PD Modification Application MM 25-0933

ZONING HEARING MASTER DATE: September 15, 2025

BOCC HEARING DATE: November 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hill Ward Henderson, P.A.

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 14.85 acres

Community

Plan Area: East Lake/Orient Park

Overlay: None



Introduction Summary:

PRS 05-1133 TH (PD 01-1180) permitted 134,000 square feet that includes a 69,6000 square-foot "Flex Space" area consisting of office, warehousing and/or light industrial uses and a 64,4000 square-foot area consisting of Business, Professional or, as an alternative development, a maximum 69,000 square foot "Flex Space" area consisting of office, warehousing and/or light industrial uses (Parcel 2b) and a nightclub containing a maximum of 32,000 square feet shall (Parcel 2a).

MM 25-0933 proposes to modify Parcel 2b 9.84 acres of the existing approved Planned Development (PD) 01-1180 (as most recently modified by PRS 05-1133) to a manufacturing use, including warehousing, distribution, light manufacturing, and outdoor storage as an accessory in accordance with the Land Development Code.

Existing Approval(s):

- An alternative development option referenced as Rivergate – Parcel 2A
 - Maximum 69,000 square-foot "Flex Space" area consisting of office, warehousing, and/or light industrial uses permitted in Parcel 2b
 - A nightclub containing a maximum of 32,000 square feet permitted within Parcel 2a
 - 101,000 total square feet (0.15 FAR)
- 2. A 20-foot landscape buffer with a Type B screening adjacent to folios 43009.0000 and 43010.0000

Proposed Modification(s):

- 1. Increase permitted square footage in Parcel 2b to 150,000 sf.
 - Remove office use
 - Restrict Open Storage to accessory only and 20% of the gross floor area.
 - 182,000 total square feet (0.28 FAR)
 - 3. A 10-foot landscape buffer with Type C screening adjacent to folios 43009.0000 and 43010.0000

Additional Information:

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PD Variation(s):		LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code:		None Requested.
Planning Commission	Pacammandation	Development Services Recommendation:
	Recommendation:	1
Consistent		Approvable, subject to proposed conditions

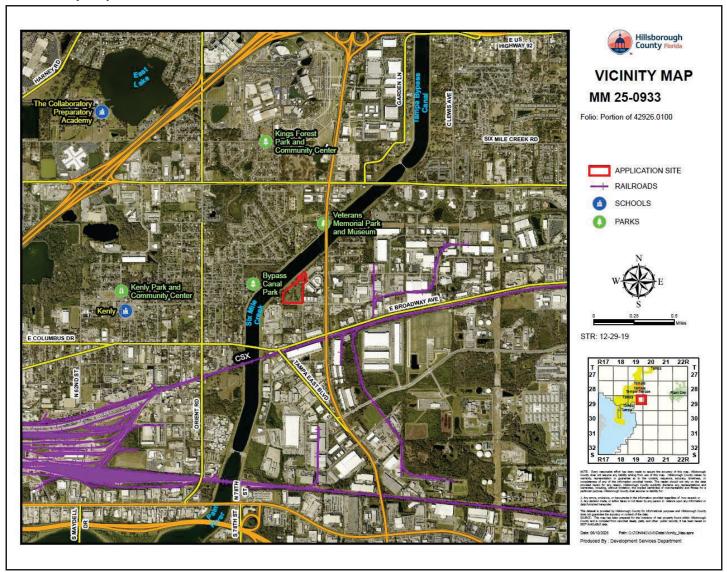
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

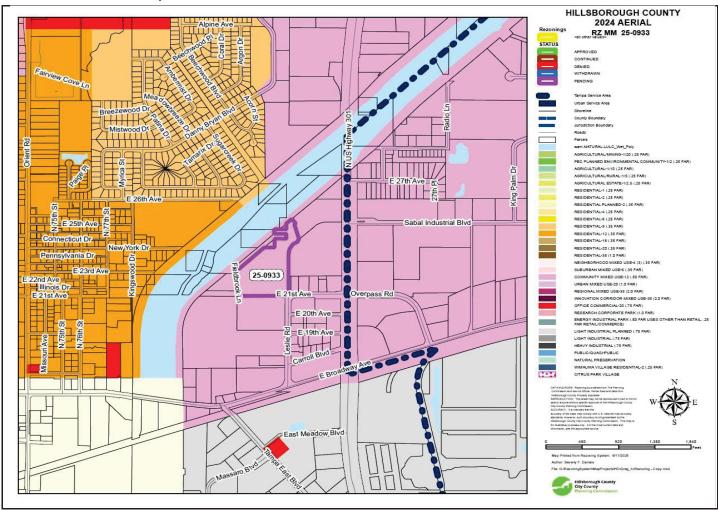
The subject site is folio 42926.0100 that is +/- 14.85 acres, located north of 21st Avenue, south and east of the Tampa Bypass Canal, and west of North US Highway 301. It is characterized by a mix of residential and commercial uses. The greater surrounding area further east, south and northeast is industrially developed.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



