.R.	General Commercial	Commercial
West	CG	0.27 F.A.R.	General Commercial	Vacant

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

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

Road Name	Classification	Current Conditions	Select Future Improvements
Harney Road	County Arterial - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,241	166	158
Proposed	24	4	5
Difference (+/-)	-2,217	-162	-153

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
Northeast		None	Vehicular & Pedestrian	Meets LDC
Southwest		None	Vehicular & Pedestrian	Meets LDC
Southeast		None	None	Meets LDC
Northwest	X	Pedestrian & Vehicular	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Harney Road/Access Spacing	Administrative Variance Requested	Approvable
Harney Road/Cross-Access (southwest)	Administrative Variance Requested	Denied

Notes:

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Airport Incompatible Use Area ☒ Other: 170' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Report
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☒ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Outdoor Storage (uses warehouse rate) (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed use for towing-related vehicle and equipment storage includes development features intended to address compatibility with adjacent properties. The site plan retains the existing 1,997-square-foot structure and organizes the storage areas within the central portion of the parcel. A 6-foot high opaque metal fence is located along the site perimeter, and a 15-foot landscape buffer is provided along Harney Road, establishing visual separation between the project and surrounding parcels.

Building height, building coverage, and overall intensity remain low, with the existing one-story structure at approximately 14 feet in height and development confined to a 0.46-acre site. Storage areas and circulation routes are limited to designated portions of the property, and existing vegetation on the southern, eastern, and western sides of the site contributes to additional screening.

The site is bordered primarily by CG-zoned parcels with commercial or operational uses, and the development layout reflects separation between the proposed storage areas and nearby properties through fencing, buffering, and the placement of storage areas toward the interior.

Based on the arrangement of site features, the scale of the existing building, and the presence of perimeter screening and buffering, the Planned Development provides defined transitions between the project area and surrounding parcels in a manner consistent with the development pattern in this portion of Harney Road.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 20, 2026.

1. Development on the site shall be limited to a road services operation with accessory open storage of commercial, domestic, and recreational vehicles and equipment associated with towing and repossession activities, as generally depicted on the approved site plan. The existing 1,997-square-foot building shall function as the administrative and operational office. No additional enclosed buildings shall be permitted.
2. Development Standards (building shall be located where generally shown on the site plan):

Setbacks:
Front (North – Harney Road): 30 feet
Side (East): 0 feet
Side (West): 0 feet
Rear (South): 0 feet

Maximum Building Height: 50 feet
Maximum Floor Area Ratio (F.A.R.): 0.19
Maximum Building Coverage: 30%
Maximum Impervious Area as depicted on the site plan
Buffers & Screening as depicted on the site plan.
3. All accessory open storage areas shall be located within the designated storage areas shown on the approved site plan.
4. A six foot high metal fence shall be permitted along Harney Road to meet LDC Section 6.06.06.C.7.b(1). The extension of fencing from the front property line into the site shall not be required.
5. A 15-foot wide buffer along Harney Road shall be provided. Screening within this buffer shall consist of Type B landscaping.
6. The project shall be served by one (1) access connection to Harney Rd.
7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
8. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.

9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, vehicular and pedestrian cross access shall provide to folio 60343.0000, with a stub out to the PD's southwest and northeast boundary.
10. If PD 26-0303 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated May 12, 2026) which was found approvable by the County Engineer (on May 14, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access connections to Harney Rd. Specifically, approval of this Administrative Variance will permit a reduction of the minimum access spacing for the access on Harney Rd as follows:
 - a) A variance of +/- 40.03 feet from the closest access to the north (on the same side of the road), resulting in an access spacing of +/- 204.97 feet; and,
 - b) A variance of +/- 73.32 feet from the closest access to the south (on the same side of the road), resulting in an access spacing of +/- 171.68 feet.
11. 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.
12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.1 ADDITIONAL INFORMATION

1. Variation to Screening Material Requirements (LDC Section 6.07.02)

The applicant requests approval to retain the existing 6-foot high opaque metal fence that encloses the perimeter of the site. Under standard LDC screening requirements, metal fencing is not identified as an allowable material for required opaque screening. However, the fence currently provides full opacity, a continuous visual barrier, and reflects the established physical condition of the property.

The applicant indicates that maintaining the existing fence avoids unnecessary demolition and replacement while continuing to provide a functional level of screening for adjacent properties. Given the small size of the parcel, the presence of existing commercial uses nearby, and the fence's ability to meet the purpose of the screening requirement, staff finds this variation supportable.

2. Variation to the 100-Foot Extended Screening Requirement for Accessory Open Storage (LDC Section 6.06.06.C.7.b.1)

The applicant seeks relief from the code requirement for a 100-foot extended screening setback along Harney Road for accessory open storage areas. Due to the limited 0.46-acre parcel size and the shallow depth from the roadway to the existing building and storage areas, compliance with a full 100-foot setback is not feasible.

To address the reduced setback, the applicant proposes a 15-foot landscape buffer along the Harney Road frontage, which provides a defined separation and incorporates new plantings consistent with the project's perimeter screening approach. The combination of this buffer and the opaque perimeter fencing provides a comparable level of visual separation to mitigate views into the open storage areas. Based on these factors and the physical constraints of the site, staff considers this variation approvable.

7.2 ADDITIONAL INFORMATION

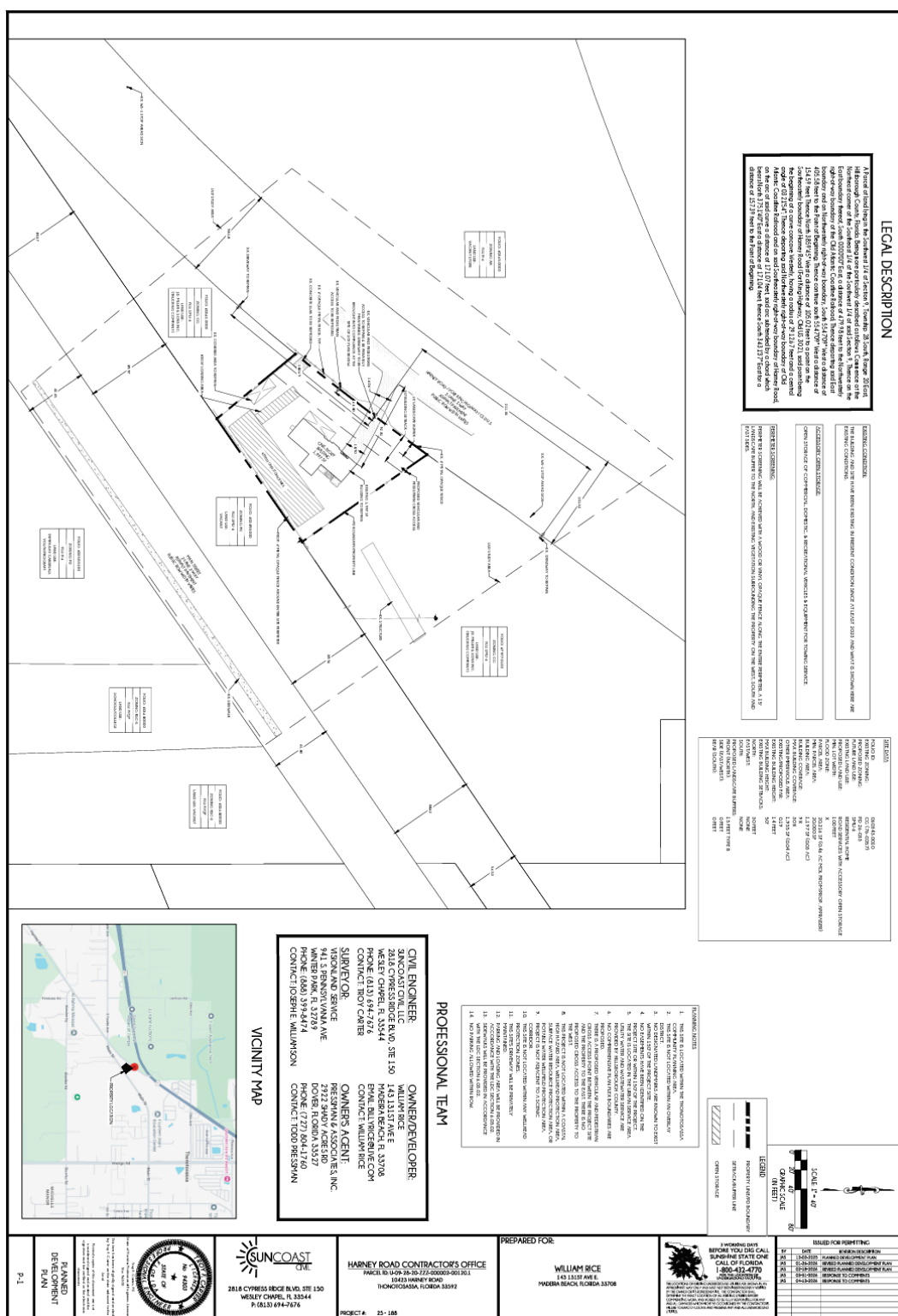
Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ Violation(s)	CE 25012148	Improper Use of Zone	Open
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

8.1 Proposed Site Plan (Full)



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

TO: Zoning Technician, Development Services Department

DATE: 05/15/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Thonotosassa

PETITION NO: PD 26-0303

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

CONDITIONS OF APPROVAL

- The project shall be served by one (1) access connection to Harney Rd.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, vehicular and pedestrian cross access shall provide to folio 60343.0000, with a stub out to the PD's southwest and northeast boundary.
- If PD 26-0303 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated May 12, 2026) which was found approvable by the County Engineer (on May 14, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access connections to Harney Rd. Specifically, approval of this Administrative Variance will permit a reduction of the minimum access spacing for the access on Harney Rd as follows:
 - A variance of +/- 40.03 feet from the closest access to the north (on the same side of the road), resulting in an access spacing of +/- 204.97 feet; and,
 - A variance of +/- 73.32 feet from the closest access to the south (on the same side of the road), resulting in an access spacing of +/- 171.68 feet.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.46-acre site from Commercial, General (CG) to Planned Development (PD). The applicant is proposing to use the existing building and use the site for a towing service. The site's Future Land Use designation is Suburban Mixed-Use – 6 (SMU-6).

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis for the proposed project. Staff prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Existing Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,009 SF Fast-Food Restaurant with Drive-Through Window (ITE LUC 934)	2,241	166	158

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,388 SF Specialty Trade Contractor (ITE LUC 180)	24	4	5

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	- 2,217	- 162	- 153

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Harney Rd.

Harney Rd is a 2-lane, substandard arterial rural roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes or sidewalks on either side of the roadway and lies within a +/- 100-foot-wide right of way.

Harney Rd is considered a substandard roadway as it does not comply with the Hillsborough County Transportation Technical Manual a TS-4 typical section which has 11-foot lanes with curb and gutter, 7-foot buffered bike lanes and sidewalks on both sides within a minimum of 64 feet of right of way. Due to the low trip generation of the proposed use, the developer is not subject to substandard road improvements.

SITE ACCESS

The site currently has one full access connection to Harney Rd which the PD proposes to retain, improving the driveway to county standards.

REQUEST ADMINISTRATIVE VARIANCE – ACCESS SPACING: Robertson St

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated May 12, 2026) from the Section 6.04.07 LDC requirement governing access spacing. Per the LDC, Harney Rd is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking the following variances relative to its project's existing-to-remain access connection on Harney Rd:

- A variance of +/- 40.03 feet from the closest access to the north (on the same side of the road), resulting in an access spacing of +/- 204.97 feet; and,
- A variance of +/- 73.32 feet from the closest access to the south (on the same side of the road), resulting in an access spacing of +/- 171.68 feet.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on May 14, 2026). If PD 26-0303 is approved, the County Engineer will approve the above referenced Administrative Variance request.

REQUEST ADMINISTRATIVE VARIANCE – CROSS-ACCESS (SOUTHWEST)

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated April 19, 2026) from the Section 6.04.03.Q.5(c) LDC requirement governing cross-access. Per the LDC, vehicular

and pedestrian cross access is required the abutting property northeast and southwest of the site. The applicant is seeking relief from providing the cross-access on the southwest side of the site.

Section 6.04.02.B.3 of the LDC provides the criteria that shall be met when an Administrative Variance is requested which are: (1) "there is an unreasonable burden on the applicant," (2) "the variance would not be detrimental to the public health, safety, and welfare," and (c) without the variance, reasonable access cannot be provided.

The applicant's submitted Administrative Variance request addressed the variance criteria shown below in italics:

- 1) There is an unreasonable burden on the applicant.
"...the small triangular piece of the property to the west is small and irregularly shaped and has very low development potential."

The applicant failed to demonstrate an unreasonable burden imposed on the subject site.

- 2) The variance would not be detrimental to the public health, safety, and welfare.
"...there have been zero (0) crashes adjacent to this existing development over the past five (5) years. The purpose of cross access is to allow vehicles to travel between parcels without going out onto the adjacent roadway. And, as there is not a pattern of crashes in the area, the variance would not be detrimental to the public health, safety, and welfare."

The applicant addressed public health, safety, and welfare with the use of crash data only.

- 3) Without the variance, reasonable access cannot be provided.
"It would not be reasonable to require cross access to the west, as the subject property is a secure tow yard, and cross access to the west could compromise the security of the tow yard and cause hardship to the business."

The applicant failed to demonstrate that the cross-access requirement would prevent reasonable access.

For the reasons noted above, the County Engineer (on May 14., 2026) denied the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The Level of Service (LOS) information for Harney Rd is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Harney Rd	Tom Folsom Rd	US Hwy 301	D	C

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

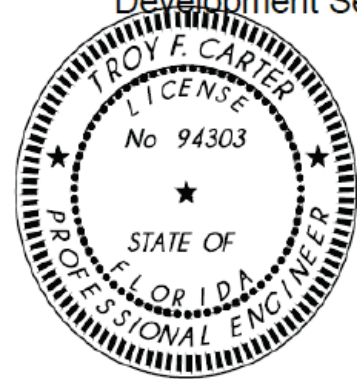
Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. AV Driveway Spacing - Harney Rd. ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase Harney - Road Services Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	060343.0010 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	CG
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 26-0303
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

Development Service

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*



May 12, 2026

Digitally signed by Troy
Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.05.13
13:54:09-04'00'

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

**RE: Administrative Variance for Driveway Spacing (Harney Road) - FOLIO # 060343.0010
PD 26-0303**

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Harney Road, Class 6 is the most appropriate access class. - "Sec. 6.04.07. - Table:
Minimum Spacing –

CLASS 6

Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤45 mph 245 ft
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The subject property is in for rezoning, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing. A rezoning has been filed to bring this existing "Road Services" (towing) business into zoning conformance. Note that no new structures are proposed to be constructed, and the purpose of the project is to bring the site into conformance.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 060343.0010*
2. Associated Application Numbers: *PD 26-0303*

3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: *As this is a Class 6 roadway, Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways because the posted speed is 35 mph. As the attached Site Plan shows, there are (2) driveways less than 245 feet away from the subject driveway. The subject driveway is 204.97 feet away from the driveway to the north. The subject driveway is 171.68 feet from the driveway to the south. These driveways are on the east side of Harney Road.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Harney Road is a two-lane roadway with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict 10- foot lanes. (b) Approximately 57 feet of right-of-way exists in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Harney Road does not have bike lanes. (e) This is a rural (ditches) section, as opposed to an urban section with curb and gutter.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *There is only one other driveway (212 feet to the north) with which the subject driveway does not meet spacing, and since the posted speed on Harney Road is 35 mph, there is low potential for conflict with this one other driveway.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *As the attached exhibit illustrates, there have been zero (0) crashes associated with this existing driveway over the past five (5) years. The variance would not be detrimental to the public health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. *It would not be reasonable to close the access to this existing business. As shown on the Site Plan, the developer has agreed to close the southernmost of his two existing driveways, and removing the associated gate. Further improvements are included in Planning Notes 13 and 14 of the Site Plan, which state: "13. Sidewalks will be provided in accordance with the LDC Section 6.03.02. 14. No parking allowed within ROW."*

8. Documentation/other attachments: *Attached are site plan, location map, lane and right-of-way width exhibits, and crash data polygon.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

Troy Carter, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

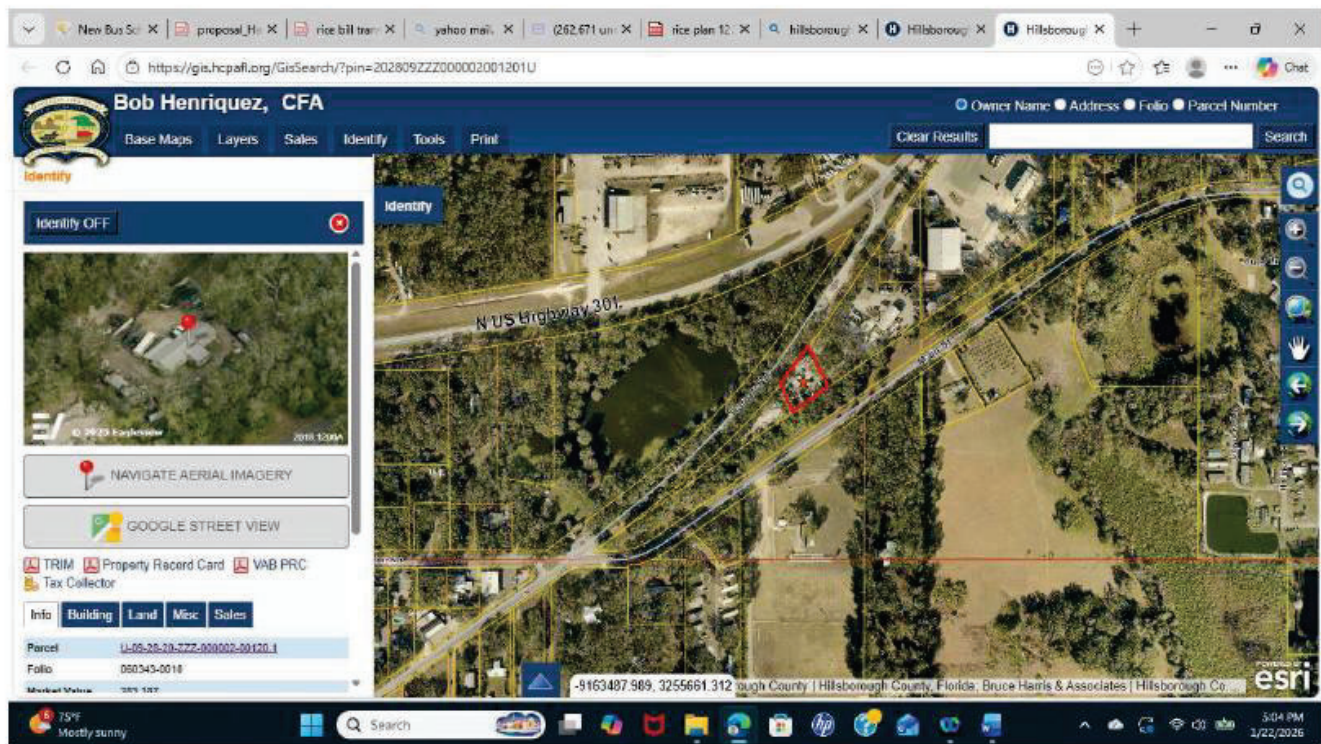
Michael J. Williams, P.E.
Hillsborough County Engineer

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



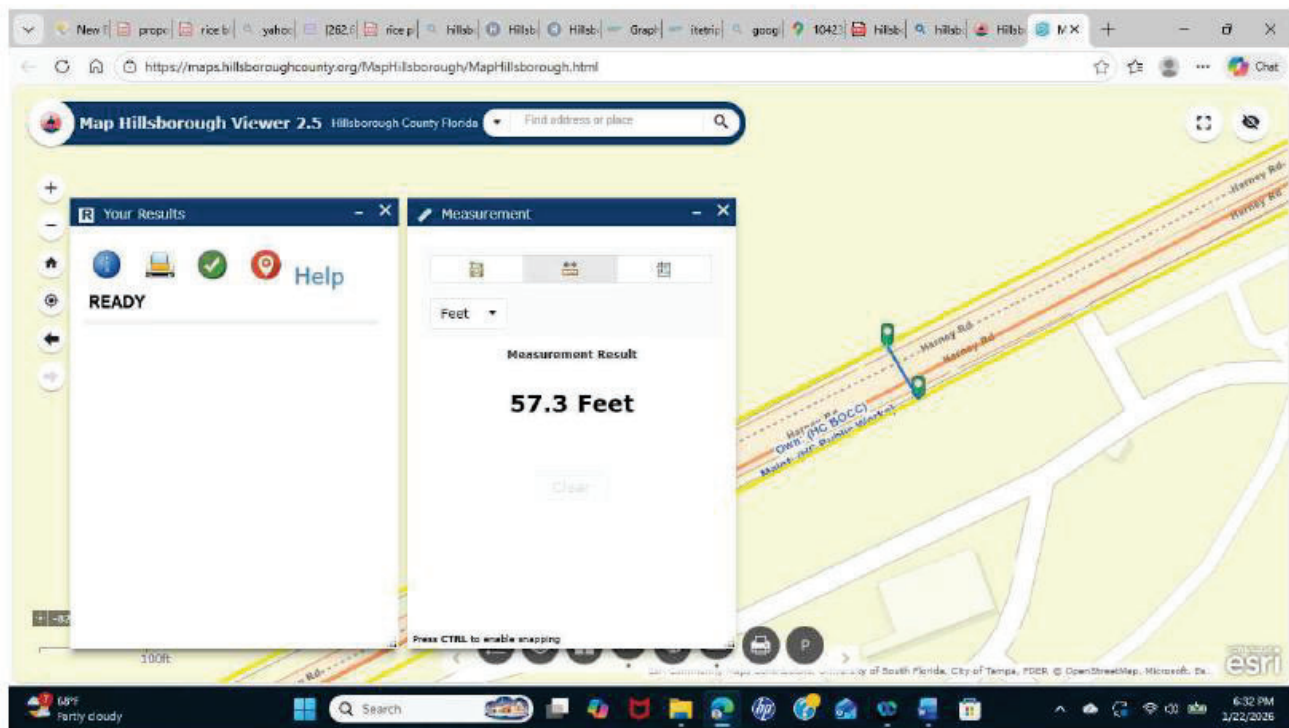
LOCATION MAP

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

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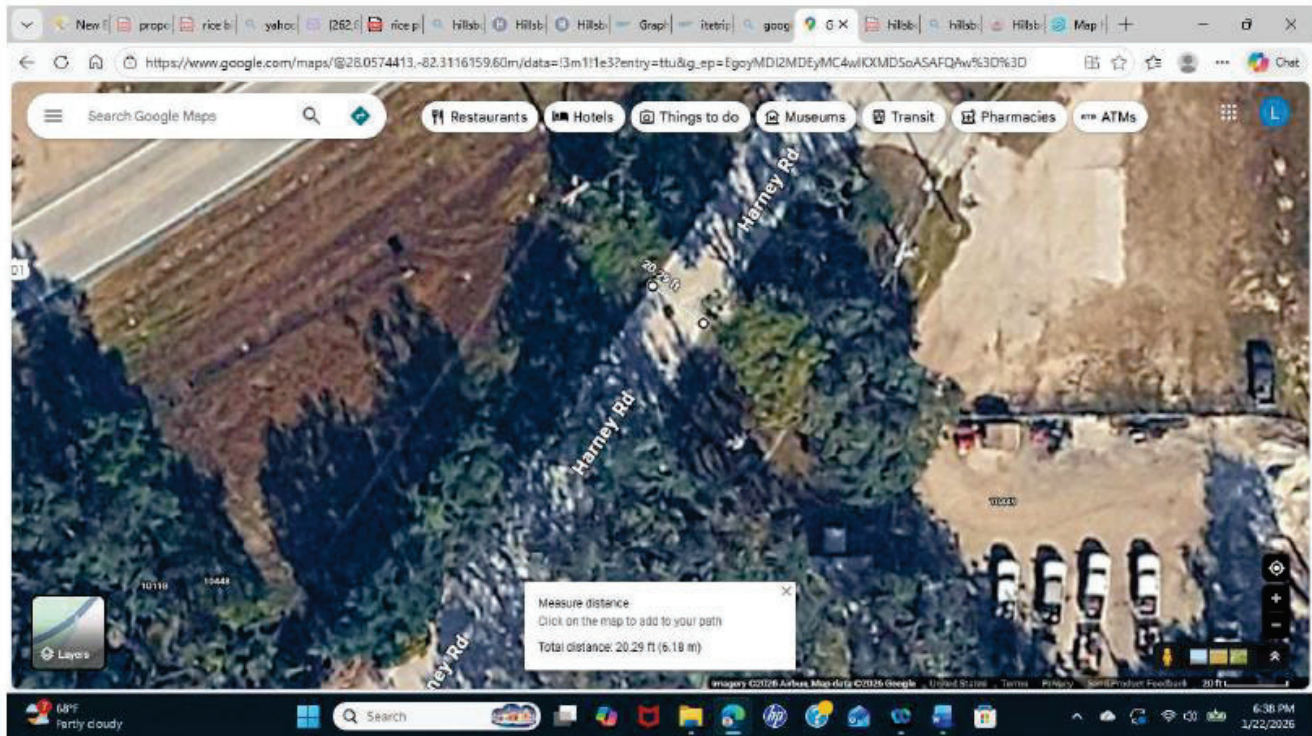
57 foot Right-of-way

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

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Case Reviewer: Chris Grandlienard, AICP



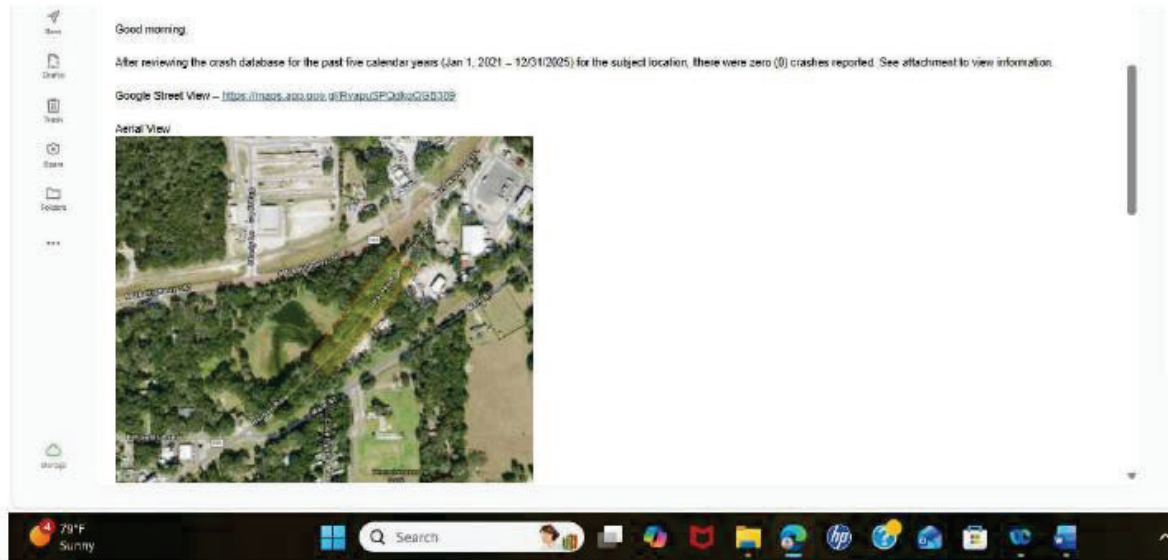
20 feet of pavement/10 foot lanes

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

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Zero (0) crashes on this segment of Harney Road during the past five (5) years.



**Hillsborough
County Florida**
Development Services

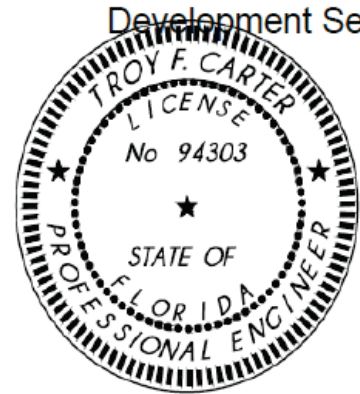
Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☒ New Request ☒ Revised Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV Cross Access ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Harney - Road Services			
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	060343.0010		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Elizabeth Rodriguez		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	CG		
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD 26-0303		
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	NA		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*



April 19, 2026

Digitally signed by Troy Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.05.11
15:18:22-04'00'

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Cross Access - FOLIO # 060343.0010 PD 26-0303

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.Q.5(c) of the Hillsborough County Land Development Code (LDC), which states:

"If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed."

A rezoning has been filed for the subject property to bring the existing tow yard on the site into zoning conformance, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet all LDC cross access requirements.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 060343.0010*
2. Associated Application Numbers: *PD 26-0303*
3. Type of Request: *Administrative variance to LDC Section 6.04.03.Q.5(c)*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.Q.5(c) is sought.*
5. Description of what the LDC/zoning conditions requires: *"If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed." The parcel is bound by Harney Road to the north and Main Street to the south. Thus, cross access is required to the east and to the west. Cross access is proposed to be provided to the east, but not to the west.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Harney Road is a two-lane roadway with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict 10- foot lanes. (b) Approximately 57 feet of right-of-way exists in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Harney Road does not have bike lanes. (e) This is a rural (ditches) section, as opposed to an urban section with curb and gutter.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *The parcel to the east and the parcel to the west of the subject parcel actually share one folio number. (See exhibit showing folio number 060343.0000.) Cross access is being provided to the east. But, the small triangular piece of the property to the west is small and irregularly shaped and has very low development potential. So it would be an unreasonable burden on the applicant to require cross access.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *As the attached exhibit illustrates, there have been zero (0) crashes adjacent to this existing development over the past five (5) years. The purpose of cross access is to allow vehicles to travel between parcels without going out onto the adjacent roadway. And, as there is not a pattern of crashes in the area, the variance would not be detrimental to the public health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. *It would not be reasonable to require cross access to the west, as the subject property is a secure tow yard, and cross access to the west could compromise the security of the tow yard and cause hardship to the business.*

8. Documentation/other attachments: *Attached are site plan, location map, lane and right-of-way width exhibits, crash data polygon, and exhibit showing adjacent property.*

If you have any questions/comments regarding this letter, please call (813) 545-3316.

Sincerely,

Troy Carter, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

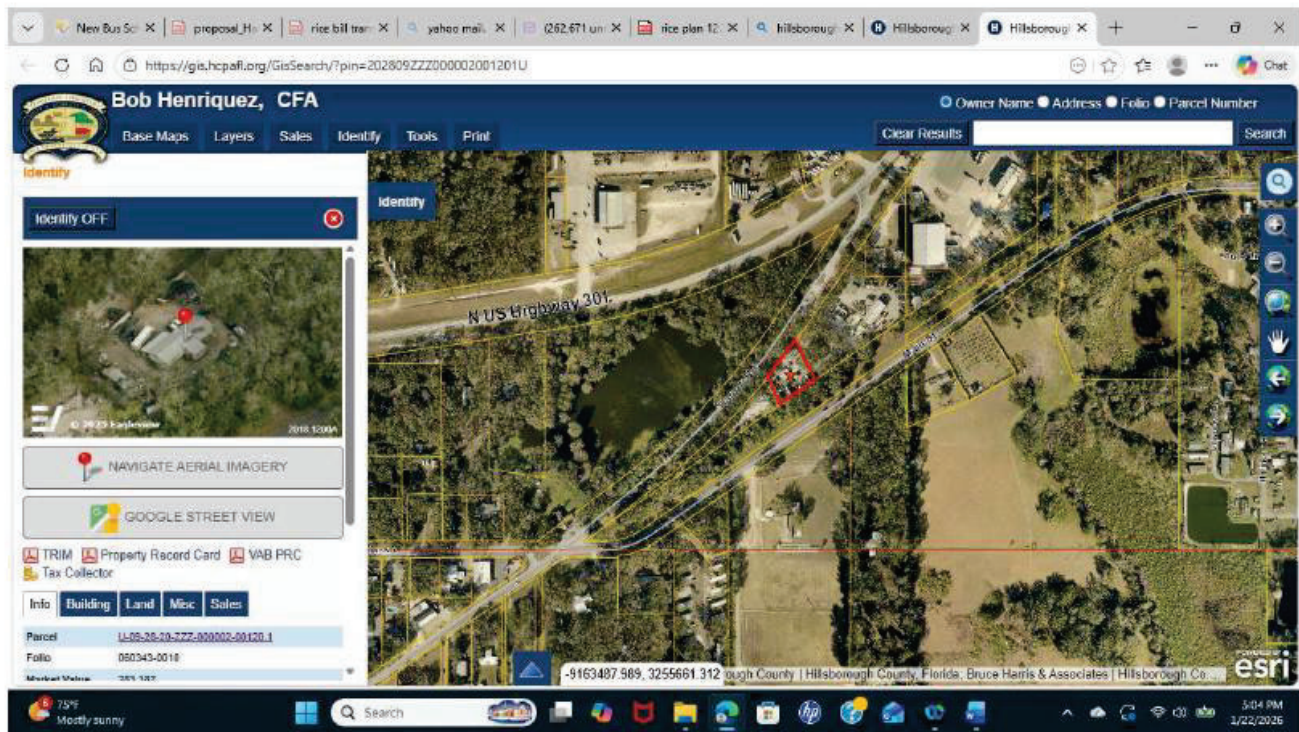
Michael J. Williams, P.E.
Hillsborough County Engineer

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

BOCC HEARING DATE: July 21, 2026

Case Reviewer: Chris Grandlienard, AICP



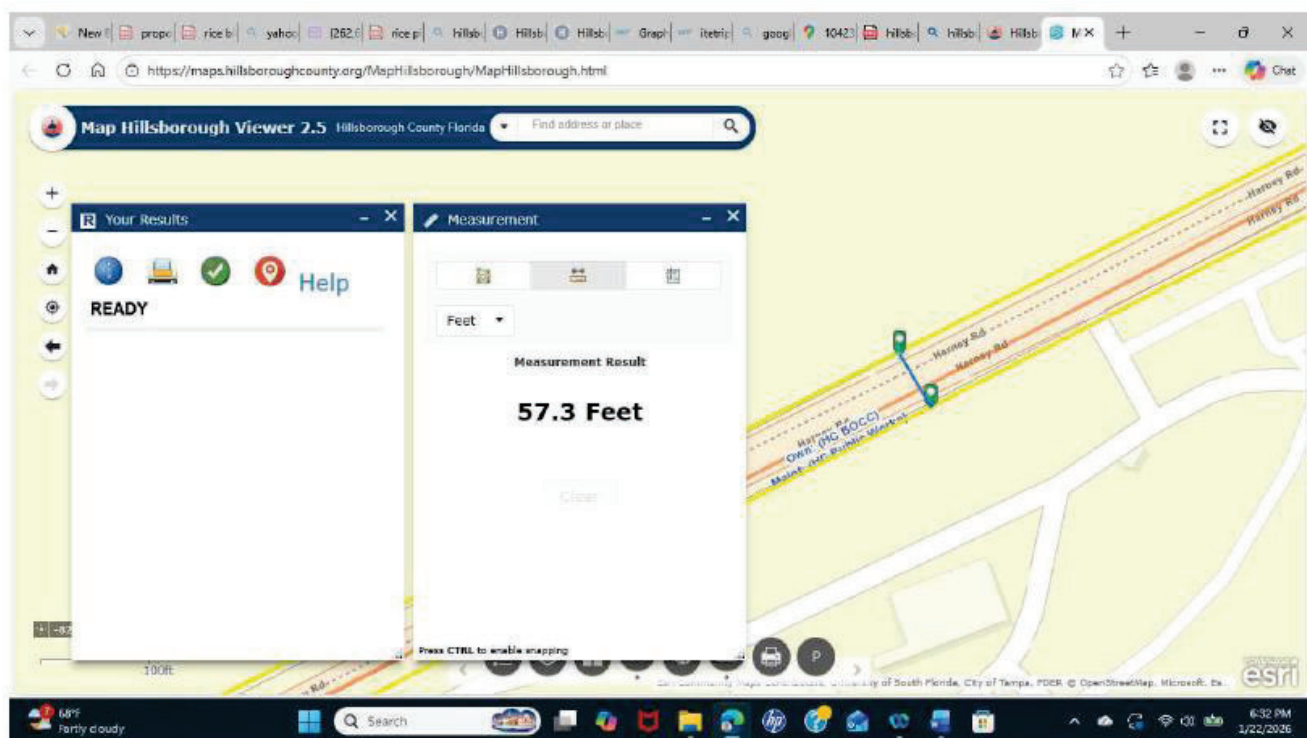
LOCATION MAP

APPLICATION NUMBER: PD 26-0303

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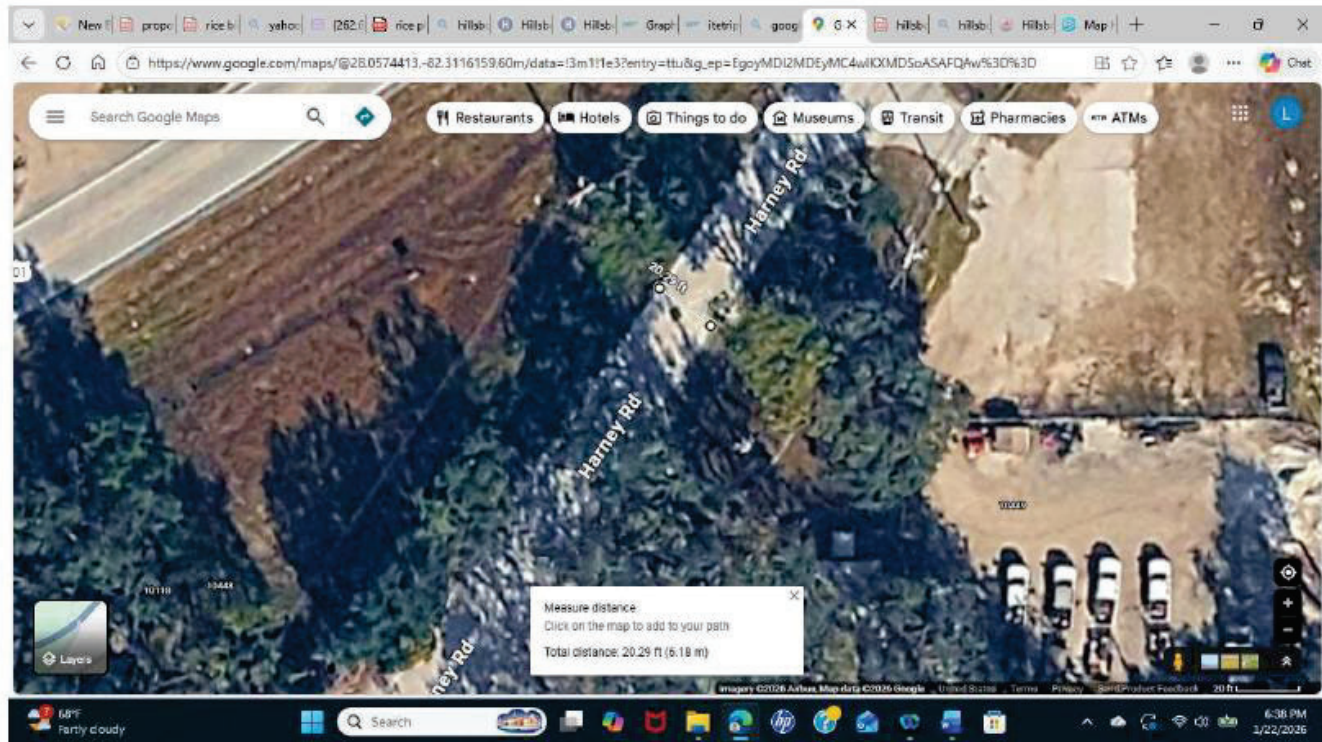
57 foot Right-of-way

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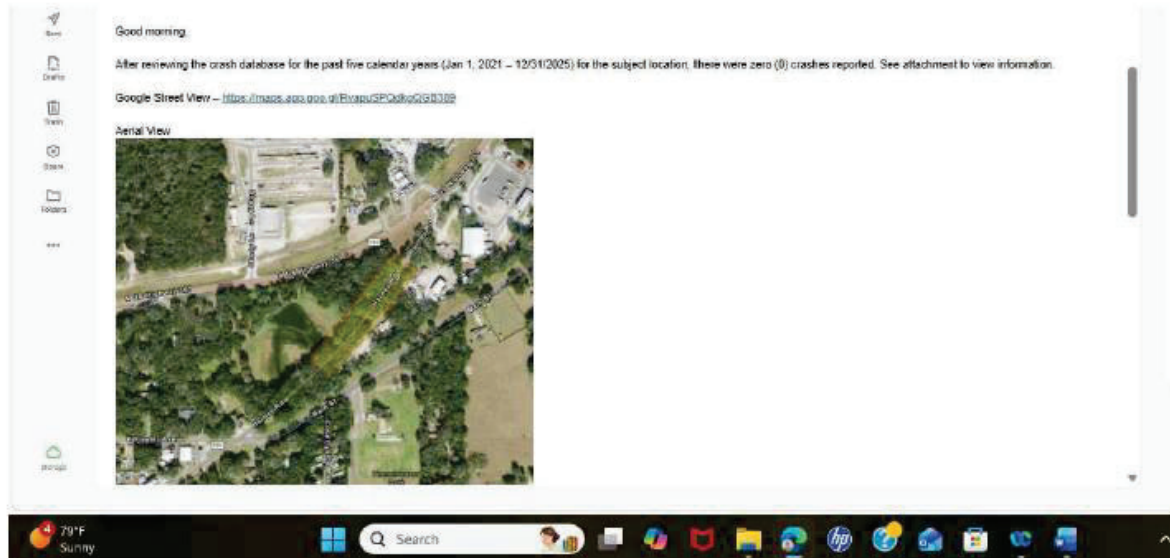
20 feet of pavement/10 foot lanes

APPLICATION NUMBER: PD 26-0303

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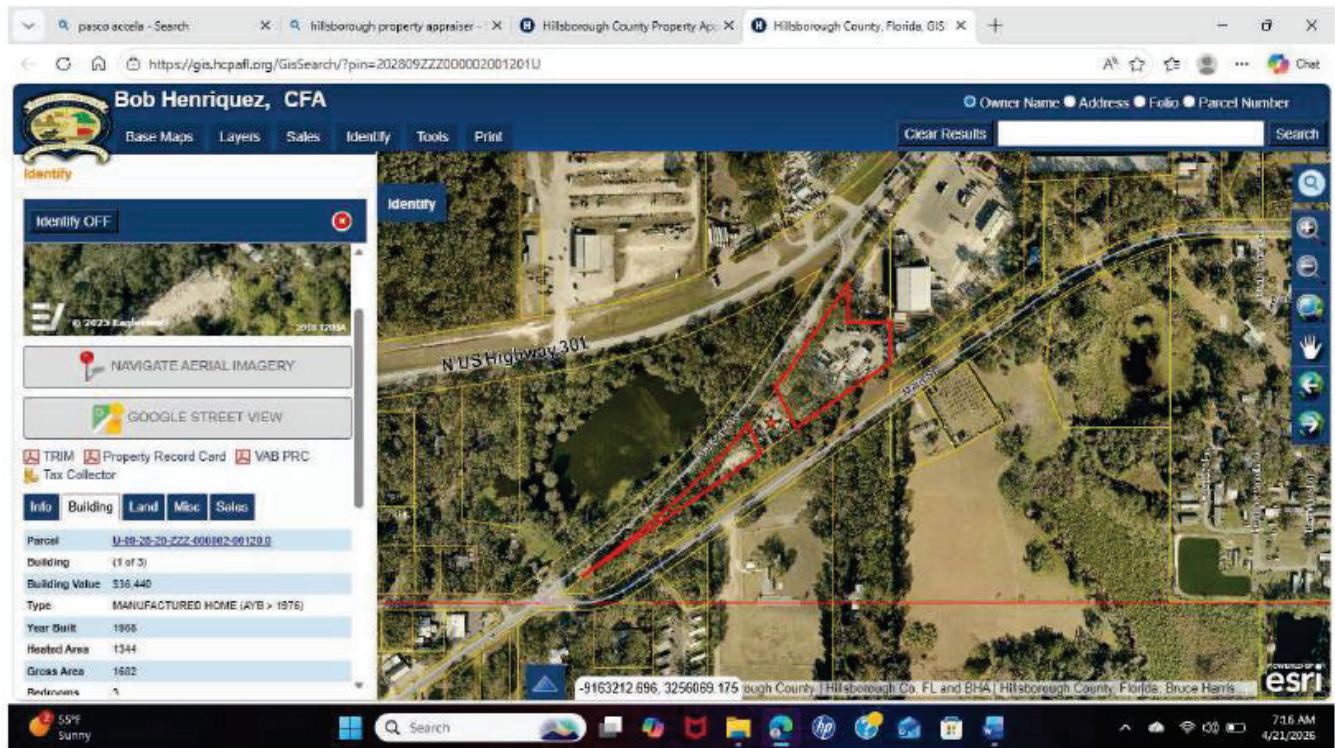
Zero (0) crashes on this segment of Harney Road during the past five (5) years.

APPLICATION NUMBER: PD 26-0303

ZHM HEARING DATE: May 26, 2026

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Case Reviewer: Chris Grandlienard, AICP



Folio number

060343-0000

To the east and west of the site

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 26-0303
DATE OF HEARING:	May 26, 2026
APPLICANT:	Todd Pressman
PETITION REQUEST:	PD
LOCATION:	10423 Harney Road
SIZE OF PROPERTY:	0.46 acres
EXISTING ZONING:	CG
FUTURE LAND USE CATEGORY:	SMU-6
SERVICE AREA:	Rural
COMMUNITY PLANNING AREA:	Thonotosassa

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 0.46-acre parcel located on the southeast side of Harney Road approximately 700 feet south of the US 301/Harney Road intersection in the Thonotosassa area of north central Hillsborough County.

The property is currently zoned CG. The request is to rezone the property from CG to Planned Development for a tow truck business that includes an impoundment lot, the open secured storage of commercial, domestic and recreational vehicles and equipment.

The tow truck business is currently located on the subject parcel. It was stated by the owner that he has been in business at this location since 2021.

The business was recently cited by Code Enforcement for open storage. This action led to the filing of this zoning application to bring the business into conformance with zoning.

The parcel has a FLUE Map designation of SMU-6. The SMU-6 plan category allows for the consideration of this type of business with open storage.

There are other heavy commercial/light industrial uses located both to the southwest and northeast of the subject parcel.

SUMMARY OF HEARING

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

It was stated that the Planned Development is to allow for a tow truck operation and secured storage yard.

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

It was stated that the property is surrounded by commercially zoned parcels.

May 26, 2026

The applicant stated that there is a proposed zoning condition (condition #9) that requires cross access to the southwest and northeast. It was stated that it was integral to the tow truck business that the storage lot be secured. Allowing for cross access would not allow the tow truck operator to secure the open storage/impoundment lot. The applicant requested that cross access not be provided.

It was stated by Development Services that the cross-access condition was the result of a Design Exception decision that cross-access is required. The applicant had asked that cross-access not be required and the County Engineer denied this request. It was stated that the appropriate process to challenge this Design Exception decision is through the LUHO process. The County Attorneys staff stated confirm that this was indeed the process to challenge a Design Exception.

Bill Rice, the property owner and business owner stated that the business is well run by his family and that he asked for approval to allow him to continue operating.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan under the SMU-6 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

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

FINDINGS OF FACT

The subject site is approximately 0.46 acres in size it is rectangular in shape with approximately 165 ft. of frontage along the southeast side of Harney

May 26, 2026

Road. The subject parcel is located approximately 700 ft. south of the US 301/Harney Road intersection in the Thonotosassa area of north central Hillsborough County.

The parcel is currently zoned Commercial General. Testimony was presented that a tow truck/storage/impoundment yard has been operating at this location since 2021.

There is a heavy commercial/light industrial asphalt plant type use located adjacent to the subject site to the northeast of the subject site. There is a raw materials/asphalt staging area located adjacent to the southwest of the subject site.

The parcel to the rear/south of the tow truck parcel is zoned for a mini-warehouse storage business but this use has yet to be developed.

This segment of Harney Road, from US 301 to the north and Fowler/Main Street to the south is heavy commercial in character.

It is found that the tow truck business is compatible with the surrounding land uses along this segment of Harney Road.

The applicant has requested to retain an existing 6 ft. tall metal fence that is located around the entire perimeter of the parcel.

It is found that the existing fence meets the intent of the LDC screening requirements and the continued use of the fence is supported.

The applicant has also asked to waive a 100 ft. setback for the exiting business. This 100 ft. setback is an LDC requirement related to open storage uses. The business is existing. The depth of the lot is limited and meeting the 100 ft. setback from Harney Road is not a viable option for the existing business. In lieu of meeting this setback requirement, the applicant will provide additional landscaping along Harney Road. It is found that this waiver is supported as proposed by the applicant and is also supported by Development Services staff.

May 26, 2026

It is found that the proposed rezoning as proposed by the applicant and as conditioned by Development Services staff will be compatible with the SMU-6 land use designation for the subject site.

It is noted that there is a zoning condition (Condition #9) that requires cross-access to the southwest and northeast. The entire property is enclosed with a 6 ft. tall metal fence. Within the tow truck parcel, behind the fence is the tow truck staging area/parking and storage of vehicles. The existing office is setback approximately 35 ft. from the front property line.

Requiring cross-access through the currently enclosed tow truck storage/impoundment yard would not allow the tow truck operator to properly secure the entirety of the storage yard without substantial modifications to the perimeter fencing and making substantial adjustments to on-site circulation, staging and parking of vehicles. The overall limited size of the parcel, 0.46 acres and depth of the lot varying between 105 ft and 160 ft in depth makes allowing for a 20 ft. to 30 ft wide, open to the public, pass through of the tow truck lot problematic.

Testimony was presented that a Design Exception requesting that cross access not be provided was denied. It was also stated by Development Services staff that the proper procedure to challenge this decision would be through the LUHO process. Thus, should condition #9 survive through this rezoning, if condition #9 were to be modified to include language that states, in the event there was a successful appeal of the Design Exception decision then cross access shall not be required and this condition will not need to be revisited through a Personal Appearance at some later date.