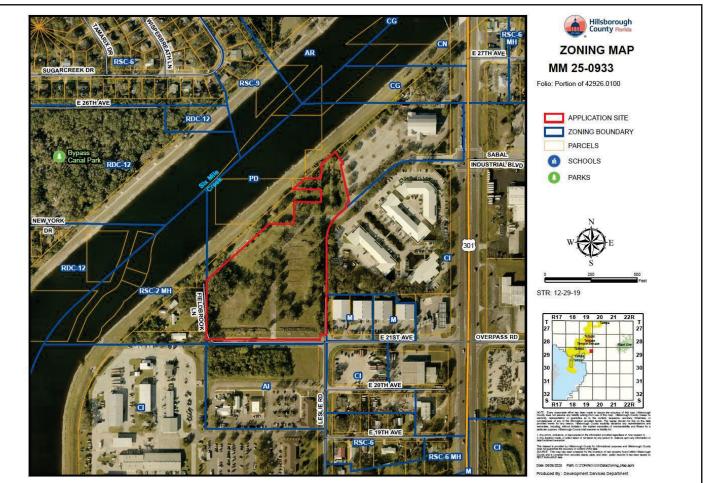
Subject Site Future Land Use Category:	FLU: CMU-12
Maximum Density/F.A.R.:	CMU-12: Max. density 12 dwelling units per acre FAR: .50
Typical Uses:	CMU-12: Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

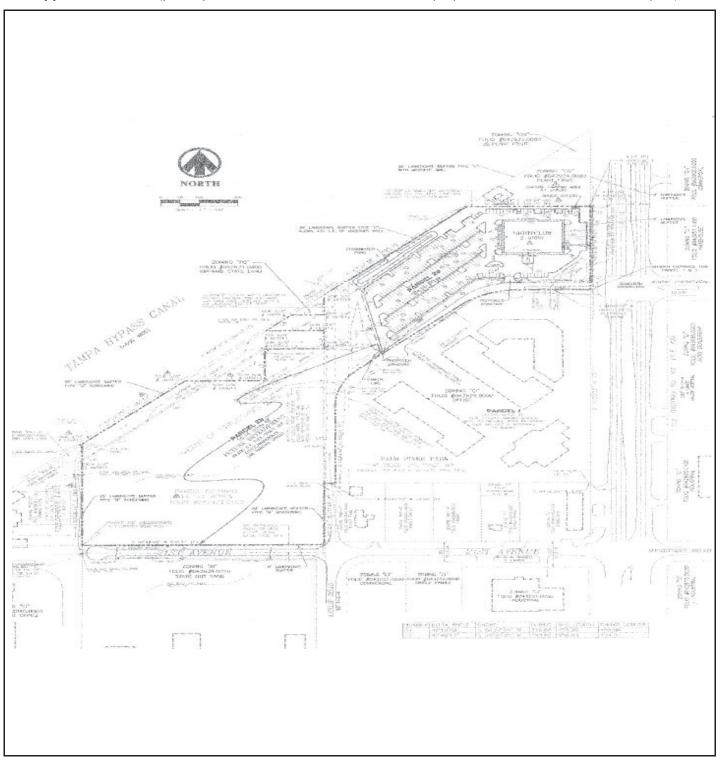


Adjacent Zonings and Uses Maximum Density/F.A.R. Allowable Use: Existing Use: Location: Zoning: Permitted by Zoning District: CG .27 North Retail and service Vacant ΑI NA Agricultural and industrial South Government Commercial and service Office Park CI .30 **East** .75 Μ Manufacturing, processing Warehouse and assembling Single-family conventional, Mobile Home West RSC-2 MH 2 units per acre mobile home

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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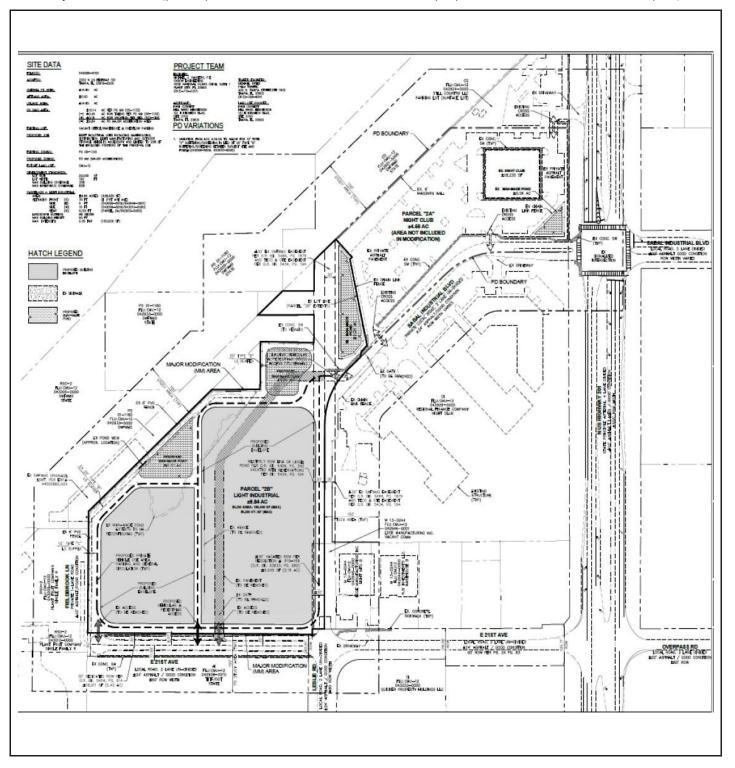
ZHM MEETING DATE: September 15, 2025 Case Planner: James E. Baker, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