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

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

CONCLUSIONS OF LAW

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

DECISION

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

- 9) Notwithstanding anything on the PD site plan or herein these conditions to the contrary, vehicular and pedestrian cross access shall be provided to folio 60343.000, with a stub out to the PD's southwest and northeast boundary. In the event the Design Exception that was denied (thus requiring cross access) is overturned, cross-access to the northeast and southwest shall not be required.

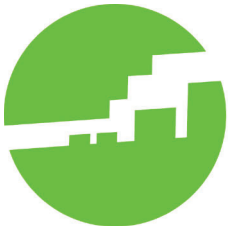
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: PD 26-0303 Folio(s): 60343.0010 General Location: North of Main Street and south of Harney Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25,0.35,0.50 FAR)
Service Area	Urban
Community Plan(s)	Thonotosassa
Rezoning Request	Planned Development (PD) to allow open storage of commercial, domestic, and recreational vehicles, equipment, and an operating office in relation to a towing and repossession yard
Parcel Size	0.46 ± acres
Street Functional Classification	Main Street – County Collector Harney Road – County Arterial
Commercial Locational Criteria	Does not meet; waiver submitted
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	CG	Single Family
North	Residential-4 + Suburban Mixed Use-6	AR + PD + CG	Light Commercial + Single Family + Heavy Commercial
South	Suburban Mixed Use-6 + Residential-4 + Public/Quasi-Public	PD + RSC-3 + AR	Vacant Land + Educational + Public/Quasi-Public/Institutions
East	Suburban Mixed Use-6 + Residential-6	CG + PD + ASC-1	Light Industrial + Vacant Land + Single Family
West	Suburban Mixed Use-6 + Residential-4	CG + PD + AR	Light Industrial + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 0.46 ± acre subject site is located north of Main Street and south of Harney Road. The subject site is in the Urban Service Area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting a Planned Development (PD) to allow open storage of passenger, commercial, recreational vehicles, equipment and an operating office in relation to a towing and repossession yard.

The subject site is located within the Urban Service Area, where, pursuant to Objective 1.1 of the Future Land Use Section (FLUS), approximately 80 percent of the County's anticipated population growth and development activity is intended to be directed. This growth management strategy is designed to promote efficient land use patterns, maximize the use of existing infrastructure and public facilities, and encourage development within areas capable of supporting urban-scale services. FLUS Policy 3.1.3 further requires that all new development demonstrate compatibility with the surrounding area. The Comprehensive Plan specifically clarifies that compatibility does not require development to be identical to surrounding uses; rather, compatibility is determined by the degree to which a proposed development exhibits sensitivity toward maintaining the established character, scale, and development pattern of the surrounding community. Consideration is given to factors such as land use relationships, intensity, site design, buffering, transitions between uses, and the overall integration of the proposed development into the existing built environment. The subject site is currently developed with single-family residential uses. The broader surrounding area reflects a diverse but integrated pattern of land uses. Additional single-family residential uses are located further west along East Fowler Avenue, to the east along Main Street, and north across U.S. Highway 301. Light industrial uses extend eastward along Main Street, while educational

and public/quasi-public or institutional uses are located south of the site across Main Street. Light commercial uses are also present to the east, contributing to a mixed-use development pattern. When evaluated collectively, the surrounding development pattern demonstrates a transition of residential, commercial, institutional, and light industrial uses that supports the proposed development and establishes an appropriate context for the request. The site's location within an area containing a mixture of residential and non-residential uses, particularly along major roadway corridors, such as East Fowler Avenue, Main Street, and U.S. Highway 301, indicates that the proposed development can be integrated into the surrounding area without creating a land use conflict or disrupting the established character of the community. Furthermore, the proposal represents a logical extension and continuation of the mixed-use development pattern already present in the surrounding area and is consistent with the Comprehensive Plan's intent to direct growth toward the Urban Service Area in a manner that supports compatibility and efficient land use transitions. Based on the existing land use context, surrounding development pattern, and the site's relationship to nearby commercial, institutional, and light industrial uses, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

Pursuant to Objective 2.2 of the Future Land Use Section (FLUS), Future Land Use categories are intended to establish the maximum allowable density, intensity, and range of land uses permitted within each designation. Table 2.2 of the Comprehensive Plan further defines the character, purpose, and development expectations associated with each Future Land Use category in order to ensure that development occurs in a manner consistent with the County's long-range planning framework. The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The SMU-6 category is intended to accommodate a broad mix of uses, including agricultural, residential, neighborhood commercial, office, research/corporate park, light industrial multi-purpose, clustered residential, and mixed-use development. The purpose of the SMU-6 designation is to provide flexibility in development patterns while encouraging a balanced integration of employment-generating uses and residential development within suburban growth areas. Within the SMU-6 category, neighborhood commercial uses may be approved up to 175,000 square feet or a maximum Floor Area Ratio (FAR) of 0.25, whichever is less intense, or up to 20 percent of the project's land area when incorporated into a larger planned research or corporate park development. Office, research/corporate park, light industrial multi-purpose, and mixed-use developments may be approved up to a 0.35 FAR. In addition, standalone light industrial uses may achieve a maximum FAR of 0.50. The Comprehensive Plan also specifies that office uses within the SMU-6 category are not subject to Commercial Locational Criteria, thereby providing additional flexibility in site planning and development configuration. The subject site contains approximately 0.46 ± acres. Based on the maximum allowable FAR for light industrial uses within the SMU-6 designation, the site could accommodate up to approximately 10,018.8 square feet of development, as calculated below:

- $0.46 \text{ acres} \times 43,560 \text{ square feet per acre} = 20,037.6 \text{ square feet of gross site area}$
- $20,037.6 \text{ square feet} \times 0.50 \text{ FAR} = 10,018.8 \text{ square feet maximum allowable development intensity}$

According to the revised site plan uploaded into Optix on April 20, 2026, the proposed Planned Development would result in a FAR of 0.19. This proposed intensity is substantially below the maximum allowable 0.50 FAR permitted for light industrial uses within the SMU-6 Future Land Use category. As outlined above, light industrial uses are expressly contemplated and permitted within the SMU-6 designation, subject to the applicable intensity limitations established by the Comprehensive Plan. Because the proposed development includes a permitted use type and remains well below the maximum allowable FAR threshold, the request is consistent with the intent and development parameters

established under FLUS Objective 2.2 and Table 2.2 of the Comprehensive Plan. Furthermore, the proposed FAR of 0.19 reflects a relatively moderate level of development intensity within the context of the SMU-6 category, thereby supporting compatibility with the surrounding mixed-use development pattern while remaining within the Comprehensive Plan's adopted framework for suburban mixed-use growth and employment-oriented land uses.

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

The proposed development is consistent with the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, both of which require that new development and redevelopment be compatible with the character and development pattern of surrounding neighborhoods and adjacent land uses. The Comprehensive Plan emphasizes that compatibility is achieved through thoughtful integration of land uses, appropriate transitions in intensity, and the mitigation of potential adverse impacts associated with new development. In this instance, the surrounding area is characterized by a mixed-use development pattern that includes residential, commercial, public/quasi-public, institutional, and light industrial uses. Notably, light industrial uses already exist within the immediate vicinity of the subject site, establishing a land use context that supports the consideration of similar employment-oriented and industrial activities. The presence of these existing uses demonstrates that the area has evolved as a transitional mixed-use corridor where a variety of land uses coexist in close proximity to one another. FLUS Policy 4.4.1 specifically provides that increases in density or intensity must be compatible with existing, proposed, or planned surrounding development. The policy further states that development and redevelopment should be integrated with adjacent uses through the incorporation of similar or complementary uses, mitigation of adverse impacts, transportation and pedestrian connectivity, and the establishment of gradual transitions between differing land use intensities. FLUS Objective 7.1 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. The proposed development satisfies these compatibility criteria because the requested use is consistent with the established mixed-use character of the area and complements the existing pattern of light industrial and commercial development nearby. The proposal does not introduce a land use type that is foreign or incompatible with the surrounding area; rather, it represents a logical continuation of the development pattern already present within the corridor.

The subject site does not meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The closest qualifying intersection to the subject site is Main Street, a county collector roadway and Harney Road, a county

arterial roadway, which is a little over 1,000 feet away from the subject site. Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The applicant submitted a waiver for the CLC criteria; based upon the existing light commercial uses, Planning Commission staff recommends the Board approve the waiver request. With the inclusion of the submitted waiver for the Commercial Locational Criteria and the associated justifications listed, the proposal meets the intent of Objective 4.7 and its associated policies.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The site is located within the limits of the Thonotosassa Community Plan. However, the Plan does not contain any specific goals, objectives, or policies that are applicable to the proposed request.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Compatibility

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

Community Planning

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

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 4.4: *Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will*

emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

Commercial-Locational Criteria

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

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

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

Policy 4.7.4: When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.

Policy 4.7.9: The locational criteria are not the only factors to be considered for approval of a neighborhood-serving commercial or office use. Considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use.

Policy 4.7.10: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives

and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver. The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - PD 26-0303

Rezoning
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



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



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



AGRICULTURAL-1/10 (.25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



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



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



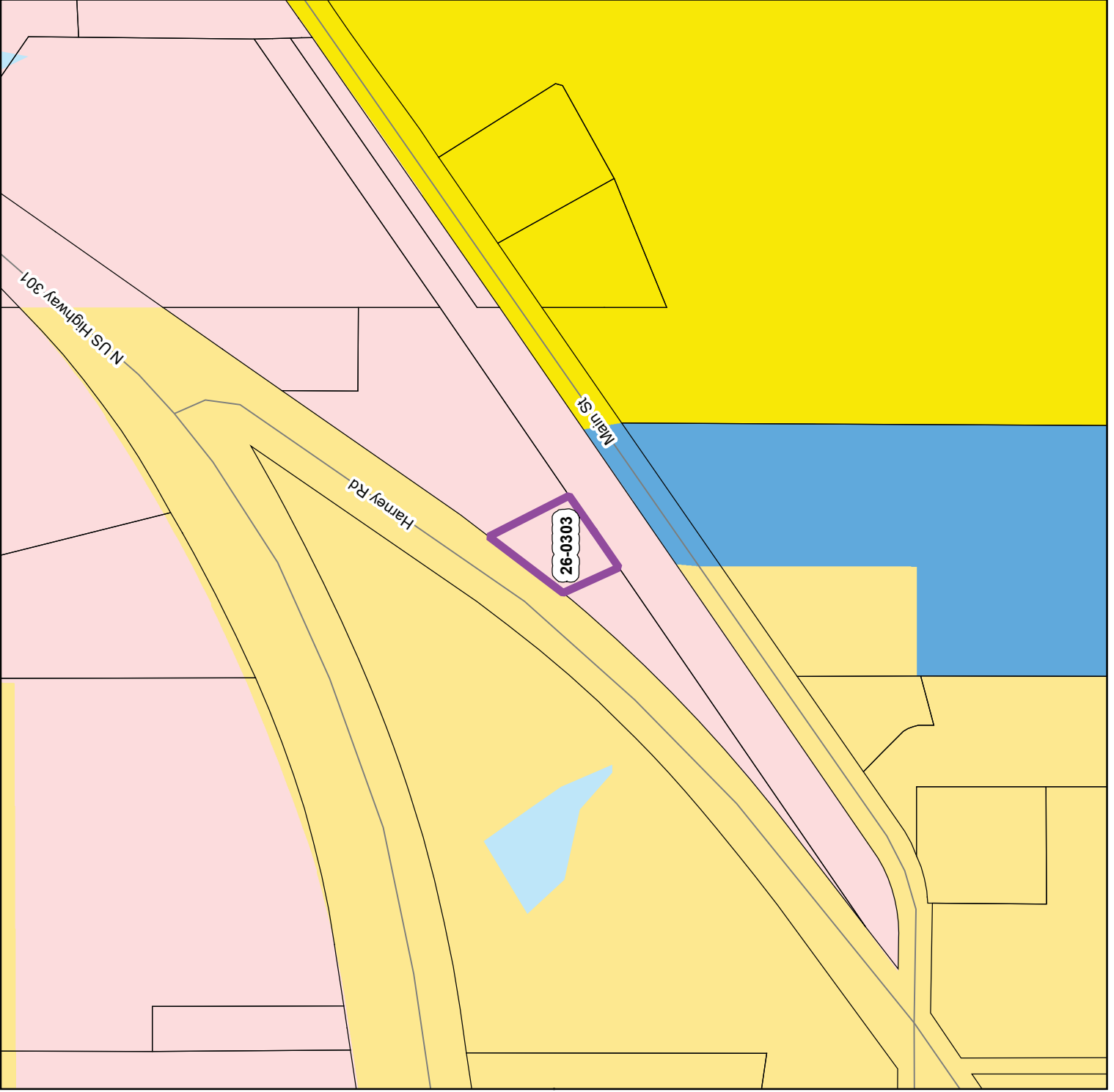
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 12/22/2025

Author: R. Mathie

File: G:\Rezoning\System\MapProjects\HCR\Regw_1\HdRezoning_2.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: NONE

Zoning File: RZ-PD 26-0303 Modification: NONE

Atlas Page: NONE Submitted: 6/16/26

To Planner for Review: 6/16/26 Date Due: ASAP

Contact Person: Todd Pressman Phone: (727) 804-1760/Todd@Pressmaninc.com

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

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

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

Reviewed by: Christopher Grandlienard Date: 06-16-26

Date Agent/Owner notified of Disapproval: _____

LEGAL DESCRIPTION

[illegible]

EXISTING CONDITION

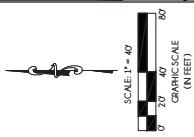
THE BUILDING AND SITE HAVE BEEN EXISTING IN PRESENT CONDITION SINCE AT LEAST 2023 AND WHAT IS SHOWN HERE ARE EXISTING CONDITIONS.

ACCESSORY OPEN STORAGE

OPEN STORAGE OF COMMERCIAL, DOMESTIC, & RECREATIONAL VEHICLES & EQUIPMENT FOR TOWING SERVICE.

PERMETER SCREENING:

PERIMETER SCREENING WILL BE ACHIEVED WITH A WOOD OR VINYL OPAQUE FENCE ALONG THE ENTIRE PERIMETER, A 15' LANDSCAPE BUFFER TO THE NORTH, AND EXISTING VEGETATION SURROUNDING THE PROPERTY ON THE WEST, SOUTH AND

[illegible]

LEGEND

	PROPERTY LINE/PO BOUNDARY
	SETBACK/BUFFER LINE
	OPEN STORAGE

[illegible]

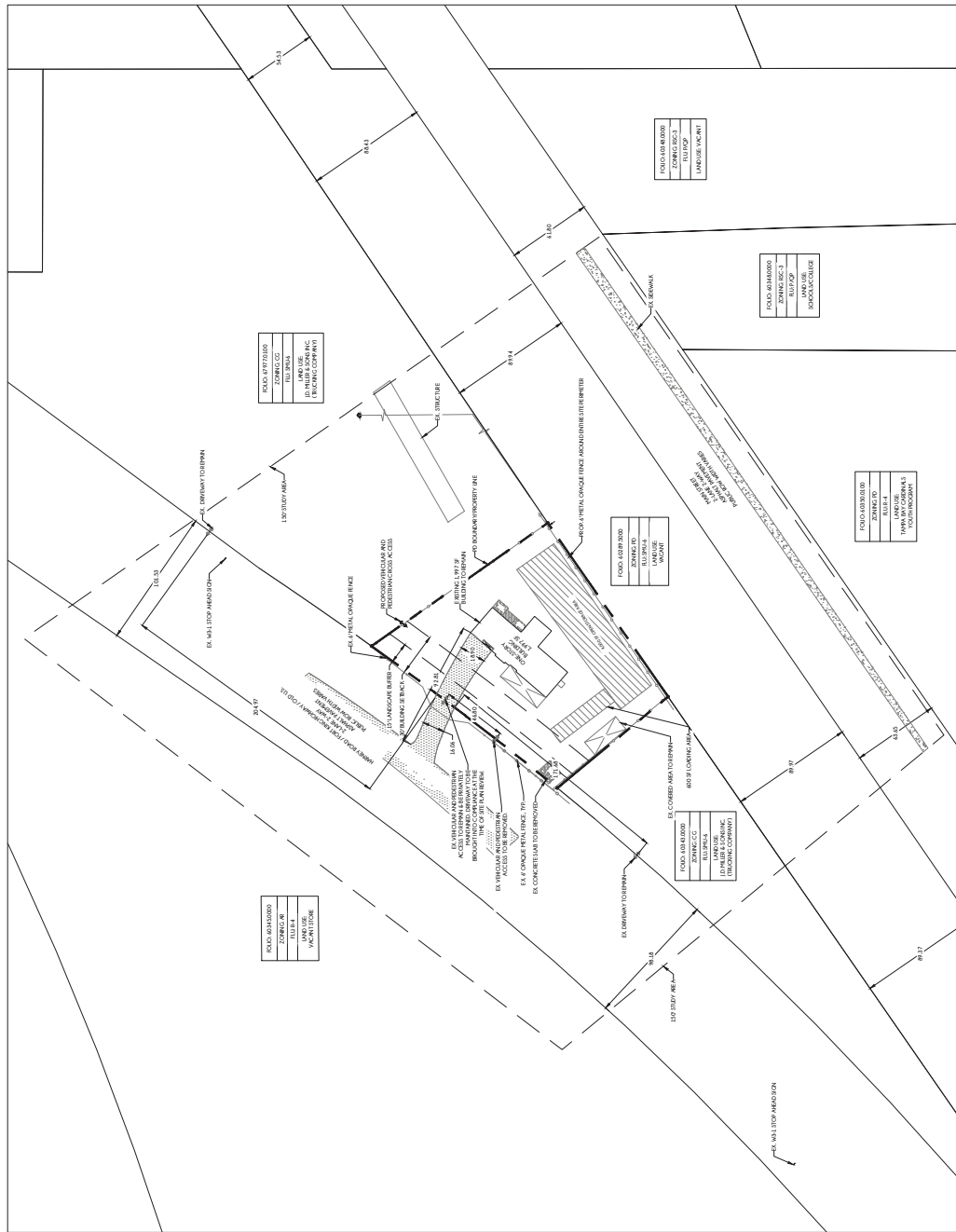
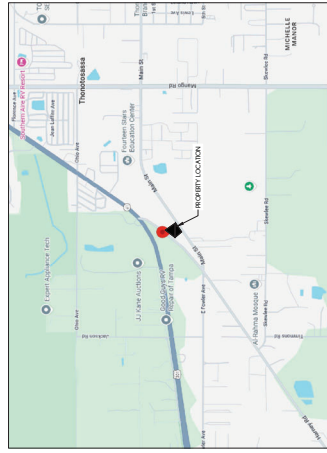
PROFESSIONAL TEAM

CIVIL ENGINEER:
SUNCOAST CIVIL, LLC
2818 W. CYPRESS ROAD, STE. 150
MELBOURNE, FL 32934
PHONE: (813) 694-7676
CONTACT: TROY CARTER

SURVEYOR:
VINTAGLOND SERVICE
9415 S. PENNSYLVANIA AVE.
DUNTER PARK, FL 32919
PHONE: (407) 274-7444
CONTACT: JOSEPH W. LAMSON

OWNER/ENGINEER:
WILLAMETTE
1431 131ST AVE.
MADERIA BEACH, FL 33708
EMAIL: BULLYCR@GMAIL.COM
CONTACT: WILLIAM CREE

OWNER'S AGENT:
PRESSMAN & ASSOCIATES, INC.
3500 S. W. 36TH AVE., SUITE 200
DOVER, FL 33527
PHONE: (727) 904-1760
CONTACT: TERRY PRESSMAN





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/15/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Thonotosassa

PETITION NO: PD 26-0303

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

CONDITIONS OF APPROVAL

- The project shall be served by one (1) access connection to Harney Rd.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, vehicular and pedestrian cross access shall provide to folio 60343.0000, with a stub out to the PD's southwest and northeast boundary.
- If PD 26-0303 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated May 12, 2026) which was found approvable by the County Engineer (on May 14, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access connections to Harney Rd. Specifically, approval of this Administrative Variance will permit a reduction of the minimum access spacing for the access on Harney Rd as follows:
 - A variance of +/- 40.03 feet from the closest access to the north (on the same side of the road), resulting in an access spacing of +/- 204.97 feet; and,
 - A variance of +/- 73.32 feet from the closest access to the south (on the same side of the road), resulting in an access spacing of +/- 171.68 feet.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.46-acre site from Commercial, General (CG) to Planned Development (PD). The applicant is proposing to use the existing building and use the site for a towing service. The site's Future Land Use designation is Suburban Mixed-Use – 6 (SMU-6).

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis for the proposed project. Staff prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Existing Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,009 SF Fast-Food Restaurant with Drive-Through Window (ITE LUC 934)	2,241	166	158

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,388 SF Specialty Trade Contractor (ITE LUC 180)	24	4	5

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	- 2,217	- 162	- 153

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Harney Rd.

Harney Rd is a 2-lane, substandard arterial rural roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes or sidewalks on either side of the roadway and lies within a +/- 100-foot-wide right of way.

Harney Rd is considered a substandard roadway as it does not comply with the Hillsborough County Transportation Technical Manual a TS-4 typical section which has 11-foot lanes with curb and gutter, 7-foot buffered bike lanes and sidewalks on both sides within a minimum of 64 feet of right of way. Due to the low trip generation of the proposed use, the developer is not subject to substandard road improvements.

SITE ACCESS

The site currently has one full access connection to Harney Rd which the PD proposes to retain, improving the driveway to county standards.

REQUEST ADMINISTRATIVE VARIANCE – ACCESS SPACING: Robertson St

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated May 12, 2026) from the Section 6.04.07 LDC requirement governing access spacing. Per the LDC, Harney Rd is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is seeking the following variances relative to its project's existing-to-remain access connection on Harney Rd:

- A variance of +/- 40.03 feet from the closest access to the north (on the same side of the road), resulting in an access spacing of +/- 204.97 feet; and,
- A variance of +/- 73.32 feet from the closest access to the south (on the same side of the road), resulting in an access spacing of +/- 171.68 feet.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on May 14, 2026). If PD 26-0303 is approved, the County Engineer will approve the above referenced Administrative Variance request.

REQUEST ADMINISTRATIVE VARIANCE – CROSS-ACCESS (SOUTHWEST)

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated April 19, 2026) from the Section 6.04.03.Q.5(c) LDC requirement governing cross-access. Per the LDC, vehicular

and pedestrian cross access is required the abutting property northeast and southwest of the site. The applicant is seeking relief from providing the cross-access on the southwest side of the site.

Section 6.04.02.B.3 of the LDC provides the criteria that shall be met when an Administrative Variance is requested which are; (1) “there is an unreasonable burden on the applicant,” (2) “the variance would not be detrimental to the public health, safety, and welfare,” and (c) without the variance, reasonable access cannot be provided.

The applicant’s submitted Administrative Variance request addressed the variance criteria shown below in italics:

- 1) There is an unreasonable burden on the applicant.
“...the small triangular piece of the property to the west is small and irregularly shaped and has very low development potential.”

The applicant failed to demonstrate an unreasonable burden imposed on the subject site.

- 2) The variance would not be detrimental to the public health, safety, and welfare.
“...there have been zero (0) crashes adjacent to this existing development over the past five (5) years. The purpose of cross access is to allow vehicles to travel between parcels without going out onto the adjacent roadway. And, as there is not a pattern of crashes in the area, the variance would not be detrimental to the public health, safety, and welfare.”

The applicant addressed public health, safety, and welfare with the use of crash data only.

- 3) Without the variance, reasonable access cannot be provided.
“It would not be reasonable to require cross access to the west, as the subject property is a secure tow yard, and cross access to the west could compromise the security of the tow yard and cause hardship to the business.”

The applicant failed to demonstrate that the cross-access requirement would prevent reasonable access.

For the reasons noted above, the County Engineer (on May 14., 2026) denied the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The Level of Service (LOS) information for Harney Rd is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Harney Rd	Tom Folsom Rd	US Hwy 301	D	C

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



**Hillsborough
County Florida**
Development Services

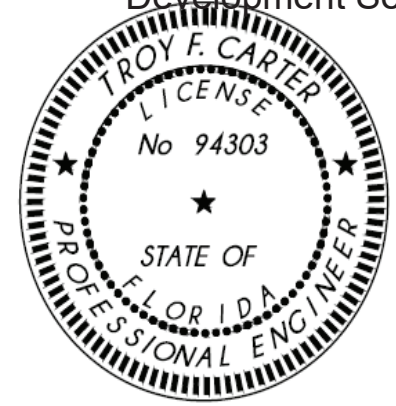
Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. AV Driveway Spacing - Harney Rd. ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Harney - Road Services
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	060343.0010 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	CG
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 26-0303
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647



May 12, 2026

Digitally signed by Troy
Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.05.13
13:54:09-04'00'

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

**RE: Administrative Variance for Driveway Spacing (Harney Road) - FOLIO # 060343.0010
PD 26-0303**

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Harney Road, Class 6 is the most appropriate access class. - **"Sec. 6.04.07. - Table:
Minimum Spacing –**

CLASS 6

Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.

>45 mph	330
ft ≤45 mph	245 ft

The subject property is in for rezoning, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing. A rezoning has been filed to bring this existing "Road Services" (towing) business into zoning conformance. Note that no new structures are proposed to be constructed, and the purpose of the project is to bring the site into conformance.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 060343.0010*
2. Associated Application Numbers: *PD 26-0303*

3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: *As this is a Class 6 roadway, Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways because the posted speed is 35 mph. As the attached Site Plan shows, there are (2) driveways less than 245 feet away from the subject driveway. The subject driveway is 204.97 feet away from the driveway to the north. The subject driveway is 171.68 feet from the driveway to the south. These driveways are on the east side of Harney Road.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Harney Road is a two-lane roadway with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict 10- foot lanes. (b) Approximately 57 feet of right-of-way exists in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Harney Road does not have bike lanes. (e) This is a rural (ditches) section, as opposed to an urban section with curb and gutter.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *There is only one other driveway (212 feet to the north) with which the subject driveway does not meet spacing, and since the posted speed on Harney Road is 35 mph, there is low potential for conflict with this one other driveway.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *As the attached exhibit illustrates, there have been zero (0) crashes associated with this existing driveway over the past five (5) years. The variance would not be detrimental to the public health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. *It would not be reasonable to close the access to this existing business. As shown on the **Site Plan**, the developer has agreed to close the southernmost of his two existing driveways, and removing the associated gate. Further improvements are included in Planning Notes 13 and 14 of the Site Plan, which state: "13. Sidewalks will be provided in accordance with the LDC Section 6.03.02. 14. No parking allowed within ROW."*

8. Documentation/other attachments: *Attached are site plan, location map, lane and right-of-way width exhibits, and crash data polygon.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

Troy Carter, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

[illegible]

THE BUILDING AND SITE HAVE BEEN EXISTING IN PRESENT CONDITION SINCE AT LEAST 2023 AND WHAT IS SHOWN HERE ARE EXISTING CONDITIONS.

OPEN STORAGE OF COMMERCIAL, DOMESTIC, & RECREATIONAL VEHICLES & EQUIPMENT FOR TOWING SERVICE.

PERIMETER SCREENING WILL BE ACHIEVED WITH A WOOD OR VINYL OPAQUE FENCE ALONG THE ENTIRE PERIMETER, A 15' LANDSCAPE BUFFER TO THE NORTH, AND EXISTING VEGETATION SURROUNDING THE PROPERTY ON THE WEST, SOUTH AND EAST SIDES.

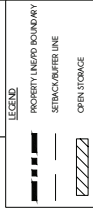
SET DATA	FOUO ID	0050-AL0010
EXISTING ZONING	CC (F-0007)	
PROPOSED ZONING	PD-003	
EXISTING LAND USE	RESIDENTIAL HOME	
EXISTING LAND USE	RESIDENTIAL HOME	
FLOOD ZONE	X	115.15 (0.04 AC) FLOOD PROHIBITED
WATER AREA	20200.50	111.97 (0.03 AC)
WATER VOLUME	30m	50m
PAV. DRIVING COVERAGE	1.41 FEET	50 (0.03 AC)
PAV. DRIVEWAY COVERAGE	1.41 FEET	
EXISTING BUILDING HEIGHT	1.41 FEET	
EXISTING BUILDING SETBACKS	1.41 FEET	
EXISTING EAST YEST	NONE	
EXISTING WEST	NONE	
EXISTING SOUTHWEST	NONE	
EXISTING SOUTHWEST BUFFER	15 FEET TYPE B	
EXISTING FRONT (NORTH)	0 FEET	
EXISTING REAR (SOUTH)	0 FEET	



SCALE: 1" = 40'

GRAPHIC SCALE

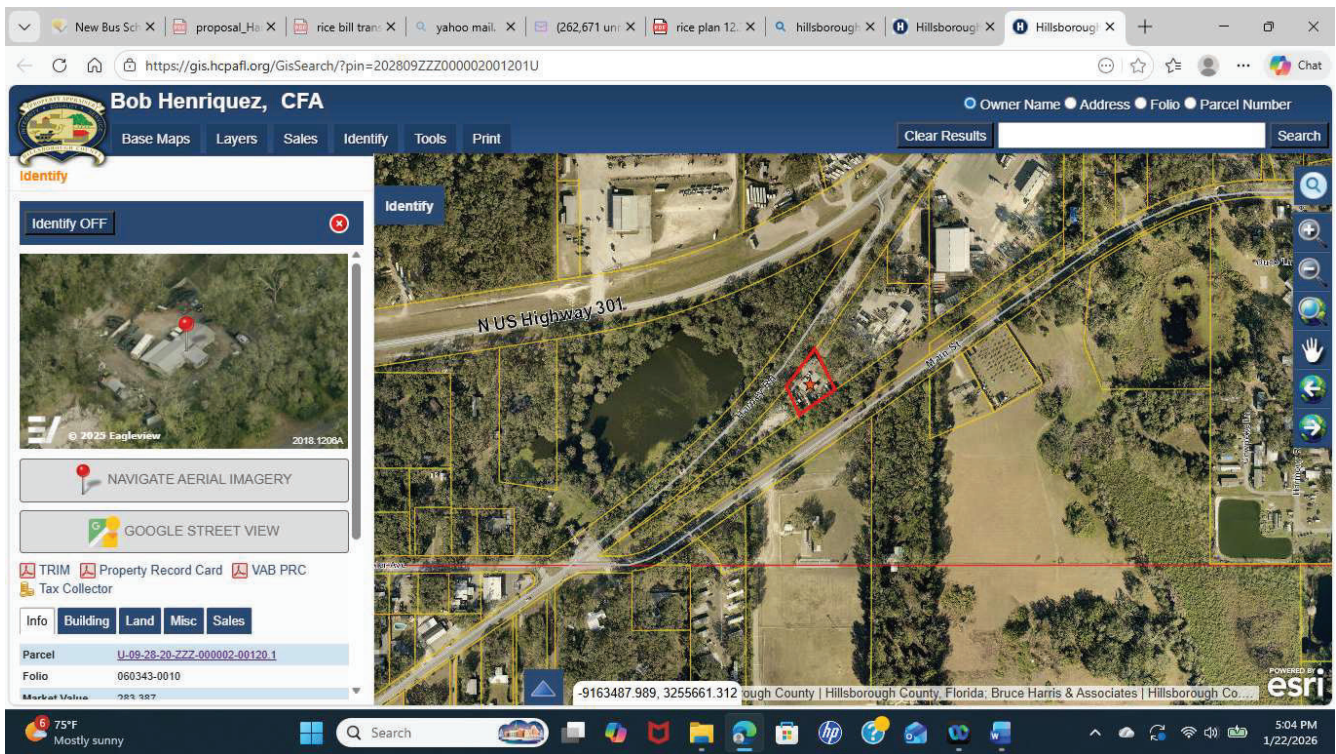
0 20 40 60

[illegible]

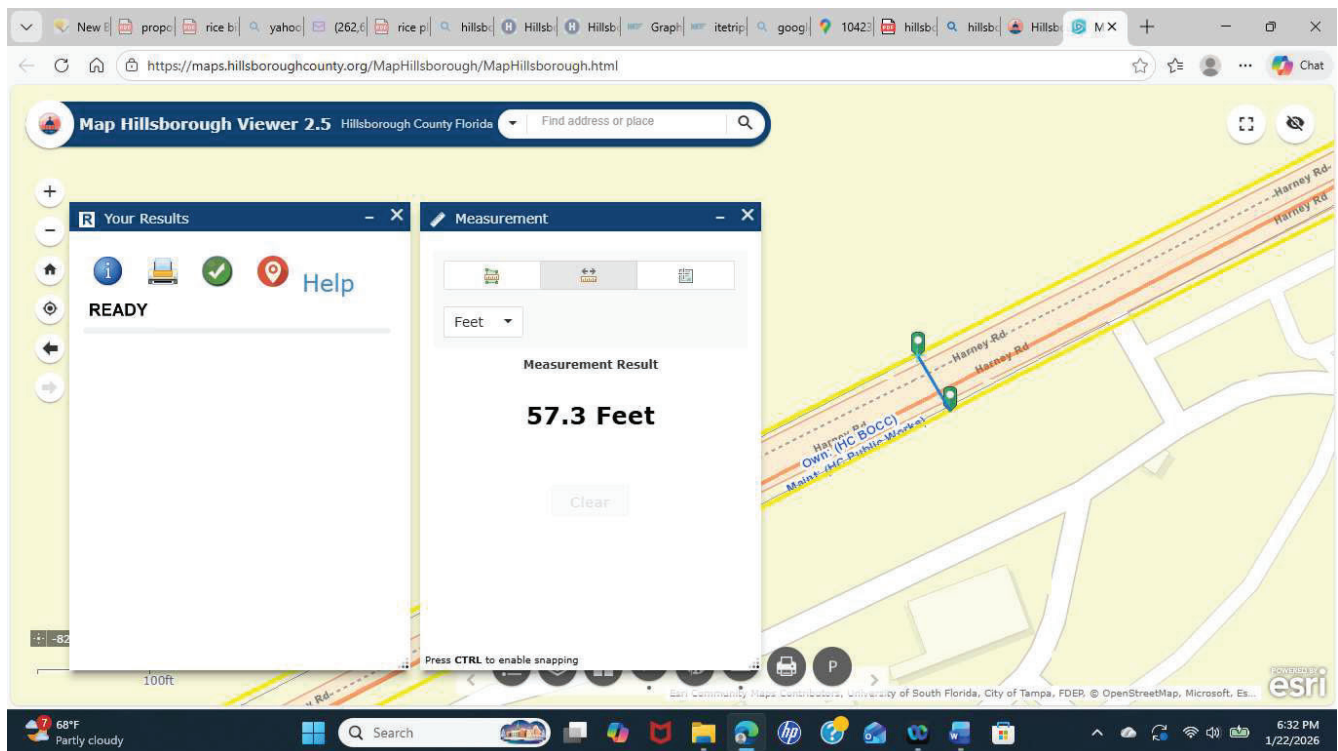
CIVIL ENGINEER: SUNCOAST CIVIL, LLC 2816 CYPRESS RIDGE BLVD., STE. 150 WILMINGTON, DE 19806 PHONE: (813) 694-7676 CONTACT: TROY CRYER	OWNER/DEVELOPER: WILLIAMS, R. 1433 131ST AVE. MADEIRA BEACH, FL 33708 EMAIL: BILL.YEAGER@WAVE.COM CONTACT: WILLIAM RAY	OWNER'S AGENT: WILLIAMS, R. 2973 SHADY ACRES RD. WILMINGTON, DE 19806 PHONE: (727) 804-1760 CONTACT: TONY PRESSMAN
SURVEYOR: ALCO HAND SERVICE WILMINGTON, DE 19806 WATER PARK, FL 32789 PHONE: (888) 399-8474 CONTACT: JASON E. WILLIAMSON		

[illegible]

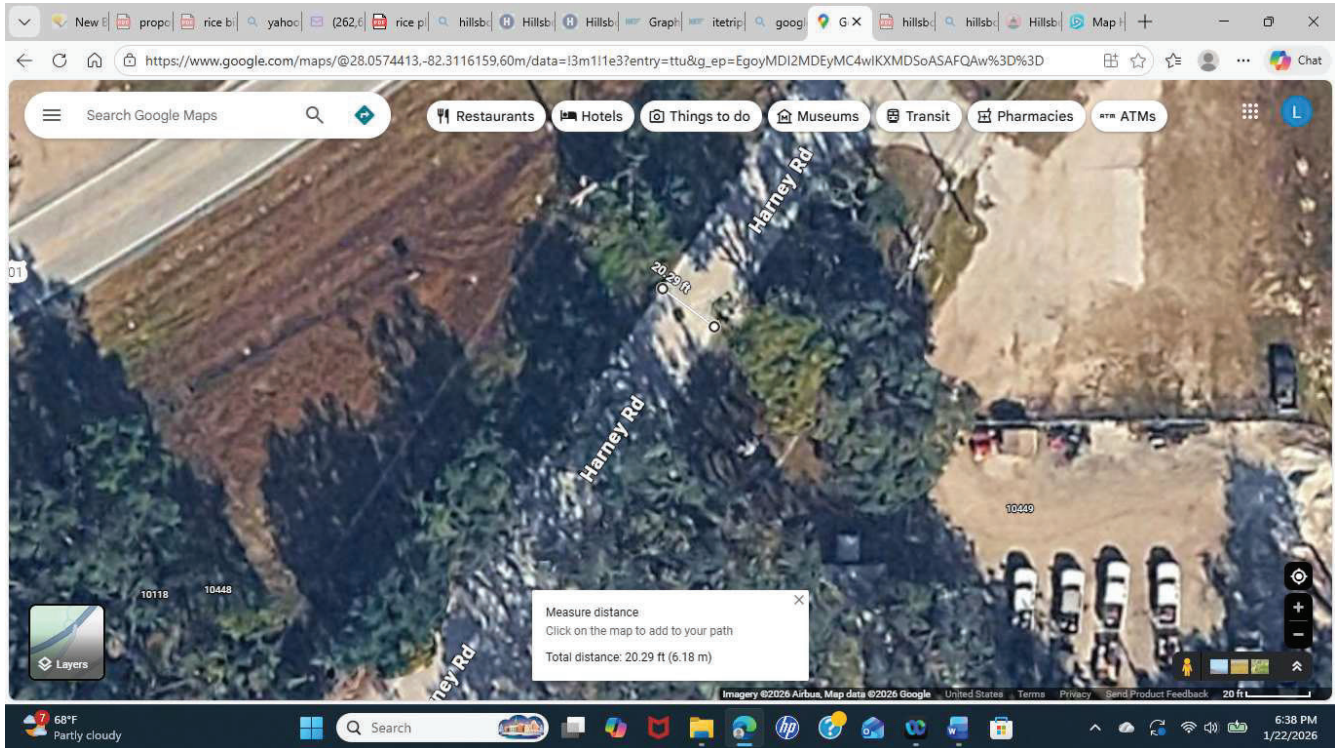
PLANNED DEVELOPMENT PLAN	ACTUAL DEVELOPMENT PLAN
1. <i>1990-1995</i>	1. <i>1990-1995</i>
2. <i>1996-2000</i>	2. <i>1996-2000</i>
3. <i>2001-2005</i>	3. <i>2001-2005</i>
4. <i>2006-2010</i>	4. <i>2006-2010</i>
5. <i>2011-2015</i>	5. <i>2011-2015</i>
6. <i>2016-2020</i>	6. <i>2016-2020</i>
7. <i>2021-2025</i>	7. <i>2021-2025</i>
8. <i>2026-2030</i>	8. <i>2026-2030</i>
9. <i>2031-2035</i>	9. <i>2031-2035</i>
10. <i>2036-2040</i>	10. <i>2036-2040</i>
11. <i>2041-2045</i>	11. <i>2041-2045</i>
12. <i>2046-2050</i>	12. <i>2046-2050</i>
13. <i>2051-2055</i>	13. <i>2051-2055</i>
14. <i>2056-2060</i>	14. <i>2056-2060</i>
15. <i>2061-2065</i>	15. <i>2061-2065</i>
16. <i>2066-2070</i>	16. <i>2066-2070</i>
17. <i>2071-2075</i>	17. <i>2071-2075</i>
18. <i>2076-2080</i>	18. <i>2076-2080</i>
19. <i>2081-2085</i>	19. <i>2081-2085</i>
20. <i>2086-2090</i>	20. <i>2086-2090</i>
21. <i>2091-2095</i>	21. <i>2091-2095</i>
22. <i>2096-2100</i>	22. <i>2096-2100</i>



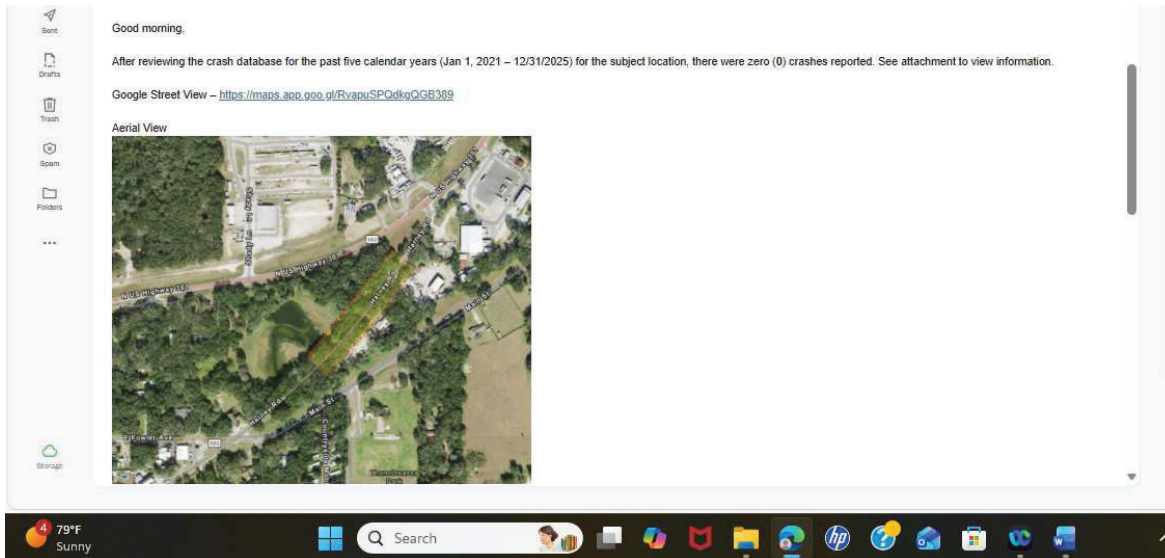
LOCATION MAP



57 foot Right-of-way



20 feet of pavement/10 foot lanes



Zero (0) crashes on this segment of Harney Road during the past five (5) years.

**Hillsborough
County Florida**
Development Services

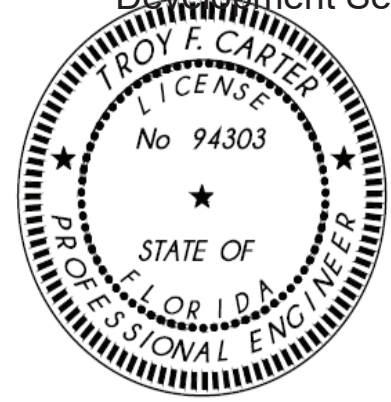
Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV Cross Access ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Harney - Road Services
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	060343.0010 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	CG
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 26-0303
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	NA
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*



April 19, 2026

Digitally signed by Troy Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.05.11
15:18:22-04'00'

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Cross Access - FOLIO # 060343.0010 PD 26-0303

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.Q.5(c) of the Hillsborough County Land Development Code (LDC), which states:

"If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed."

A rezoning has been filed for the subject property to bring the existing tow yard on the site into zoning conformance, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet all LDC cross access requirements.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 060343.0010*
2. Associated Application Numbers: *PD 26-0303*
3. Type of Request: *Administrative variance to LDC Section 6.04.03.Q.5(c)*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.Q.5(c) is sought.*
5. Description of what the LDC/zoning conditions requires: *"If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed." The parcel is bound by Harney Road to the north and Main Street to the south. Thus, cross access is required to the east and to the west. Cross access is proposed to be provided to the east, but not to the west.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Harney Road is a two-lane roadway with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict 10- foot lanes. (b) Approximately 57 feet of right-of-way exists in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Harney Road does not have bike lanes. (e) This is a rural (ditches) section, as opposed to an urban section with curb and gutter.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *The parcel to the east and the parcel to the west of the subject parcel actually share one folio number. (See exhibit showing folio number 060343.0000.) Cross access is being provided to the east. But, the small triangular piece of the property to the west is small and irregularly shaped and has very low development potential. So it would be an unreasonable burden on the applicant to require cross access.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *As the attached exhibit illustrates, there have been zero (0) crashes adjacent to this existing development over the past five (5) years. The purpose of cross access is to allow vehicles to travel between parcels without going out onto the adjacent roadway. And, as there is not a pattern of crashes in the area, the variance would not be detrimental to the public health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. *It would not be reasonable to require cross access to the west, as the subject property is a secure tow yard, and cross access to the west could compromise the security of the tow yard and cause hardship to the business.*

8. Documentation/other attachments: *Attached are site plan, location map, lane and right-of-way width exhibits, crash data polygon, and exhibit showing adjacent property.*

If you have any questions/comments regarding this letter, please call (813) 545-3316.

Sincerely,

Troy Carter, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

[illegible]

THE BUILDING AND SITE HAVE BEEN EXISTING IN PRESENT CONDITION SINCE AT LEAST 2023 AND WHAT IS SHOWN HERE ARE EXISTING CONDITIONS.

OPEN STORAGE OF COMMERCIAL, DOMESTIC, & RECREATIONAL VEHICLES & EQUIPMENT FOR TOWING SERVICE.

PERIMETER SCREENING WILL BE ACHIEVED WITH A WOOD OR VINYL OPAQUE FENCE ALONG THE ENTIRE PERIMETER, A 15' LANDSCAPE BUFFER TO THE NORTH, AND EXISTING VEGETATION SURROUNDING THE PROPERTY ON THE WEST, SOUTH AND EAST SIDES.

PLANNING AREA	1. THIS SITE IS LOCATED WITHIN THE HONOLULUA COMMUNITY PLANNING AREA.
	2. THE PROJECT IS LOCATED WITHIN AN URBAN SUBDISTRICT.
	3. THE PROJECT IS LOCATED WITHIN AN AREA KNOWN TO EXIST WITHIN 1/2 OF THE DISTRICT SIZE.
	4. THE PROJECT IS LOCATED WITHIN THE CITY OF HONOLULUA.
	5. THE SITE IS LOCATED IN THE URBAN SERVICE AREA.
	6. THE PROJECT IS LOCATED WITHIN THE SERVICE AREA PROVIDED BY HILLOKUA COUNCIL.
	7. THE PROJECT IS LOCATED WITHIN THE SERVICE AREA PROVIDED BY HILLOKUA COUNCIL.
	8. THE PROJECT IS LOCATED WITHIN THE SERVICE AREA PROVIDED BY HILLOKUA COUNCIL.
	9. THE PROJECT IS LOCATED WITHIN THE SERVICE AREA PROVIDED BY HILLOKUA COUNCIL.
	10. THE PROJECT IS LOCATED WITHIN THE SERVICE AREA PROVIDED BY HILLOKUA COUNCIL.
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	12. THE PROJECT IS LOCATED WITHIN THE SERVICE AREA PROVIDED BY HILLOKUA COUNCIL.
	13. THE PROJECT IS LOCATED WITHIN THE SERVICE AREA PROVIDED BY HILLOKUA COUNCIL.
	14. THE PROJECT IS LOCATED WITHIN THE SERVICE AREA PROVIDED BY HILLOKUA COUNCIL.

3 WORKING DAYS
BEFORE YOU DIG CALL
SUNSHINE STATE ONE
CALL OF FLORIDA
1-800-432-4770
FOR THE LOCATION OF
UNRECORDED UTILITIES

IT'S THE ONLY WAY TO FIND OUT
WHERE THE UTILITIES ARE AND
WHERE THEY WON'T BE. IT'S THE
ONLY WAY TO FIND OUT WHERE
THE UTILITIES ARE AND WHERE
THEY WON'T BE. IT'S THE ONLY
WAY TO FIND OUT WHERE THE
UTILITIES ARE AND WHERE THEY
WON'T BE. IT'S THE ONLY WAY
TO FIND OUT WHERE THE UTILITIES
ARE AND WHERE THEY WON'T BE.

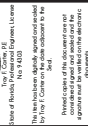


PREPARED FOR:

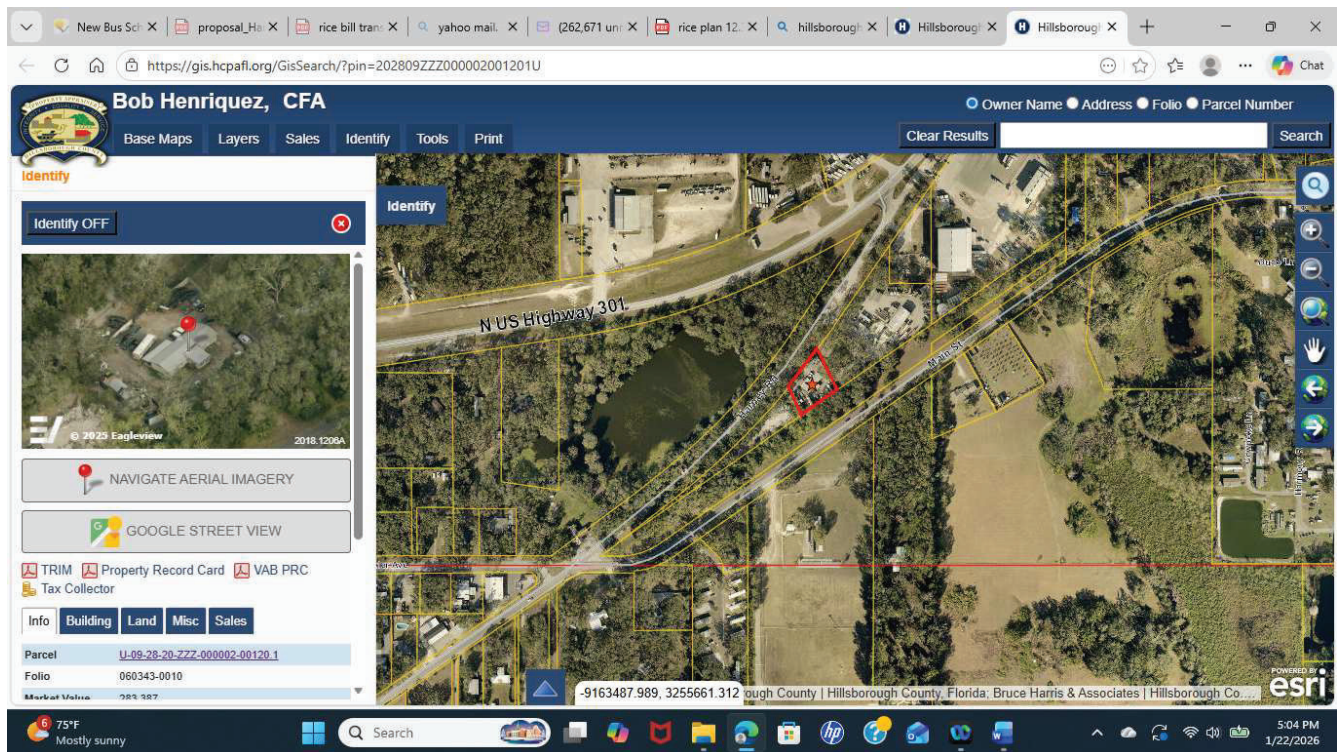
2-001201

PROFESSIONAL TEAM

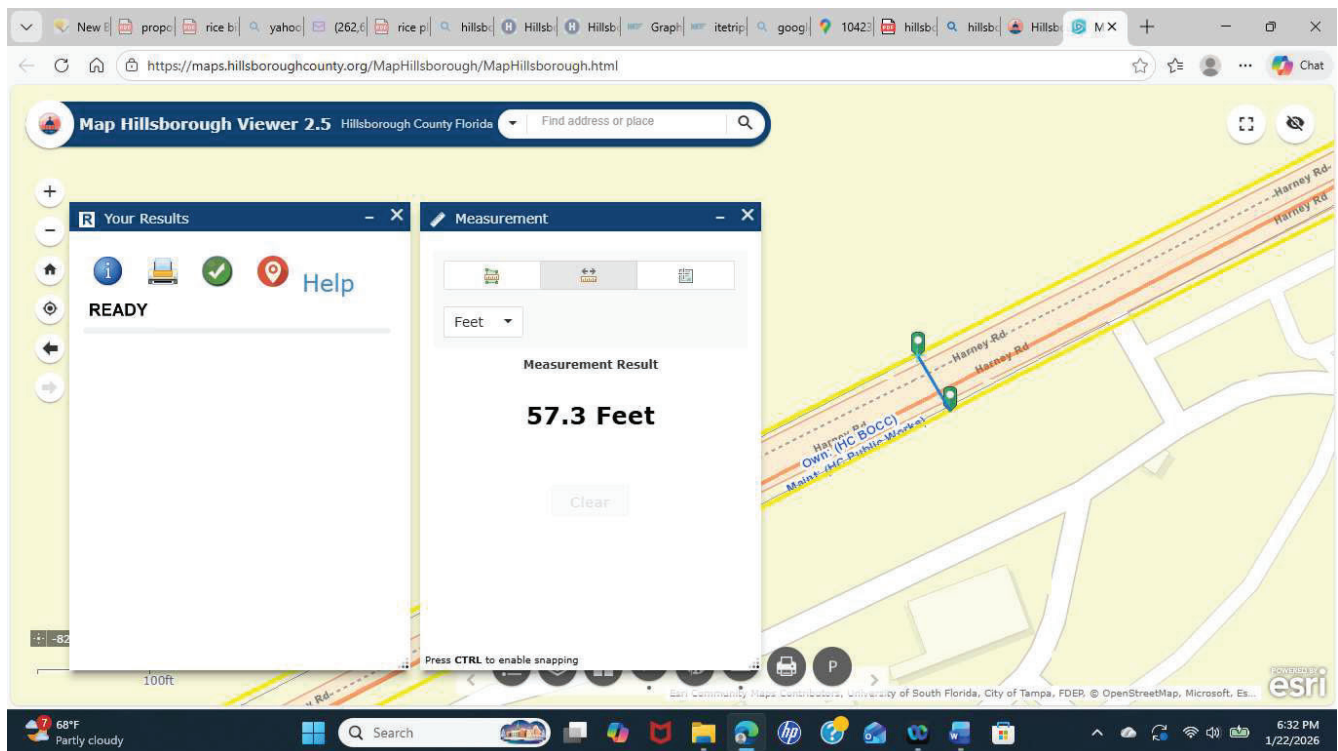
The map shows the intersection of Highway 101 and Highway 102. A red dot marks the 'RUBBITY LOCATION' on Highway 101, just north of the intersection. A black arrow points to this location. A red circle on Highway 102, south of the intersection, is labeled 'CRASH SITE'. The map includes labels for various streets, landmarks, and a red circle indicating a 'CRASH SITE'.



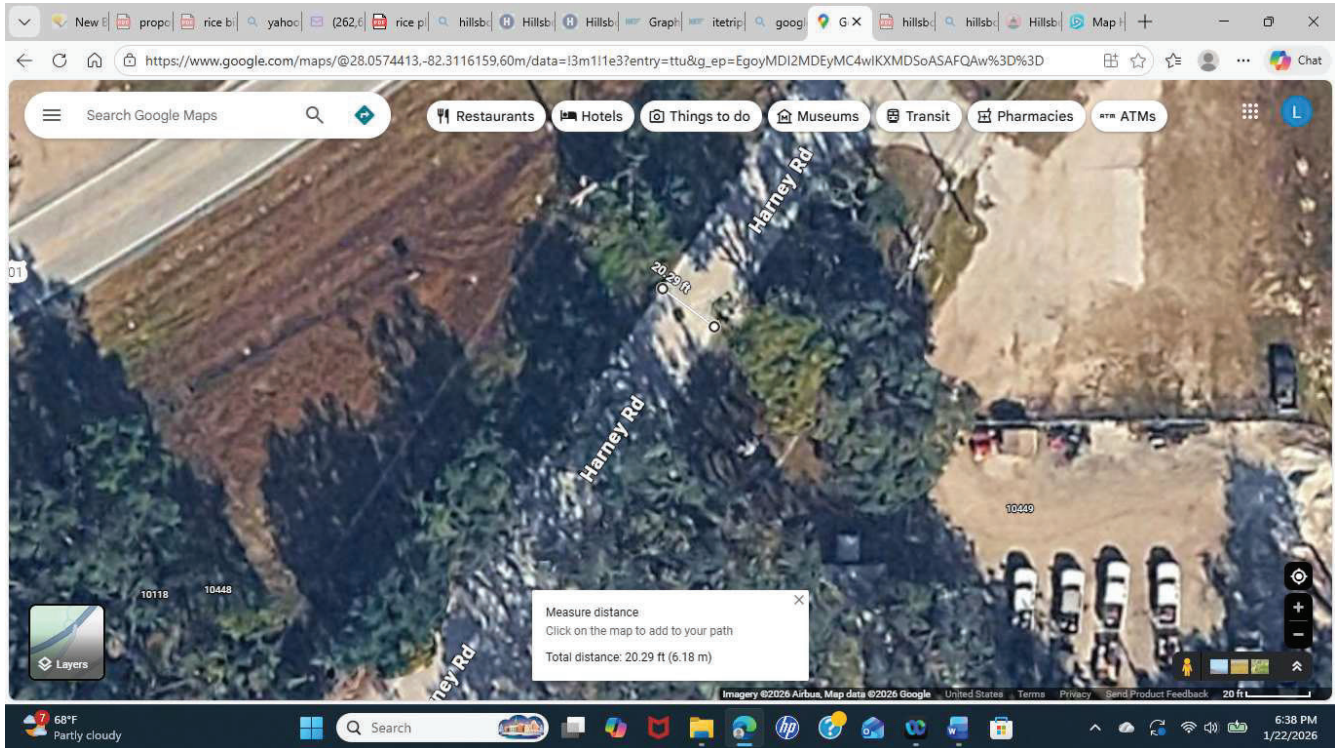
P-1



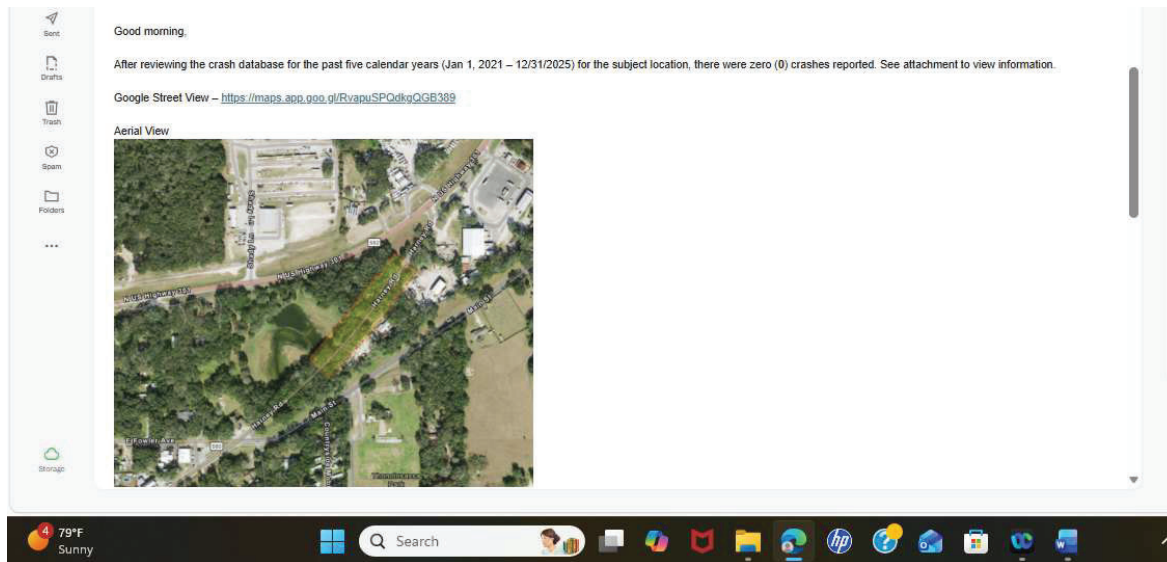
LOCATION MAP



57 foot Right-of-way



20 feet of pavement/10 foot lanes



Zero (0) crashes on this segment of Harney Road during the past five (5) years.

pasco accela - Search | hillsborough property appraiser - X | Hillsborough County Property Appraiser | Hillsborough County, Florida, GIS | +

https://gis.hcpafll.org/GisSearch/?pin=202809ZZZ000002001201U

Bob Henriquez, CFA Owner Name Address Folio Parcel Number

Base Maps Layers Sales Identify Tools Print Clear Results Search

Identify

Identify OFF

NAVIGATE AERIAL IMAGERY

GOOGLE STREET VIEW

TRIM Property Record Card VAB PRC Tax Collector

Info Building Land Misc Sales

Parcel: [11-09-28-20-777-000002-00120.0](#)

Building: (1 of 3)

Building Value: \$36,440

Type: MANUFACTURED HOME (AYB > 1976)

Year Built: 1988

Heated Area: 1344

Gross Area: 1682

Bedrooms: 3

N US Highway 301

11-09-28-20-777-000002-00120.0

-9163212.696, 3256069.175

ough County | Hillsborough Co. FL and BHA | Hillsborough County, Florida, Bruce Harris

POWERED BY esri

55°F Sunny 7:16 AM 4/21/2026

Folio number
060343-0000
To the east and west of the site

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: March 23, 2026	COMMENT DATE: January 2, 2026
PETITION NO.: 26-0303	PROPERTY ADDRESS: 10423 Harney Road, Thonotosassa
EPC REVIEWER: Kelly Holland	FOLIO #: 0603430010
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 09-28S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezoning from CG to PD	
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 on site.
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.	

Environmental Excellence in a Changing World

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

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Kmh / app

ec: William R Rice, Property Owner - billyrice@live.com
Todd Pressman, Agent - Todd@Pressmaninc.com



School Impact Review – No Comment or Objection

Date Issued: 12/18/2026

Acreage: ±0.46 acres

Jurisdiction: Hillsborough

Proposed Zoning: PD

Case Number: PD-26-0303

Future Land Use: SMU-6

Address: 10423 Harney Road, Thonotosassa

Maximum Residential Units: N/A

Parcel Folio Number(s): 060343.0010

Residential Type: N/A

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

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

NOTE:

The applicant indicates that the proposed zone is to be restricted to open storage of commercial, domestic and recreational vehicles, equipment and an operating office. As proposed, this project is not anticipated to generate students and therefore, is exempt from adequate public facility analysis from from the School Board.

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

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

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

PETITION NO.: RZ-PD 26-0303

REVIEWED BY: John Rochelle

DATE: 5/19/2026

FOLIO NO.: 60343.0010

WATER

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

WASTEWATER

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

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



HILLSBOROUGH COUNTY CODE ENFORCEMENT
3629 QUEEN PALM DR.
TAMPA FL 33619-1309

Print Date: 05-11-2026

CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-25-012148

CRM SR NUMBER:

CASE STATUS: In Review

CURRENTLY ASSIGNED TO: Michael Gallway

START DATE:	09/10/2025	END DATE:	NEXT INSPECTION DATE:
STRUCTURE TYPE:	Frame	OCCUPANCY:	Commercial
FORECLOSURE:	No		
ADDRESS:	10423 Harney Rd Thonotosassa FL 33592		
ZONED:	CG	PARCEL #	060343.0010

ORIGINAL COMPLAINT DESCRIPTION:

Improper Use of Zone

PEOPLE ASSOCIATED WITH THIS CASE

Owner RICE WILLIAM R Phone: 813-267-9544
10423 Harney Rd
Thonotosassa, FL 33592
Phone:

VIOLATIONS CITED

Z IMPROPER USE OF ZONE

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTIONS 2.02.01/2.02.02/5.02.01- LAND DEVELOPMENT CODE

ACTION REQUIRED: CEASE OR Please note: When the use violation is corrected, most cases also must comply with Section 5.02.00 of the Hillsborough County Land Development Code which requires site development review to assess the impact on public utilities, facilities, roadways and adjacent land and their use. No property in violation for Improper Use of Zone will be released from violation until these requirements have been met and all site improvements are completed to the satisfaction of Hillsborough County, or it is determined that site development review is not necessary. ACQUIRE APPROVALS

09/10/2025 Your property is zoned CG which does not permit outside open storage of equipment, vehicles, or materials, to include construction/commercial vehicles on your property. Please remove all openly stored materials from this parcel or acquire the appropriate zoning. Contact Hillsborough County Development Services.

CASE COMMENTS

09/10/2025 By: RACKIR

Racki, 09/10/25, 1330 hrs.

While investigating a nearby property, I observed the property located at 10423 Harney Rd., Thonotosassa, FL 33592 to have several commercial trailers on it along with a commercial boom truck, several forklifts and other equipment being stored outside. I also noted a RV camper on the property. I researched the property and learned it is zoned CG, which does not allow outside open storage. The property has a sign on the front fence that states Target R/T with two telephone numbers. I called one of the numbers and received a recording for Target Recovery. The property is not homesteaded and not under foreclosure. Photographs were taken of the property and observable violations. The photographs were added to the case file. I was able to contact the owner and explain the violation. He stated he will begin exploring the requirements for re-zoning as soon as he can. Mr. Rice called me back and informed me that Attorney Todd Pressman would be representing him for the re-zoning process. He also informed me to contact him at any time if need be. He was pleasant and understanding throughout the conversation. I request a 30 day NOV on this case.

I was contacted by Aramis Hernandez 954-504-5907 who owner of the SLB Concrete Services who lease the property from the trucking company. I supplied him with a business card and the case number.

09/11/2025 By: RACKIR

Racki, 09/11/25 1325 hrs.

Email; From: Racki, Richard <RackiR@hcfl.gov>

Sent: Thursday, September 11, 2025 1:26 PM

To: Todd Pressman <todd@pressmaninc.com>

Cc: PRESSMAN TODD <todd@pressmaninc.com>; rice william <billyrice@live.com>

Subject: Re: Pressman: 10423 Harney rd Thonotosassa FL

Mr. Pressman,

Thank you for the email update. I would appreciate being kept up to date on the rezoning process. Please forward a copy of the rezoning application when applied for. I am more than willing to work with you on this process as long as I can see effort and progress. Feel free to contact me with any questions.

Best,

Rick Racki

Code Enforcement Officer

Code Enforcement Department

M: (813) 521-5176

E: rackir@hcfl.gov

W: <https://hcfl.gov>

Hillsborough County

3629 Queen Palm Dr., Tampa, FL 33619

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From: Todd Pressman <todd@pressmaninc.com>

Sent: Thursday, September 11, 2025 1:10:05 PM

To: Racki, Richard <RackiR@hcfl.gov>

Cc: PRESSMAN TODD <todd@pressmaninc.com>; rice william <billyrice@live.com>

Subject: Pressman: 10423 Harney rd Thonotosassa FL

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

Good afternoon, I am reaching out regarding the code enforcement issues you touched base with Mr. Rice regarding his site at the above address. It appears the issue would be a use not permitted on the site under current zoning.

The purpose of this email is to communicate and coordinate with you that Mr. Rice has hired myself to initiate, handle and manage a rezoning of this property. I have a track record with the County for over 20 years of handling and processing rezoning applications, many similar to this site.

My review of the site will require a PD site plan process. It will take approximately 2 months to get a detailed civil engineered site plan to county standards, from scratch, and I will file that application as soon as that is ready. We are already seeking quotes from several civil engineers for that work product.

I wanted to make you aware that Mr. Rice is fully committed to moving forward with the work and costs involved and we will work arduously on the required application. I will keep you updated as we move thru the process.

We appreciate your patience and attention. Please let me know if you have any questions or concerns.

Thank you.

PS may I please ask you to confirm you received this email?

TODD PRESSMAN

President, Pressman & Associates, Inc.

200 2nd Ave., South #451

St. Petersburg, FL 33701

Cell. 727-804-1760

Fx. 1-800-977-1179

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09/12/2025 By: DANIELL

Daniell, 09/12/2025 6:42 AM - On 09/12/2025, a Notice of Violation for this case was printed, mailed, and added to the Documents section of this case.

10/10/2025 By: RACKIR

Racki, 10/10/25, 1050 hrs.

I responded to the located reference a follow-up inspection. Prior contact with the owners indicate they are researching a re-zoning possibility. This case will be extended an additional 30 days.

11/10/2025 By: GALLWAYM

Gallway 11/10/2025 1528hrs I responded to 10423 Harney Rd in reference to a follow up inspection. Upon arrival I saw violations remain. 3-day extension to review case with Supervisor Andujar.

12/08/2025 By: VASQUEZJA

Jone/Vasquez 12/08/2025 1057 hrs.

We arrived at 10423 Harney Rd and observed that the property is still in violation of improper zoning usage. Spoke to owner who stated that he is going through the zoning process. 30 day extension.

01/10/2026 By: GALLWAYM

Gallway 01/10/2026 0742hrs I responded to 10423 Harney Rd in reference to a follow up inspection. Upon arrival I saw violations remain. I sent an email to Mr. Pressman asking, what stage of the process they are for re-zoning. 60-day extension.

From: Gallway, Michael <GallwayM@hcfl.gov>

Sent: Saturday, January 10, 2026 7:54 AM

To: todd@pressmaninc.com <todd@pressmaninc.com>

Cc: billyrice@live.com <billyrice@live.com>

Subject: Case# HC-CE-25-012148; 10423 Harney Rd, Thonotosassa, FL 33592

Good Morning Mr. Pressman,

This is Officer Gallway, I was reaching out to see how far along you are in the process of rezoning, I have taken over the case from Officer Racki, if you could email me any updates I would appreciate it.

Respectfully,

Michael Gallway

Code Enforcement Officer

Code Enforcement Department

M: (813) 459-1241

E: Gallwaym@hcfl.gov

W: <https://hcfl.gov/>

Hillsborough County

3629 Queen Palm Dr., Tampa, FL 33619

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01/10/2026 By: GALLWAYM

Gallway 01/10/2026 1118hrs **Email** I received an email from Mr Pressman saying they officially filed for rezoning # RZ-PD26-0303 and will not have an appointment with the zoning hearing master until March 23rd. I will reschedule my follow up for April 1st, 2026.

From: Todd Pressman <todd@pressmaninc.com>
Sent: Saturday, January 10, 2026 11:18:37 AM
To: Gallway, Michael <GallwayM@hcfl.gov>
Cc: Todd Pressman <todd@pressmaninc.com>; billyrice@live.com <billyrice@live.com>
Subject: Re: Case# HC-CE-25-012148; 10423 Harney Rd, Thonotosassa, FL 33592

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

Good morn. ,thanks for reaching out.

We are officially filed with the county for rezoning. The official file # is RZ-PD26-0303, so fully accepted by the county and filing fees paid.

We have 'sufficiency' meeting this week with the county staff, that is a status quo meeting with several departments as the application is scheduled.

By the county calendar, this would get to the Zoning Hearing Master on 3/23, but virtually the PD site plan application process is notoriously delayed and continued for likely at least 2 months.

I will keep you updated.

Thanks again.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

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04/09/2026 By: GALLWAYM

Gallway 04/09/2026 1024hrs I responded to 10423 Harney Rd in reference to a follow up inspection. Upon arrival I called Mr Pressman and he informed me they have a scheduled ZHM Hearing for April 27th 2026 and if all goes well it could take another 3 to 6 weeks until they can schedule for the hearing for approval. Since they continue working on the rezoning process I will allow them time until they get the zoning approved. 40-day extension.

CASE ACTIONS								
Initial Inspection	09/10/2025	By: Racki	Action: NOV Requested	Time Exp:				
Follow-up Inspection	10/10/2025	By: Racki	Action: Extension	Time Exp:				
Follow-up Inspection	11/10/2025	By: Gallway	Action: Extension	Time Exp:				
Follow-up Inspection	12/08/2025	By: Jones	Action: Extension	Time Exp:				
Follow-up Inspection	01/10/2026	By: Gallway	Action: Extension	Time Exp:				
Follow-up Inspection	04/09/2026	By: Gallway	Action: Extension	Time Exp:				
Follow-up Inspection		By: Gallway	Action: Scheduled	Time Exp:				
Admin Send Letter	09/12/2025	By: Cooper	Action: Action Status Complete					
Case Intake	09/10/2025	By: Racki	Action: Assigned					
Closed on Submission								
Initial Investigation	09/10/2025	By: Racki	Action: NOV Requested					
Updated by IRSA Inspection								
Supervisor Approval	09/10/2025	By: Fernandes	Action: Approval of NOV					
BOARD/MAGISTRATE INFORMATION								
HEARING DATE:			ORDER DATE:			EXTENSION ORDER:		
TOTAL FEES/FINES:			TOTAL PAYMENTS:			CURRENT BALANCE:		
	CORRECT BY	FINE AMOUNT	ORDER			STARTED	ENDED	TOTAL \$
		\$						
PRINCIPAL LIEN RECORDING INFORMATION								
REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:		
SECONDARY LIEN RECORDING INFORMATION								
REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:		



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 03/11/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Pressman, Todd

PETITION NO: 26-0303

LOCATION: 10423 Harney Rd

FOLIO NO: 60343.0010

Estimated Fees:

Outdoor Storage (uses warehouse rate)

(Per 1,000 s.f.)

Mobility: \$1,992

Fire: \$34

Project Summary/Description:

Rural Mobility, Central Fire - outdoor storage (RVs, equipment, passenger and comm vehicles, towing and repo yard)

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 01/07/2026

Agency: Natural Resources **Petition #:** 26-0303

☐ This agency has **no comment**

☒ This agency has **no objections**

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

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

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



Agency Review Comment Sheet

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

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

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

PROPERTY OWNER: William R. Rice **PID:** 26-0303

APPLICANT: Todd Pressman

LOCATION: 10423 Harney Rd. Thonotosassa, FL 33592

FOLIO NO.: 60343.0010

AGENCY REVIEW COMMENTS:

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 Dec. 2025

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

APPLICANT: Todd Pressman

PETITION NO: RZ-PD 26-0303

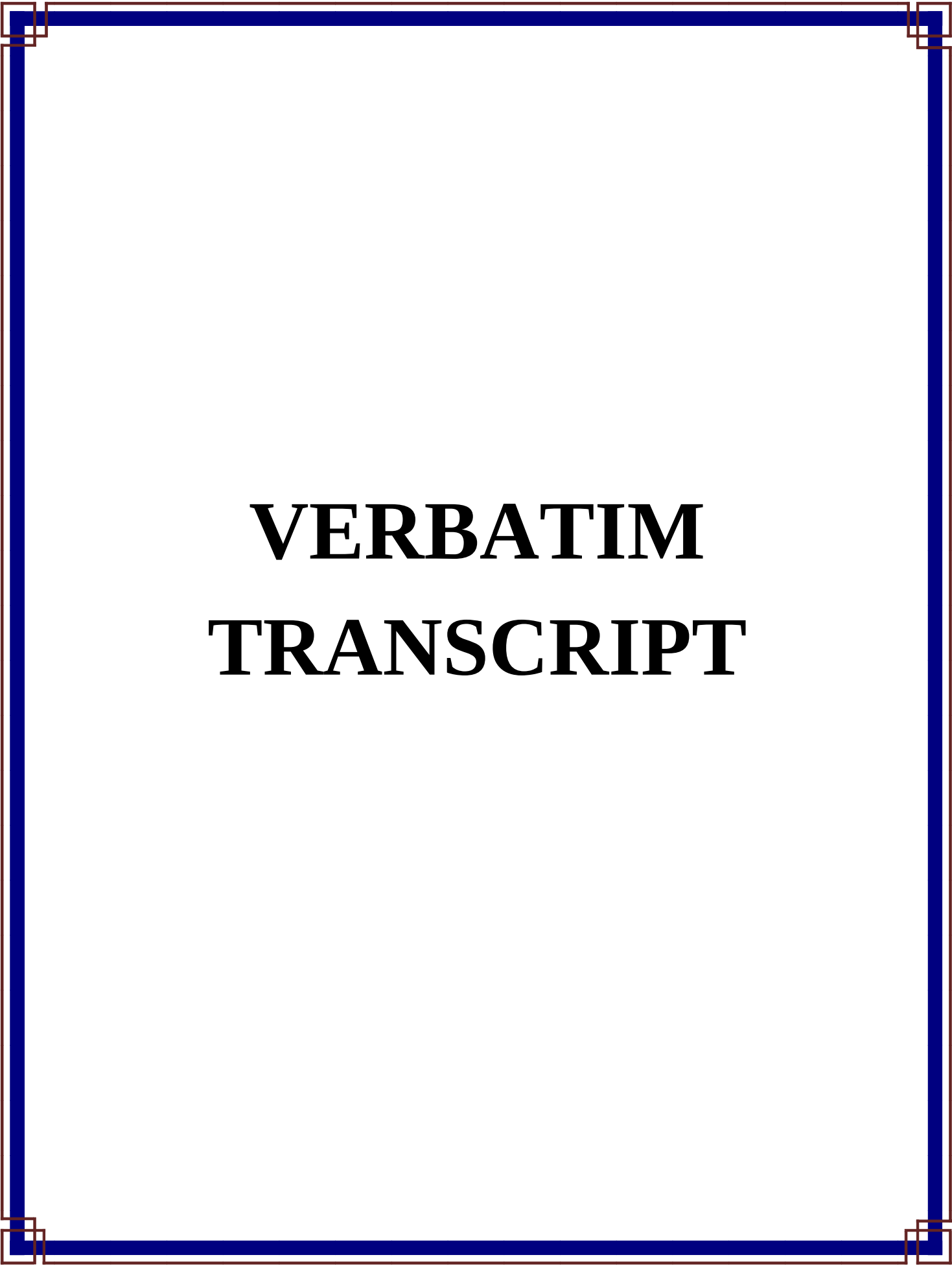
LOCATION: 10423 Harney Rd., Thonotosassa, FL, 33592

FOLIO NO: 60343.0010

SEC: 09 **TWN:** 28 **RNG:** 20

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

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

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

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: Our next application is item D.3, PD
2 rezoning 26-0303. The applicant is requesting to rezone
3 property from CG to planned development. Chris Grandlienard
4 with Development Services has reviewed this and will present
5 staff findings after the applicant presentation.

6 HEARING OFFICER: Okay.

7 The applicant, please.

8 MR. PRESSMAN: Good evening, Mr. Hearing Officer,
9 and staff. My name is Todd Pressman, 200 Second Avenue
10 South, Number 451, St. Petersburg. This is Mr. Bill Rice
11 who's the property owner. He'll speak in just a moment. As
12 this comes forward Planning Commission is consistent.
13 Development Services approves. There's no agency objections,
14 no opposition on the record when I checked a couple days ago,
15 and I could not pull up optics this afternoon, and there was
16 a code citation pending.

17 So the issue is rezoning from CG to PD for road
18 services. It's a smaller parcel 0.46 acres. Basically,
19 Mr. Rice has been running a towing and repossession firm, a
20 towing yard, open storage of passenger and commercial
21 vehicles, RVs, equipment, and operating office. So we're
22 located within the Osa area shown here on Harney Road,
23 running a little bit south of Highway 301. Looking closer
24 here it accesses on Harney Road. It does not access to Main
25 Street, and looking at the aerial, what you'll see running on

1 the south is a mini storage approval on the abutting parcel,
2 then Main Street, and as indicated, it accesses on Harney
3 Road. This is as per the property appraiser. National
4 Wetlands is wetlands across the street under U.S. Fish and
5 Wildlife.

6 So the PD plan is the site will basically remain as
7 it is. There'll be some light changes, which is basically
8 the one-story building will remain. There'll be an area of
9 open storage which is for obvious purposes of storing the
10 vehicles. There's an access driveway on Harney as shown
11 here. Zoning. As I've shown you 45,000 square foot mini
12 storage is abutting on the south, and you have CG that wraps
13 around the site on the other three sides. A little bit
14 further to the east is an interim outdoor storage of
15 equipment and trucks, which will turn to CG.

16 Future land use category is SMU-6 as planning
17 commission notes, that allows light industrial uses are
18 expressly contemplated when permitted within the SMU-6
19 designation. So this is the site on Harney. You can see
20 this pretty nice tree canopy there now. You can see that
21 there's a solid fence, which is one of the variations that's
22 before you, and this is the site, again, looking the other
23 direction from Harney. You can see the site is well blocked
24 visibly and is not in disrepair.

25 This is the abutting neighbor to the east, which is

1 very intensive. You can see trucks. You can see a large
2 18-wheeler truck. You can see a lot of activity occurring on
3 the site here, and this is the neighbor to the west. You can
4 see, again, very intensive activity large mounds of dirt at a
5 piece of excavating equipment on the right.

6 Development Services note the site is bordered by
7 CG-zone parcels with commercial operational uses. The plan
8 reflects separation between the proposed storage areas and
9 nearby properties through fencing, buffering, and the
10 placement of storage areas towards the interior. We do have
11 one transportation issue, which is a cross-access. There is
12 a request for administrative variance for no cross-access to
13 the southwest, which would be this small thin parcel, which
14 was not approved by the county engineer.

15 However, as we look closer with it, what becomes a
16 critical concern is security, but tow yards demand high
17 security by state and local laws and rules and regulations.
18 These are two very small tight parcels. This parcel alone is
19 0.46 acres. Very unique shape. It doesn't support a
20 cross-access between either for any purpose, and the one of
21 the main purposes for cross-access is to reduce traffic on
22 the main road and this has been a very safe roadway on Harney
23 for our traffic consultant. There's been zero crashes over
24 five years.

25 So in terms of the need or requirement, it didn't

1 seem that it met that standard, let alone that these two
2 small tight sites could not provide it. But under state
3 statutes, these types of businesses take legal care and
4 custody of the vehicles and the items inside the vehicles.
5 So under state statutes that becomes a critical concern, and
6 part of the industry and insurance as well, in turn, requires
7 them to maintain physical storage areas that meet secure and
8 strict security benchmarks, which could trigger the
9 revocation of the state operating license.

10 So a cross-access would be in the face of the state
11 statute requirements. Florida Administrative Code carries
12 the same thing. Under this code item, notes that these
13 facilities must be fenced and locked for the protection of
14 vehicles and property. All fencing shall be chain link or
15 solid wall type, which we're asking for here at least six
16 feet high, and as well, trespass towing and mobilization
17 rates carries through in Section 50.178 under local
18 ordinances. So there's very compelling reasons the
19 cross-access should not be approved. Overall --

20 HEARING OFFICER: Mr. Pressman, go back to that
21 prior slide if you don't mind. Is that Florida statute?

22 MR. PRESSMAN: This is local section.

23 HEARING OFFICER: What do you mean by local?

24 MR. PRESSMAN: Hillsborough County section.

25 HEARING OFFICER: Hillsborough County.

1 MR. PRESSMAN: Yeah.

2 HEARING OFFICER: Got it. All right. Thank you.

3 MR. PRESSMAN: And so, of course, we'll be filing
4 with you.

5 HEARING OFFICER: All right.

6 MR. PRESSMAN: Looking at transportation on the
7 entire site in terms of trips, the County Transportation
8 Report tells you that there's a reduction of 24-hour two-way
9 volume of 2217 trips and tremendous reductions in AM and PMs.
10 Obviously, this is a very infrequently located site in terms
11 of customers or people coming there. It's very quiet. So
12 Planning Commission notes light industrial uses already exist
13 within the immediate vicinity, and that the presence of the
14 existing use demonstrates the involvement as a transitional
15 mixed-use corridor, where there's a variety of land uses that
16 coexist in close proximity.

17 They note that the proposed development can be
18 integrated into the surrounding area without creating land
19 use conflict and proposed intensity is substantially below
20 the maximum FAR. They note that the waiver for a commercial
21 location criteria is based upon the existing light commercial
22 uses. Planning Commission staff recommends the board approve
23 the waiver request, and they note overall that it is
24 consistent. Development Services note that the building
25 height, which is low 14 feet, building coverage overall

1 intensity remain low. Storage areas and circulation routes
2 are limited to designated portions of property and
3 contributes to additional screening.

4 So with that, we have a very good element of
5 support. Mr. Rice is here if you allow him to say a few
6 words in regard to his business. Thank you.

7 HEARING OFFICER: Sure.

8 Property owner, if you'd like to come forward,
9 please. State your name and address for the record.

10 MR. RICE: How you doing this morning, or evening?
11 My name is William Rice. I am 10423 Harney Road. My name is
12 Bill Rice. I am a small family business owner that has been
13 in business for 21 years. All of my family, plus my
14 daughter, and some of my employees kids and their grandkids
15 have worked for me throughout the years. I've been located
16 on Harney Road for the past four years since 2021. Following
17 Hurricane Helene and Milton, we worked with Hillsborough
18 County as well as our neighbors and our community cleaning
19 the roads, the yards from fallen debris trees.

20 We run a good clean responsible business as a road
21 towing service and store to -- stored towed cars. You know,
22 we work with Tampa PD and Tampa FDOT Hillsborough County
23 sheriffs and local banks in repossession of vehicles, so you
24 can imagine how critical security is for me. We have
25 multiple cameras on our yard. When you look at the business

1 opportunities on either side of us, they are similar
2 industrial-type business. We're very quiet. We have very
3 few people coming and going and -- sorry about that -- in
4 coming here at night. On behalf of my family and employees,
5 we would like you to consider our application. I'm sorry.

6 HEARING OFFICER: No. You did fine. Thank you,
7 sir.

8 MR. RICE: You're welcome.

9 HEARING OFFICER: Mr. Pressman, that concludes your
10 presentation?

11 MR. PRESSMAN: Yes, sir. Thank you.

12 HEARING OFFICER: At this point in time, staff?

13 MR. GRANDLIENARD: Good evening. Chris
14 Grandlienard. Represent PD 26-0303. The request is to
15 rezone 0.46 acres at 10423 Harney Road from CG to PD to allow
16 a tow yard, especially a road services operation, with
17 accessory open storage for towing vehicles and equipment
18 repossession. The existing 1997 square foot building will
19 remain as the site's office. The site lies within a suburban
20 mixed-use six future land use category. The surrounding area
21 includes single-family residential and commercial uses with
22 CG zoned parcels to the east and west and PD entitled
23 commercial to the south, reflecting a corridor where
24 small-scale commercial operations are established.

25 To ensure compatibility, the plan places storage

1 areas in the center of the site, maintains low building
2 intensity, and uses a six-foot opaque metal fence around the
3 perimeter along with a 15-foot landscape buffer along Arnie
4 Road. Existing vegetation on the south east and west
5 contribute to screening. Two zoning variations are requested
6 retaining the existing metal fence as the required fence
7 screening. Reducing the 100-foot screening setback for open
8 storage and replacing it with the enhanced 15-foot buffer.

9 Staff supports both of those due to the parcel's
10 small size, the existing screening, and the adequate visual
11 separation the combined buffering provides. Staff recommends
12 approval just because we feel that the application provides
13 sufficient buffering and to protect adjacent residential and
14 commercial uses, maintains low intensity with no new enclosed
15 buildings, and fits within the SMU future land use category
16 regarding commercial character.

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

19 HEARING OFFICER: Yeah. No questions. Thank you.
20 I do have a question for the transportation staff.

21 MR. RATLIFF: Yes.

22 HEARING OFFICER: Given testimony of the applicant,
23 and I will review his PowerPoint presentation and look over
24 his comments about cross-access, and he's referencing, I
25 think, state law and local laws and somehow the tow truck

1 business has to have some kind of security. So were you
2 aware of that? Did they present that information to the
3 county engineer to take that into consideration? I just
4 wanted to see if you had any thoughts on the matter.

5 MR. RATLIFF: So for the record, James Ratliff. I
6 think it's important to start out by saying that this is a
7 separate administrative review process that is carved out in
8 6.04.02B of the Land Development Code, which is an
9 administrative review process that is sort of reserved to the
10 county engineer, and there's a separate appeals process in
11 there. So I'm not exactly sure what the applicant, you know,
12 by putting that into the record it's, you know, I'm not sure
13 what the intent was, but --

14 HEARING OFFICER: So your position is that the
15 zoning hearing master doesn't have any jurisdiction --

16 MR. RATLIFF: Correct.

17 HEARING OFFICER: -- over that issue?

18 MR. RATLIFF: Correct.

19 HEARING OFFICER: If you don't mind, let me turn to
20 the County Attorney's Office and see if they have any
21 thoughts on that comment.

22 MS. DORMAN: Yeah, let me look up the land
23 development code provision, and then I'll let you know.
24 How's that?

25 MR. RATLIFF: I can provide that reference. It's

1 60402B8, which states that, "The conclusion of the
2 administrator with respect to approval or denial of the
3 variance request may be appealed to the land use hearing
4 officer," and, so again, that's not typically a de novo
5 review. It's a whether or not the, you know, rendered denial
6 has, you know, met the burden of law, and, so again, if the
7 idea was for that to be ripe and appealable for this moving
8 forward, that would be one way to handle it. Obviously, I
9 don't believe that the issue is -- yeah.

10 HEARING OFFICER: All right.

11 MS. DORMAN: In which case, Mr. Hearing Officer, it
12 would be appealable for you or the other hearing officer that
13 the county has as a consultant.

14 HEARING OFFICER: Let me reframe that. Am I
15 precluded from making a recommendation on whether or not
16 cross-access should be provided or not?

17 MS. DORMAN: I would agree with Mr. Ratliff on that
18 point.

19 HEARING OFFICER: Okay. Gotcha. All right. Very
20 good. Thank you. Thank you both.

21 All right. Planning commission staff?

22 MR. ROYAL: Good evening, Tyrek Royal, Planning
23 Commission staff. The surrounding area is characterized by a
24 mix of single-family residential, commercial, institutional,
25 public, quasi-public uses. Light industrial uses located

1 along Main Street, east of the Avenue, and U.S. Highway to
2 Riverline corridors. The 0.46 acre site is designated as
3 Suburban Mixed-Use 6, which supports a broad range of
4 residential, commercial, offices, mixed-use, and light
5 industrial development. The applicant is requesting a
6 planned development to allow open storage of passenger and
7 commercial and recreational vehicles, equipment, storage, and
8 operating offices associated with the towing and repossession
9 yard.

10 Request aligns with FLU objective 1.2, FLU policy
11 3.1.3 by demonstrating compatibility with the surrounding
12 mixed-use development pattern and integrating with nearby
13 light industrial and commercial uses discerning the
14 established character of the area. The proposal is also
15 consistent with FLU objective 2.2, the intent of 2.2 as light
16 industrial uses are permitted within the Suburban Mixed-Use 6
17 future land use category. The proposed development
18 intensities remain well below the maximum allowable floor
19 area ratio with a proposed FAR of 0.19 compared to the
20 maximum permitted of 0.50 for light industrial uses.

21 The request complies with FLU objective 4.4 and
22 policy 4.4.1 by maintaining compatibility with adjacent uses
23 ensuring intensity and operational character is similar to
24 the surrounding commercial and industrial development.
25 Although the site does not meet commercial locational

1 criteria under FLU objective 4.7, staff supports the
2 applicant's waiver request due to the existing pattern of
3 nearby commercial and light industrial uses and the site's
4 compatibility with the surrounding corridor. Additionally,
5 the proposal supports FLU objective 7.1 by promoting
6 employment-oriented development contributing to the local
7 economy.

8 Overall, staff finds the proposed planned
9 development compatible with the surrounding area and
10 consistent with the comprehensive plan. Thank you.

11 HEARING OFFICER: Okay. Thank you.

12 At this point in time, is there anyone in the
13 audience that wishes to speak in support of the application?
14 There's no one responding. Anyone in the audience wish to
15 speak in opposition to the application? There's no one
16 responding. Staff, anything further?

17 MS. HEINRICH: No, sir.

18 HEARING OFFICER: Okay. The applicant opportunity
19 for rebuttal? We're good? All right. Thank you.

20 With that concludes this application.

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

22

23

24

25

1 MS. HEINRICH: Our next application is item D.4, PD
2 zone 26-0329. The applicant is requesting to rezone property
3 from CG to planned development. Tim Lampkin will present
4 staff findings after the applicant presentation, and he's
5 attending virtually.

6 HEARING OFFICER: Okay.

7 The applicant, please.

8 MR. PRESSMAN: Good evening, Mr. Hearing Officer,
9 and staff. Todd Pressman, 200 Second Avenue South, Number
10 451 in St. Petersburg Florida. This is PD 26-0329. Issue is
11 a professional residential facility. Zoning is CG to PD in
12 the Sepulveda Mango area seeking maximum of 40 beds. 55 beds
13 is the maximum allowed on 0.99 acres with no agency
14 objections. Planning Commission is consistent, Development
15 Services supports, no agency objections, and as I last
16 checked there are no public objections in the record.

17 So as indicated this is in the Sepulveda Mango
18 area. It's located near the intersection of 75 and I-4. See
19 the parcel here for the property appraisal. Parcel shape is
20 long and not very wide. Now, interestingly enough, prior
21 approved 24-155 for professional residential facility was
22 approved by the same owners and same operators directly
23 abutting next door, and also noting that you'll see Anna
24 Drive separates the use to the north.

25 -- should note that -- site is predominantly

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5-26, 2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0445</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>
APPLICATION # <u>RZ 26-0728</u>	PLEASE PRINT NAME <u>Jose Garcia</u> MAILING ADDRESS <u>3118 Summer Cruise Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-766-0859</u>
APPLICATION # <u>RZ 26-0740</u>	PLEASE PRINT NAME <u>Justin Wilkerson</u> MAILING ADDRESS <u>3118 Buttercup St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-253-9904</u>
APPLICATION # <u>MM 26-0045</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD STE 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 727 4020</u>
APPLICATION # <u>RZ 26-0217</u>	PLEASE PRINT NAME <u>Rami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 2700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 26-0303</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>

DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCE

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

APPLICATION # RZ 26-0303	PLEASE PRINT NAME William Rie MAILING ADDRESS 142 131 ST Ave E CITY Madeira Beach STATE FL ZIP 33708 PHONE 813-267-4544
APPLICATION # RZ 26-0329	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2 ND Ave S #45 CITY St. Pete STATE FL ZIP 33709 PHONE 727-860-1760
APPLICATION # RZ 26-0338	PLEASE PRINT NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd #3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION # RZ 26-0338	PLEASE PRINT NAME THERESA BAUER MAILING ADDRESS 1805 BRANDY WAY CITY BRANDON STATE FL ZIP 33572 PHONE 813-685-5031 unlisted
APPLICATION # RZ 26-0338 VS	PLEASE PRINT NAME Chris MAILING ADDRESS 3011 Williams Road CITY Brandon STATE FL ZIP 33510 PHONE no camera / could not testify
APPLICATION # RZ 26-0339	PLEASE PRINT NAME Bentley MARK MAILING ADDRESS 400 N. ASHLBY DR. STE 3100 CITY TPA STATE FL ZIP PHONE 813-997-6693

DATE/TIME: 5-26-2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RTA 26-0339</u>	PLEASE PRINT NAME <u>RYAN MANASSIE</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 3100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Nicole MacInnes</u> MAILING ADDRESS <u>2002 W. Cleveland A. Ste. 201</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>913-407-1686</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Spide II</u> MAILING ADDRESS <u>2002 W. Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Wilson</u> MAILING ADDRESS <u>11413 Buster Bean Dr</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-867-9101</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Thomas Koduda</u> MAILING ADDRESS <u>11219 Russell Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 415 8297</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Joe Goldberg</u> MAILING ADDRESS <u>1221 Brickell Avenue #1800</u> CITY <u>Miami</u> STATE <u>FL</u> ZIP <u>33131</u> PHONE <u>559-4126</u> <u>954-8711667</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: 5/26/2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 9059</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 8010</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LINDAL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>JEFFREY BERGER</u> MAILING ADDRESS <u>2913 WSAW VICTORAS ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-248-5006</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Alicy Gould</u> MAILING ADDRESS <u>10463 Greendale</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813 262-3947</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Rea Berryman</u> MAILING ADDRESS <u>6615 Gant Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813.416.8038</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426 VS	PLEASE PRINT NAME <u>LAURI METZGER</u> MAILING ADDRESS <u>11915 KEATING DRIVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # RZ 26-0528	PLEASE PRINT NAME <u>Margaret Perez</u> MAILING ADDRESS <u>3410 Northdale Blvd, Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7447</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Todd Treisman</u> MAILING ADDRESS <u>200 2nd Ave #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-904-1700</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>P.O. Box 46363</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-462-5533</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N. 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-735-2803</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Ross Pappas</u> MAILING ADDRESS <u>15803 Dewitt Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 16114-0178</u>

DATE/TIME: 5-26-2026 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 26-0551	PLEASE PRINT NAME <u>Barbara Fite</u> MAILING ADDRESS <u>16102 E Lake Burrell Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 246-1544</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33628</u> PHONE <u>813 222 5052</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Steve Harky</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Peter Cowell</u> MAILING ADDRESS <u>3304 W. Wagoning Cir</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-244-5754</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Jonas Alday</u> MAILING ADDRESS <u>1400 N Gordon St</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>478-908-6359</u>

DATE/TIME 5-26-2026 6PM

Hearing Master Steve LUCE

Application # RZ 26 0555	NAME Steve Brady MAILING ADDRESS 11833 Sand Hill Rd. City Monroeville State PA ZIP 15146 PHONE 863 712-3025
Application # RZ 26-0555	NAME Kristina Harrison MAILING ADDRESS 10709 Sierra Dr CITY Clermont STATE FL ZIP 34711 PHONE 850-240-6686
Application # RZ 26-0555	NAME Todd Boggess MAILING ADDRESS 9918 Courtney Palms Blvd 303 CITY TAMPA STATE FL ZIP 33619 PHONE 570-242-8065
Application # RZ 26-0560	NAME Kanni Corbett MAILING ADDRESS 101 E Kennedy St 33000 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
Application # RZ 26-0560	NAME Alan Vernick MAILING ADDRESS 2110 Curry Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-546-384
Application # RZ 26-0560	NAME Valerie Ribbecky MAILING ADDRESS 16103 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-910-2262
Application # RZ 26-0560	NAME Maria Elena Amico MAILING ADDRESS 16105 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-230-409
Application # RZ 26-0560 VS	NAME ARIADNA JENER MAILING 1808 CURRY ROAD CITY LUTZ STATE FL ZIP 33549 PHONE

DATE/TIME 5-26-2026 6PM Hearing Master STEVE LUCE

Application # RZ 26-0560	NAME Amy Howe, PE MAILING ADDRESS 1807 Curry Rd CITY Lutz STATE FL ZIP 33549 PHONE 727-235-2558
Application # RZ 26-0560	NAME Donald Miller MAILING ADDRESS 2415 Forrest Crest Cir CITY Lutz STATE FL ZIP 33549 PHONE 813-417-8514
Application # RZ 26-0560	NAME Kayla Witkowski MAILING ADDRESS 3010 W Azelle St Suite #50 CITY Tampa STATE FL ZIP 33618 PHONE 813-229-3919
Application # RZ 26-0560	NAME Michael Yates MAILING ADDRESS Palm Traffic 4006 S. MacDill Ave CITY Tampa STATE FL ZIP 33611 PHONE 813-359-8391
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: May 26, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER (YES) OR NO
MM 26-0045	Matt Newton	1. Applicant Presentation Package - Thumb Drive	No
RZ 26-0217	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0217	Carolanne Peddle	2. Revised Staff Report	Yes (copy)
RZ 26-0217	Tyrek Royal	3. Revised Staff Report	Yes (copy)
RZ 26-0303	Tyrek Royal	1. Revised Staff Report	Yes (copy)
RZ 26-0303	Todd Pressman	2. Applicant Presentation Package - Thumb Drive	No
RZ 26-0329	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0338	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0339	Ryan Manasse	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0340	Tim Lampkin	1. Revised Staff Report	No
RZ 26-0426	Elise Batsel	1. Applicant Presentation Package - Thumb Drive	No
MM 26-0551	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0551	Chris Grandlienard	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Elise Batsel	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0555	Michelle Heinrich	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Todd Boggess	3. Opposition– Map	No
RZ 26-0560	Tyrek Royal;	1. Revised Staff Report	Yes (copy)
RZ 26-0560	Alan Vernick	2. Opposition- Thumb Drive	No
RZ 26-0560	Lisa Consentino	3. Opposition - Letter	No
RZ 26-0560	Kayla Witkowski	4. Applicant Presentation Package – Thumb Drive	No

MAY 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 26, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

 Todd Pressman, 26-0445 would be continued until July.

 Michelle Heinrich, DS, announced application RZ 26-0445 would be heard at the June 2026 ZHM.

 Steve Luce, ZHM, overview of ZHM process.

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

 Steve Luce, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 26-0728

 Michelle Heinrich, DS, called RZ-STD 26-0728.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0728.

 Michelle Heinrich, DS, advised a citizen requested to speak in opposition after the case was heard and closed, and the applicant was no longer present.

 Attorney Dorman, explained no further testimony could be heard.

C.2. RZ-STD 26-0740

 Michelle Heinrich, DS, called RZ-STD 26-0740.

TUESDAY, MAY 26, 2026

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0740.

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

D.1. MM 26-0045

 Michelle Heinrich, DS, called MM 26-0045.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0045.

D.2. RZ-PD 26-0217

 Michelle Heinrich, DS, called RZ-PD 26-0217.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0217.

D.3. RZ-PD 26-0303

 Michelle Heinrich, DS, called RZ-PD 26-0303.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0303.

D.4. RZ-PD 26-0329

 Michelle Heinrich, DS, called RZ-PD 26-0329.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0329.

D.5. RZ-PD 26-0338

 Michelle Heinrich, DS, called RZ-PD 26-0338.

 Testimony provided.

TUESDAY, MAY 26, 2026

 Chris, virtual speaker not permitted to testify without a camera.

 Steve Luce, ZHM, closed RZ-PD 26-0338.

D.6. RZ-PD 26-0339

 Michelle Heinrich, DS, called RZ-PD 26-0339.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0339.

D.7. MM 26-0340

 Michelle Heinrich, DS, called MM 26-0340.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0340.

D.8. RZ-PD 26-0426

 Michelle Heinrich, DS, called RZ-PD 26-0426.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0426.

D.9. RZ-PD 26-0528

 Michelle Heinrich, DS, called RZ-PD 26-0528.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0528.

D.10. MM 26-0551

 Michelle Heinrich, DS, called MM 26-0551.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0551.

TUESDAY, MAY 26, 2026

D.11. RZ-PD 26-0555

 Michelle Heinrich, DS, called RZ-PD 26-0555.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0555.

D.12. RZ-PD 26-0560

 Michelle Heinrich, DS, called RZ-PD 26-0560.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0560.

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

 ADJOURNMENT

 Steve Luce, ZHM, adjourned the meeting at 10:55 p.m.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: PD 26-0303 Folio(s): 60343.0010 General Location: North of Main Street and south of Harney Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25,0.35,0.50 FAR)
Service Area	Rural
Community Plan(s)	Thonotosassa
Rezoning Request	Planned Development (PD) to allow open storage of commercial, domestic, and recreational vehicles, equipment, and an operating office in relation to a towing and repossession yard
Parcel Size	0.46 ± acres
Street Functional Classification	Main Street – County Collector Harney Road – County Arterial
Commercial Locational Criteria	Does not meet; waiver submitted
Evacuation Area	None

Application No. 26-0303
Name: TYREK ROYAL
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 5-26-2026

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	CG	Single Family
North	Residential-4 + Suburban Mixed Use-6	AR + PD + CG	Light Commercial + Single Family + Heavy Commercial
South	Suburban Mixed Use-6 + Residential-4 + Public/Quasi-Public	PD + RSC-3 + AR	Vacant Land + Educational + Public/Quasi-Public/Institutions
East	Suburban Mixed Use-6 + Residential-6	CG + PD + ASC-1	Light Industrial + Vacant Land + Single Family
West	Suburban Mixed Use-6 + Residential-4	CG + PD + AR	Light Industrial + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 0.46 ± acre subject site is located north of Main Street and south of Harney Road. The subject site is in the Urban Service Area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting a Planned Development (PD) to allow open storage of passenger, commercial, recreational vehicles, equipment and an operating office in relation to a towing and repossession yard.

The subject site is located within the Rural Area, which is intended to preserve long-term agricultural uses, large-lot rural residential development, and undeveloped natural areas pursuant to Future Land Use Section (FLUS) Objective 1.2. FLUS Policy 3.1.3 further requires that all new development demonstrate compatibility with the surrounding area. The Comprehensive Plan clarifies that compatibility does not require a proposed development to be identical to surrounding uses; rather, compatibility is evaluated based on the degree to which the development demonstrates sensitivity to the established character, scale, and development pattern of the surrounding community. Relevant considerations include land use relationships, development intensity, site design, buffering, transitions between uses, and the overall integration of the proposed development within the existing built environment. The subject site is currently developed with single-family residential uses. The surrounding area exhibits a diverse yet cohesive development pattern characterized by a mix of residential, commercial, institutional, and light industrial uses. Additional single-family residential uses are located west along East Fowler Avenue, east along Main Street, and north of the site across U.S. Highway 301. Light industrial uses extend eastward along Main Street, while educational and other public/quasi-public institutional uses are located south of the site across Main Street. Commercial uses are also present to the east, further contributing to the

area's mixed-use character. When evaluated collectively, the surrounding land use pattern reflects an established transition among residential, commercial, institutional, and light industrial uses that supports the proposed development and provides an appropriate context for the request. The site's location within an area containing a mixture of residential and non-residential uses, particularly along major transportation corridors such as East Fowler Avenue, Main Street, and U.S. Highway 301, demonstrates that the proposed development can be integrated into the surrounding area without creating adverse land use conflicts or disrupting the established character of the community. Based on the existing land use context, surrounding development pattern, and the site's relationship to nearby commercial, institutional, and light industrial uses, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.2 and FLUS Policy 3.1.3.

Pursuant to Objective 2.2 of the Future Land Use Section (FLUS), Future Land Use categories are intended to establish the maximum allowable density, intensity, and range of land uses permitted within each designation. Table 2.2 of the Comprehensive Plan further defines the character, purpose, and development expectations associated with each Future Land Use category in order to ensure that development occurs in a manner consistent with the County's long-range planning framework. The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The SMU-6 category is intended to accommodate a broad mix of uses, including agricultural, residential, neighborhood commercial, office, research/corporate park, light industrial multi-purpose, clustered residential, and mixed-use development. The purpose of the SMU-6 designation is to provide flexibility in development patterns while encouraging a balanced integration of employment-generating uses and residential development within suburban growth areas. Within the SMU-6 category, neighborhood commercial uses may be approved up to 175,000 square feet or a maximum Floor Area Ratio (FAR) of 0.25, whichever is less intense, or up to 20 percent of the project's land area when incorporated into a larger planned research or corporate park development. Office, research/corporate park, light industrial multi-purpose, and mixed-use developments may be approved up to a 0.35 FAR. In addition, standalone light industrial uses may achieve a maximum FAR of 0.50. The Comprehensive Plan also specifies that office uses within the SMU-6 category are not subject to Commercial Locational Criteria, thereby providing additional flexibility in site planning and development configuration. The subject site contains approximately 0.46 ± acres. Based on the maximum allowable FAR for light industrial uses within the SMU-6 designation, the site could accommodate up to approximately 10,018.8 square feet of development, as calculated below:

- 0.46 acres × 43,560 square feet per acre = 20,037.6 square feet of gross site area
- 20,037.6 square feet × 0.50 FAR = 10,018.8 square feet maximum allowable development intensity

According to the revised site plan uploaded into Optix on April 20, 2026, the proposed Planned Development would result in a FAR of 0.19. This proposed intensity is substantially below the maximum allowable 0.50 FAR permitted for light industrial uses within the SMU-6 Future Land Use category. As outlined above, light industrial uses are expressly contemplated and permitted within the SMU-6 designation, subject to the applicable intensity limitations established by the Comprehensive Plan. Because the proposed development includes a permitted use type and remains well below the maximum allowable FAR threshold, the request is consistent with the intent and development parameters established under FLUS Objective 2.2 and Table 2.2 of the Comprehensive Plan. Furthermore, the proposed FAR of 0.19 reflects a relatively moderate level of development intensity within the context of the SMU-6 category, thereby supporting compatibility with the surrounding mixed-use development pattern while remaining within the Comprehensive Plan's adopted framework for suburban mixed-use growth and employment-oriented land uses.

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

The proposed development is consistent with the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, both of which require that new development and redevelopment be compatible with the character and development pattern of surrounding neighborhoods and adjacent land uses. The Comprehensive Plan emphasizes that compatibility is achieved through thoughtful integration of land uses, appropriate transitions in intensity, and the mitigation of potential adverse impacts associated with new development. In this instance, the surrounding area is characterized by a mixed-use development pattern that includes residential, commercial, public/quasi-public, institutional, and light industrial uses. Notably, light industrial uses already exist within the immediate vicinity of the subject site, establishing a land use context that supports the consideration of similar employment-oriented and industrial activities. The presence of these existing uses demonstrates that the area has evolved as a transitional mixed-use corridor where a variety of land uses coexist in close proximity to one another. FLUS Policy 4.4.1 specifically provides that increases in density or intensity must be compatible with existing, proposed, or planned surrounding development. The policy further states that development and redevelopment should be integrated with adjacent uses through the incorporation of similar or complementary uses, mitigation of adverse impacts, transportation and pedestrian connectivity, and the establishment of gradual transitions between differing land use intensities. FLUS Objective 7.1 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. The proposed development satisfies these compatibility criteria because the requested use is consistent with the established mixed-use character of the area and complements the existing pattern of light industrial and commercial development nearby. The proposal does not introduce a land use type that is foreign or incompatible with the surrounding area; rather, it represents a logical continuation of the development pattern already present within the corridor.

The subject site does not meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.6, to meet the Criteria in the Rural Area, a site must be within 660 feet of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. Neighborhood-serving commercial uses may be considered up to the following square footage at each quadrant of the intersection. Major local roadways may not be considered to meet this criterion. 75% of the subject property must fall within the specified 660-foot distance from the intersection. All measurements should begin at the edge of the road right-of-way. The closest qualifying intersection to the subject site is Main Street, a county collector roadway and Harney Road, a county arterial roadway, which is a little over 1,000 feet away from the subject site. Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The applicant submitted a waiver for the CLC criteria; based upon the existing light commercial uses, Planning

Commission staff recommends the Board approve the waiver request. With the inclusion of the submitted waiver for the Commercial Locational Criteria and the associated justifications listed, the proposal meets the intent of Objective 4.7 and its associated policies.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The site is located within the limits of the Thonotosassa Community Plan. However, the Plan does not contain any specific goals, objectives, or policies that are applicable to the proposed request.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Rural Area

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

Land Use Categories

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

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

Compatibility

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

Community Planning

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

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

Commercial-Locational Criteria

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

Policy 4.7.6: *Within 660 feet of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. Neighborhood-serving commercial uses may be considered up to the following square footage at each quadrant of the intersection. Major local roadways may not be considered to meet this criterion. 75% of the subject property must fall within the specified 660 foot distance from the intersection. All measurements should begin at the edge of the road right-of-way.*

- *2 lane and 2 lane – up to 20,000 square feet*
- *2 lane and 4 lane – up to 30,000 square feet*
- *4 lane and 4 lane – up to 40,000 square feet*

Policy 4.7.9: *The locational criteria are not the only factors to be considered for approval of a neighborhood-serving commercial or office use. Considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use.*

Policy 4.7.10: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver. The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.*

Application No. RZ 26-0303
Name: Todd Pressman
Entered at Public Hearing: ZHMI
Exhibit # 1
Date: 05/26/2026

PD 26-0303

Planning Commission: Consistent

D.S.D.: Approves

No agency objections

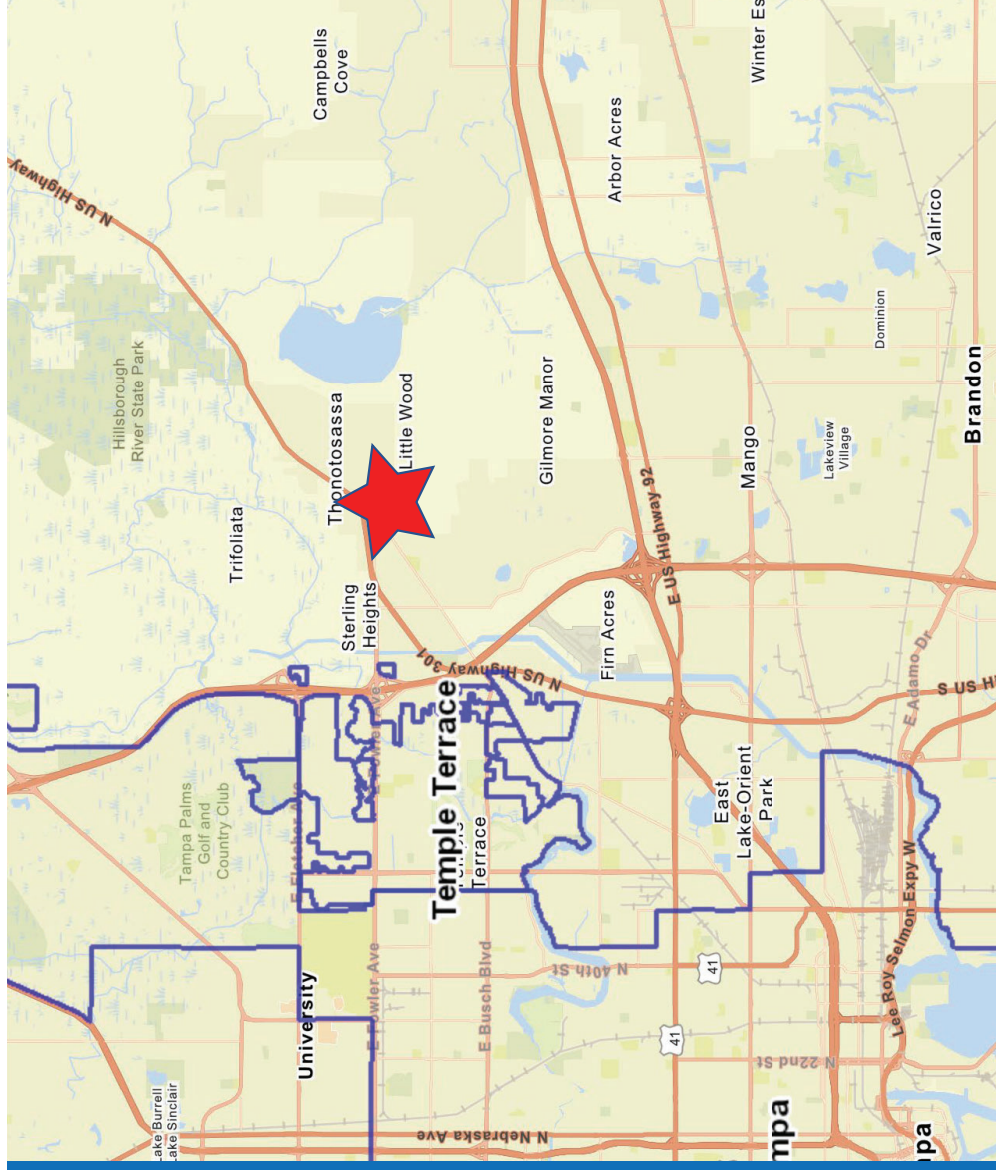
No opposition on record. Under Code Cite

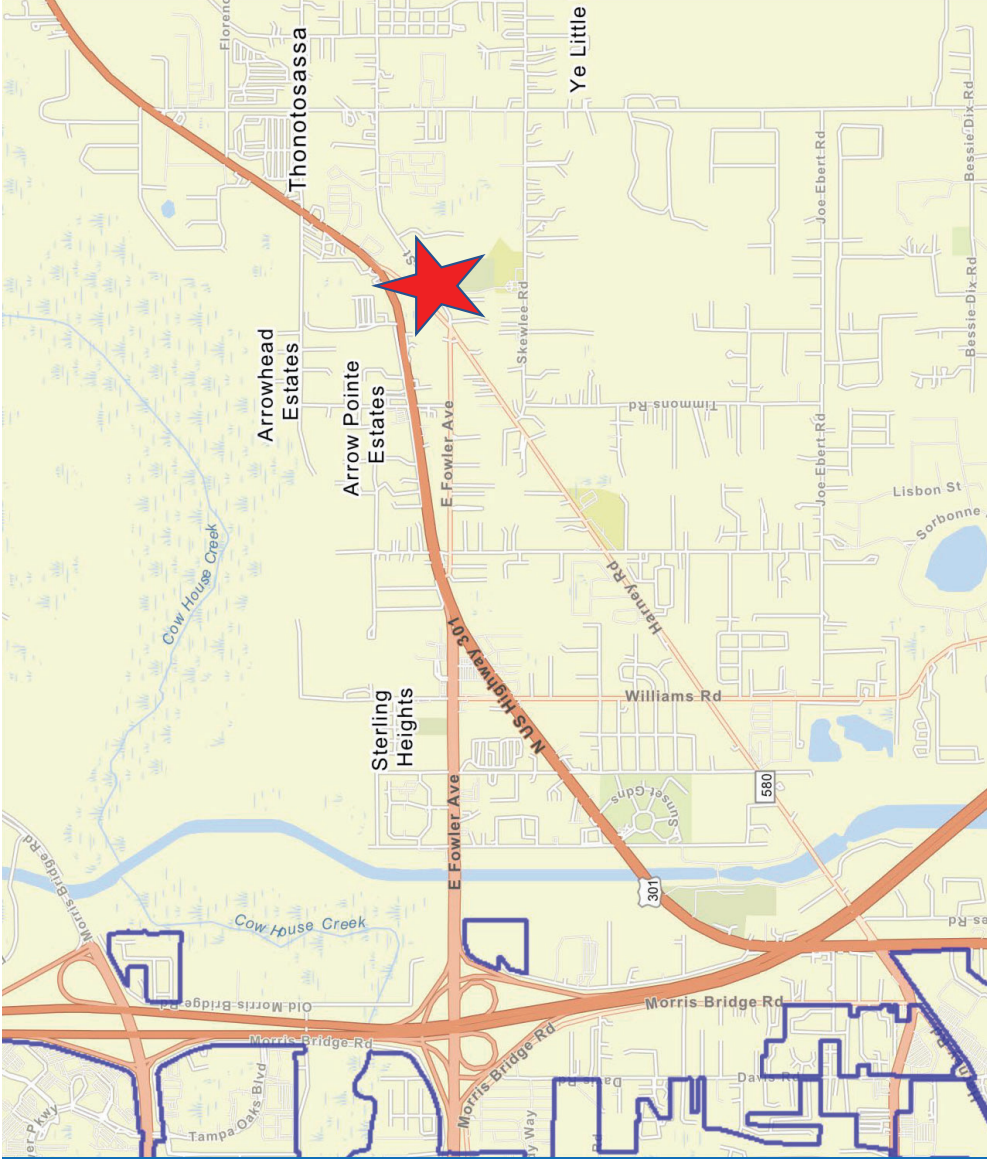
ISSUE:

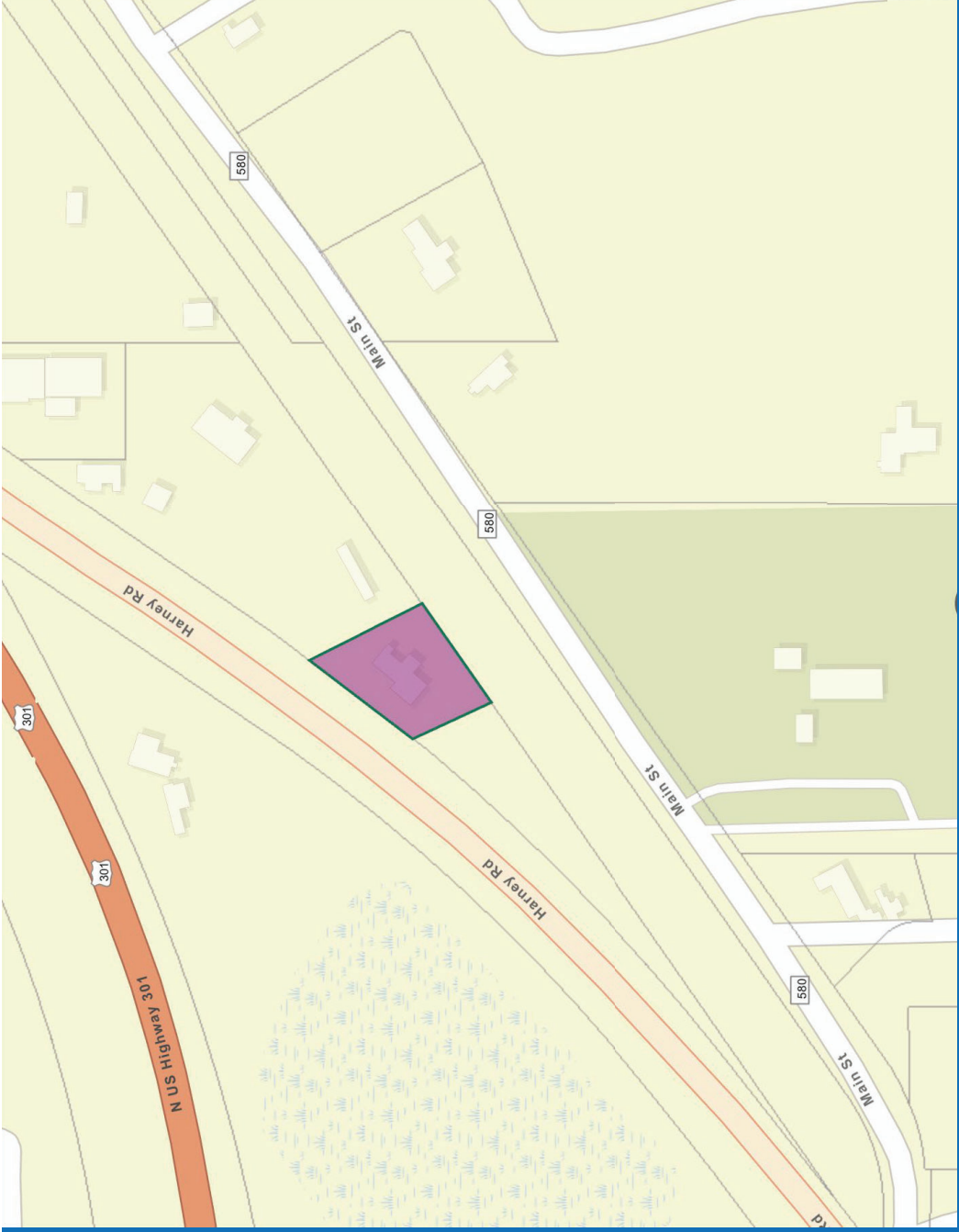
Rezone from CG to PD for “Road Services”
.46 acres

Towing Yard. Open storage of passenger & commercial vehicles, RV’s, equipment and an operating office

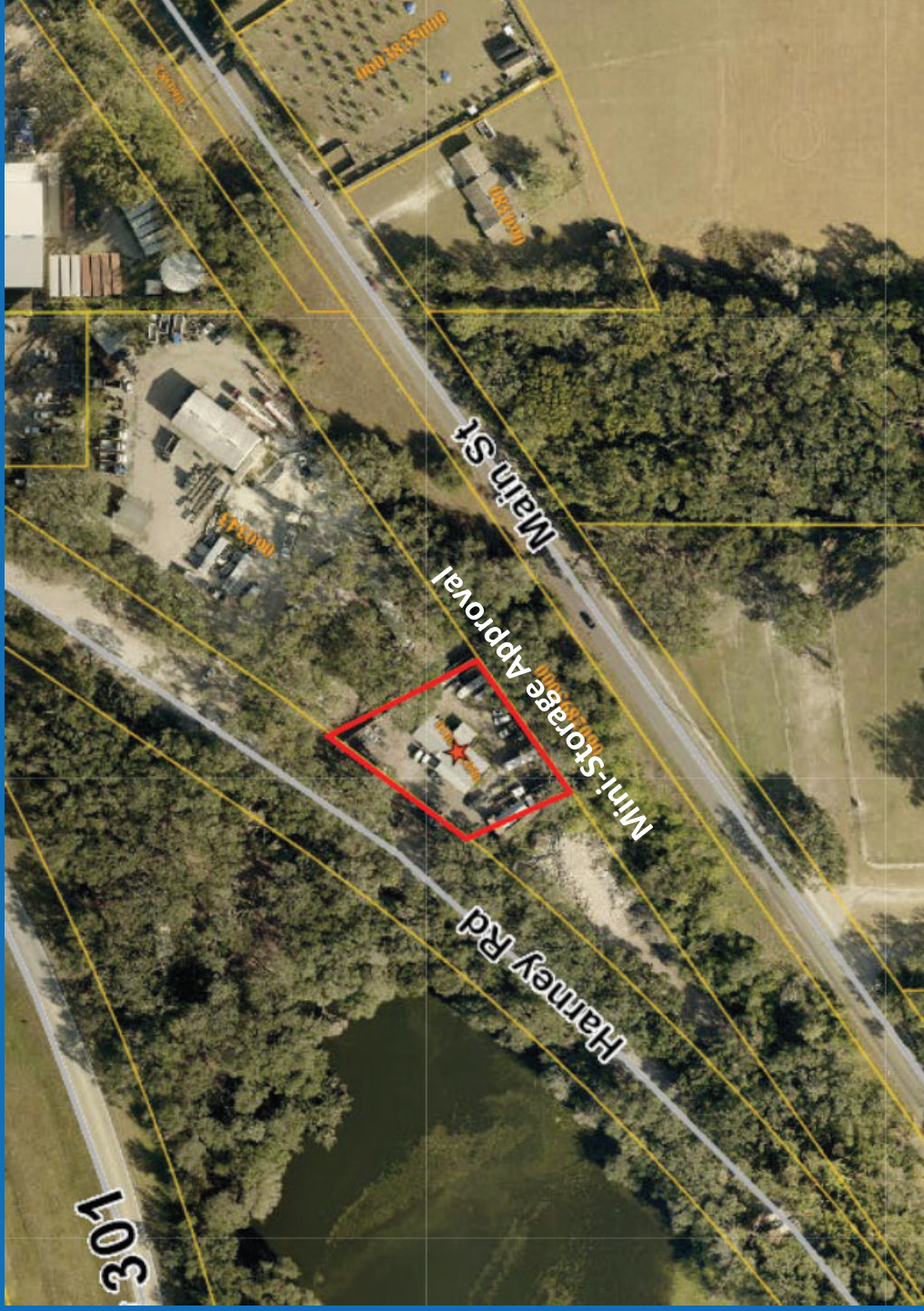
Thonotosassa Area







Property Appraiser

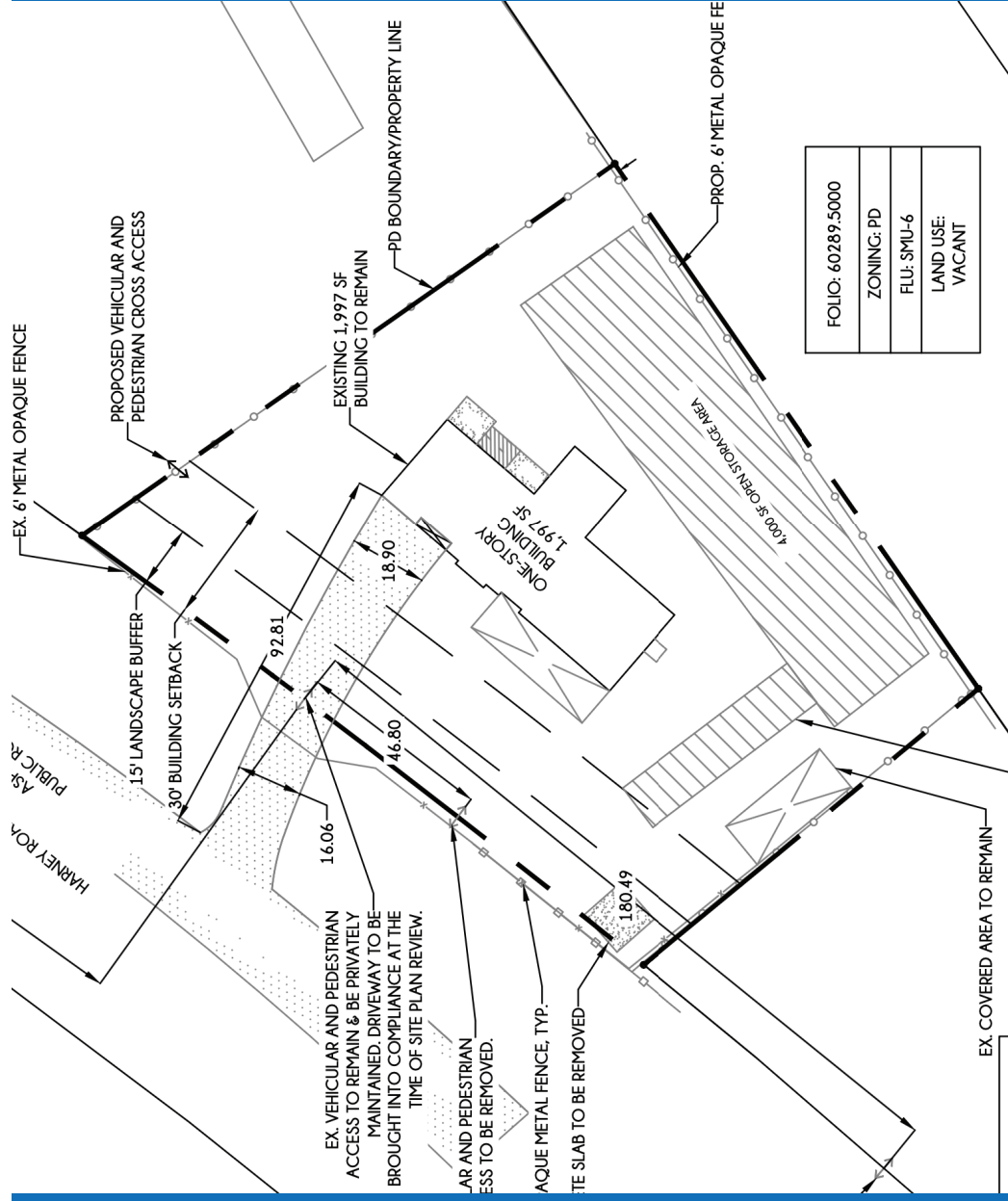


National Wetlands Inventory

US Fish & Wildlife

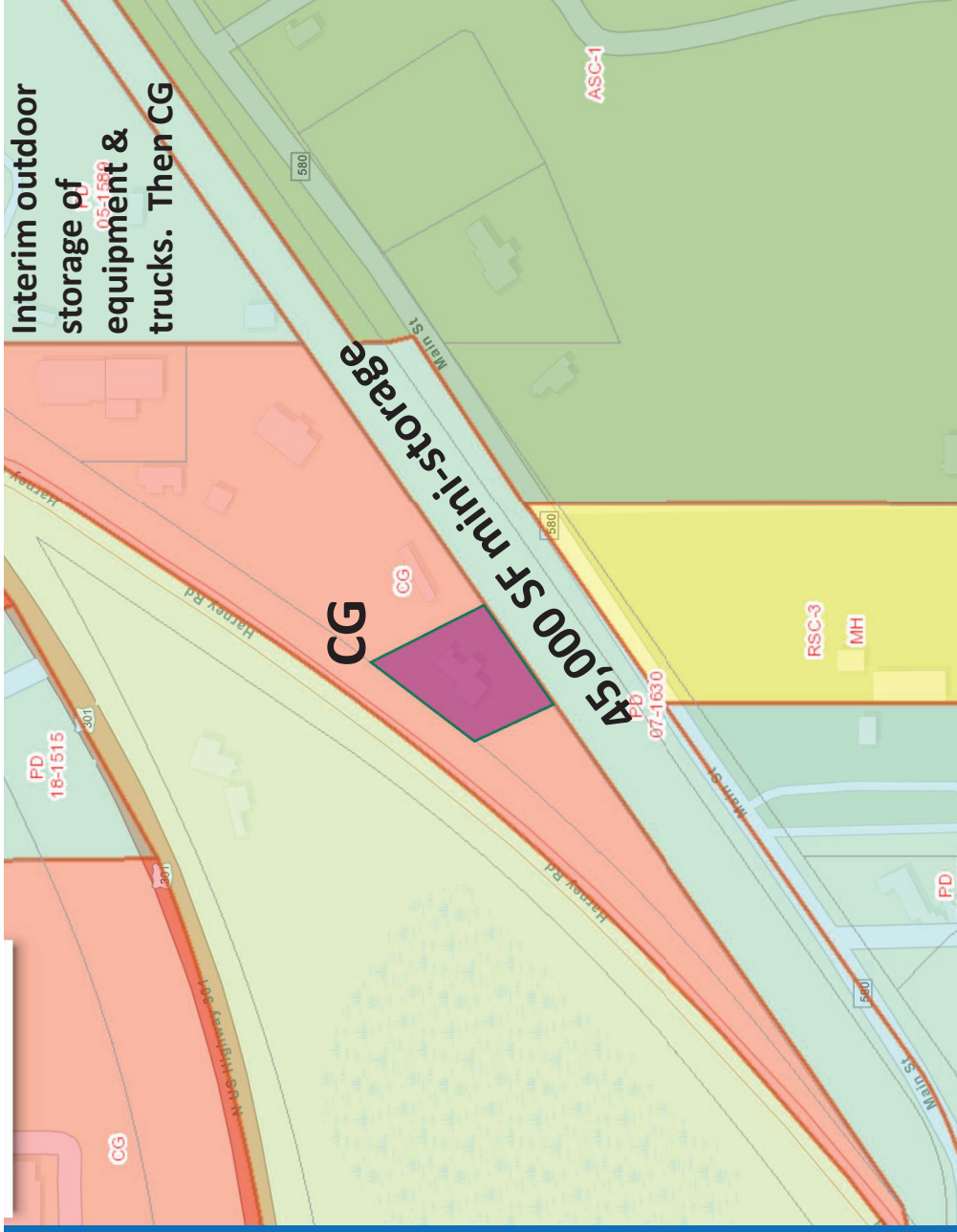


PD Plan



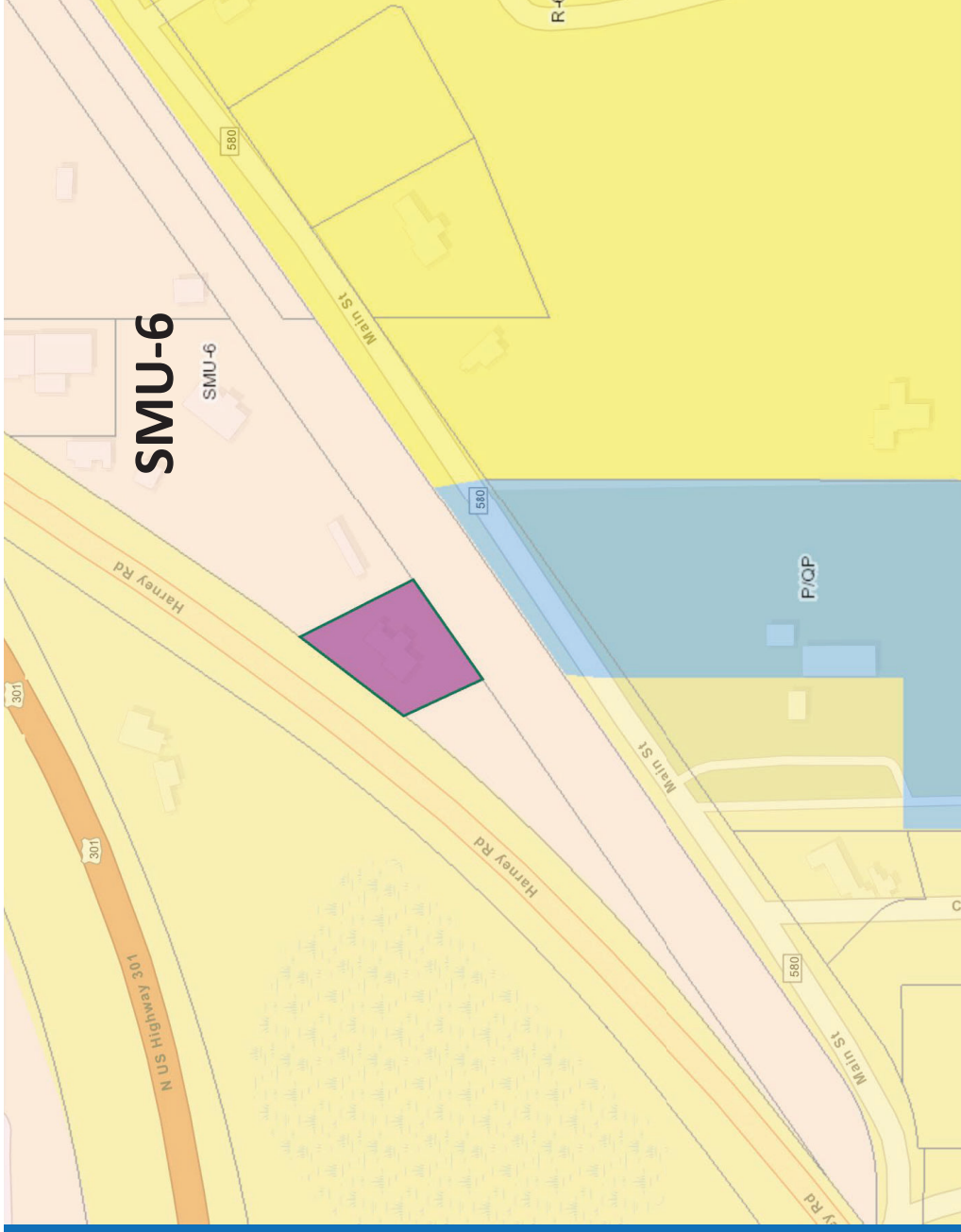
ZONING

CG's & mini-storage/forestation
abutting



FLU Categories

Plan Comm., 'As outlined above, light industrial uses are expressly contemplated and permitted within the SMU-6 designation.'



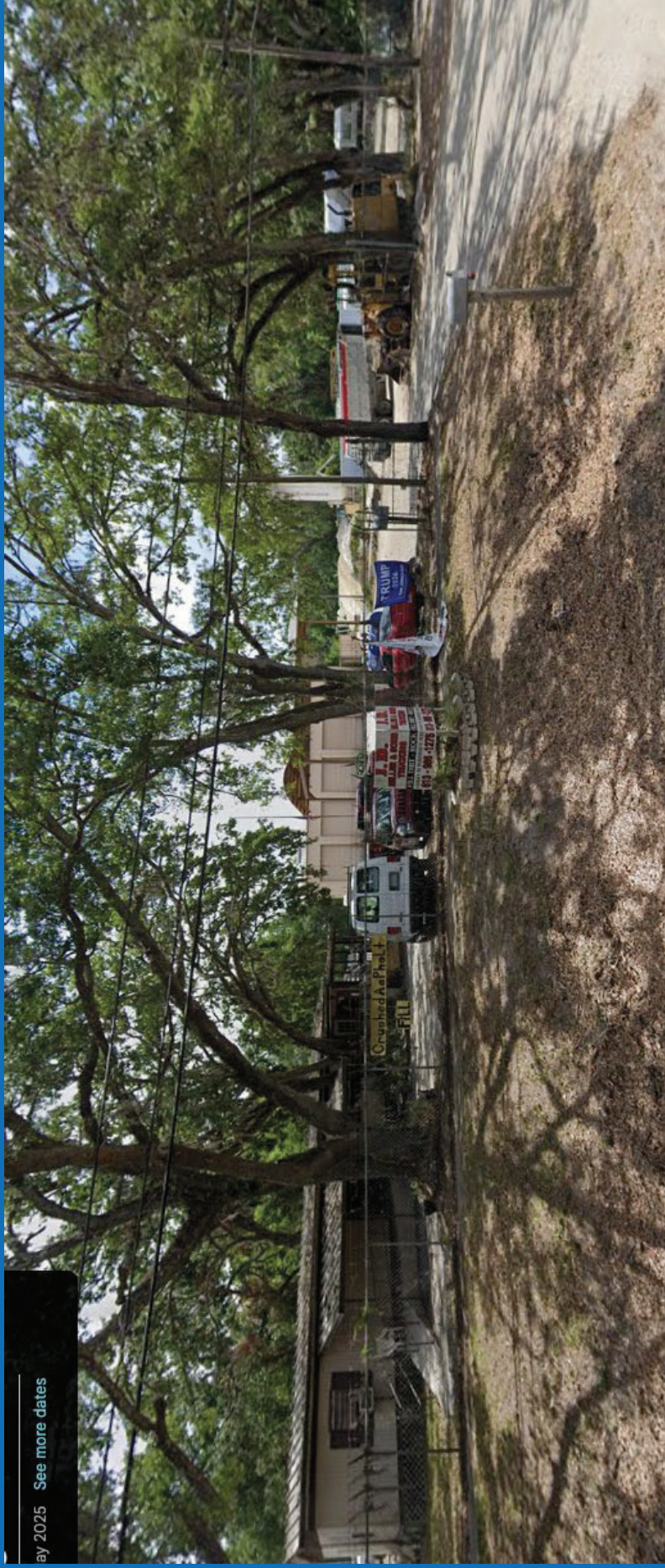
Site on Harney



Site on Harney



ABUTTING NEIGHBOR, East



ay 2025 See more dates

ABUTTING NEIGHBOR, West



D.S.D.: 'The site is bordered primarily by CG-zoned parcels with commercial or operational uses, and the development layout reflects separation between the proposed storage areas and nearby properties through fencing, buffering, and the placement of storage areas toward the interior.

TRANSPORTATION ISSUE:

County wide edict of cross access.

Request is Administrative Variance for no cross access to S.W.

- Tow yards demand high security by the nature of their use
- 2 small, tight, parcels. .46 acres
- Shape does not support
- 0 crashes over 5 years, cross access purpose is to help address crashes



1. Legal Care and Custody (F.S. § 493.6101)

Under [Florida Statute 493.6101\(22\)](#), a repossession is defined as legally complete the exact moment a licensed recovery agent gains "control, custody, and possession" of the property. Because the agency assumes total legal custody, they face civil liability for any theft or damage that occurs afterward, forcing the installation of perimeter fencing and 24/7 camera systems to mitigate that risk.  +1

2. The Insurance and Liability Mandate (F.S. § 493.6110)

To secure and maintain a **Class "R" Recovery Agency license**, businesses must comply with the financial responsibility laws overseen by FDACS. Under [Chapter 493](#), companies must maintain severe commercial liability insurance (typically a minimum of \$300,000). Insurance underwriters will not issue these required policies to a repossession agency unless the physical storage yard meets strict security benchmarks—meaning a failure to secure the lot results in a loss of insurance, which legally triggers the revocation of the state operating license.  +2

Fla. Admin. Code Ann. R. 15B-9.011 - Storage Facilities

- State Regulations

- Compare

(1) Wrecker operators shall provide storage facilities which shall be maintained at the operator's place of business and located within their assigned zone. **These facilities must be fenced and locked for the protection of vehicles and property.**

(6) **All fencing shall be chain-link or solid-wall type, at least 6 feet high,** to discourage theft of any vehicle or any property being stored inside...

ARTICLE VII. - TRESPASS TOWING, IMMOBILIZATION AND RATES

Sec. 50-178. - Vehicle permit requirements.

(1)

Garage liability insurance. A garage liability insurance policy covering the towing and/or immobilization service operations, including, but not limited to, the towing and/or immobilization service business, equipment and vehicles, which covers all locations within the County. The limits of liability of this policy shall be no less than \$300,000.00 for bodily injury, personal injury and property damage liability combined single limit each occurrence and aggregate. This aggregate limit shall apply separately for each location to be used by the towing and/or immobilization service.

(2)

Garagekeeper's legal liability insurance. A garagekeeper's legal liability insurance policy insuring its legal liability for loss of or damage to vehicles of others towed or stored by a towing and/or immobilization service which covers fire, theft, collision, and other insurable perils. The deductible for these coverages shall not exceed \$1,000.00 per vehicle. The limits of coverage shall not be less than \$50,000.00 for each occurrence, at each location, including towing, for property damage liability. If separate on-hook liability insurance is obtained, the minimum coverage will also be \$50,000.00 as with property damage liability.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 05/15/2026
REVIEWER: Jessica Koval, MPA, Principal Planner AGENCY/DEPT: Transportation

Trip Generation Difference:

			Total Peak
		24 Hour Two-Way Volume	Hour Trips
			AM PM
Difference		- 2,217	- 162 - 153

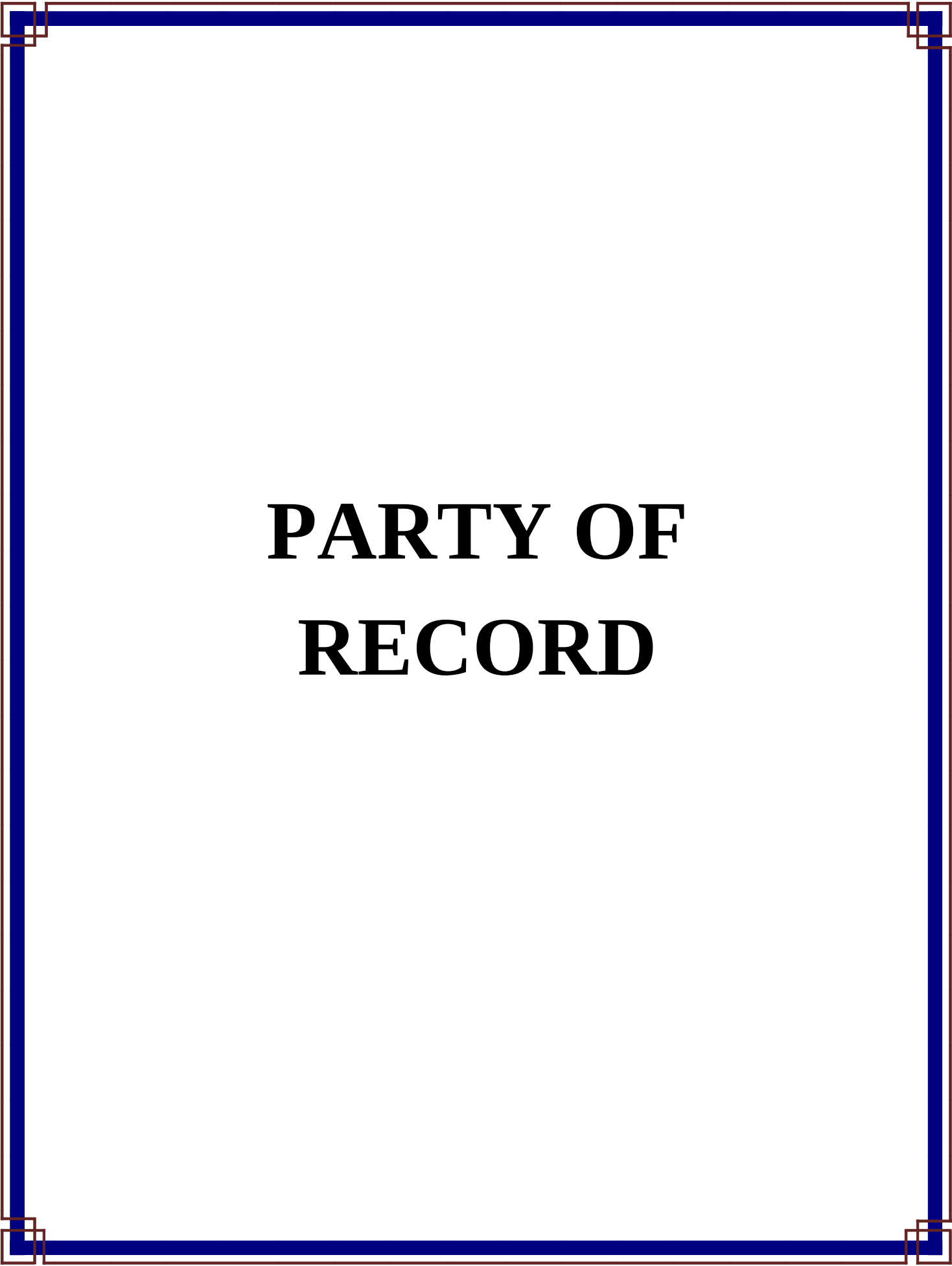
Plan Comm., ‘Notably, **light industrial uses already exist within the immediate vicinity** of the subject site, establishing a land use context that supports the consideration of similar employment-oriented and industrial activities’. The presence of these existing uses demonstrates that the area has **evolved as a transitional mixed-use corridor** where a variety of land uses coexist in close proximity to one another. The proposal does not introduce a land use type that is foreign or incompatible with the surrounding area; rather, it represents a logical continuation of the development pattern already present within the corridor.

Planning Comm, '...evaluated collectively, the surrounding development pattern demonstrates ...that the proposed development can be integrated into the surrounding area without creating a land use conflict or disrupting the established character of the community....the proposed development is compatible with the surrounding area and consistent...This proposed intensity is substantially below the maximum....FAR permitted for light industrial uses within the SMU-6 ...reflects a relatively moderate level of development intensity.

Plan Comm, ‘The applicant submitted a waiver for the CLC criteria; based upon the existing light commercial uses, Planning Commission staff recommends the Board approve the waiver request. With the inclusion of the submitted waiver for the Commercial Locational Criteria and the associated justifications listed, the proposal meets the intent of Objective 4.7 and its associated policies.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is **consistent** with the Goals, Objectives and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

D.S.D., “Building height, building coverage, and overall intensity remain low, with the existing one-story structure at approximately 14 feet in height and development confined to a 0.46-acre site. Storage areas and circulation routes are limited to designated portions of the property, and existing vegetation on the southern, eastern, and western sides of the site contributes to additional screening.



PARTY OF RECORD

NONE