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2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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

Road Name	Classification	Current Conditions	Select Future Improvements
E 21 st Ave	County Local - Rural	2 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
US Highway 301	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road □Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation □ Not applicable for this request				
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	444	60	83	
Proposed	1,159	51	51	
Difference (+/-)	+715	-9	-32	

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	20
South	Х	Pedestrian & Vehicular	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West	*	None	None	8

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

4.0 Additional Site Information & Agency Comme	ents Summary	vs. ex	
Transportation	Objections	Conditions Requested	Additional Information/Comments
 □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided 	☐ Yes ☐N/A ☑ No	⊠ Yes □ No	

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	morniation, comments	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No		
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No		
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significan☐ Coastal H☐ Urban/Sul	□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation ⊠ Design Exc./Adm. Variance Requested ⊠ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes 図 No		
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No		
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		
Impact/Mobility Fees					
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No		

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately +/-14.85 acres north of 21st Avenue, south and east of the Tampa Bypass Canal, and west of North US Highway 331. The project is located within the Urban Service Area (USA) and the East Lake Orient Park Community Plan. Surrounding land uses include predominantly industrial to the south, east and southwest. It is bounded by the Tampa Bypass Canal along the north and northwest.

The project site is currently zoned Planned Development (PD 01-1180) that was approved on April 4, 2004 (as most recently modified by PRS 05-1133) for vacant office/warehouse and overflow parking use in the site area and an existing night club (Dallas Bull) with parking in the remainder of the overall PD. At the time of the previous PD approval, the site was reserved and contemplated for "Future Development" office/warehouse flex-space use. A Major Modification to this PD is requested to develop 9.84 acres for a manufacturing use that includes warehousing, distribution, light manufacturing, and outdoor storage as an accessory in accordance with the Land Development Code.

The applicant proposes a maximum of 150,000 square feet of light industrial uses with vehicle circulation areas and stormwater ponds, where generally depicted on the site plan. The maximum proposed floor area ratio is 0.35 and a 50-foot maximum height. The proposed access includes a shifted access point to East 21st Avenue and proposed cross access to the privately-owned Sabal Industrial Boulevard that leads to US Highway301. The current access road for the Dallas Bull portion of the existing PD is to remain unmodified.

The applicant proposes a 10-foot Type C Western Buffer to provide for an industrial building footprint and a requisite vehicle circulation area. In this area, there is dense vegetative screening that the applicant seeks to retain in addition to providing a six-foot high masonry wall (in lieu of a fence) for additional sound mitigation.

5.2 Recommendation

Based upon the above considerations, staff finds the request is APPROVABLE, subject to conditions

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6.0 PROPOSED CONDITIONS:

Approval - Approval, subject to the conditions listed below, is based on site plan received July 8, 2025.

- 1. The project ("Parcel 2" on the general site plan) shall be permitted 134,000 square feet of the following uses, as generally depicted on the general site plan.
 - 1.1 A 69,000 square-foot "Flex Space" area consisting of office, warehousing and/or light industrial uses
 - 1.2 A 64,400 square-foot area consisting of Business, Professional Office
- 2. As an alternative development option the project shall be permitted the following development entitlements in accordance with the site plan referenced as "Rivergate Parcel 2A":
 - 2.1 A maximum 69,000 150,000 square foot feet of "Flex Space" area consisting of office, warehousing, and/or light industrial uses, including warehousing, distribution, manufacturing and outdoor storage which is accessory and limited to 20% of the enclosed portions of the principal use shall be permitted within Parcel 2b.
 - 2.2 A nightclub containing a maximum of 32,000 square feet shall be permitted within Parcel 2a as shown on the site plan.
- 3. Regardless of development options, the project shall be developed in accordance with the M zoning district standards, unless otherwise specified herein.
 - 3.1 The storage of hazardous materials shall be prohibited.
 - 3.2 Buildings within Parcel 2B shall be located where depicted on the site plan. Maximum building height within Parcel 2B shall be 50 feet.
- 4. Buffering and screening shall be provided in accordance with the Land Development Code, unless otherwise specified herein. In lieu of required landscaping, preservation of existing natural vegetation, excluding nuisance vegetation, shall occur within the required buffer area along the western project boundary abutting residentially zoned property.
 - 4.1 A 30-foot landscape buffer with a Type C screen to include a masonry wall shall be provided along the western boundary of Parcel 2A as shown on the general site plan.
 - 4.2 A 10-foot wide buffer with Type C screening shall be provided where adjacent to folios 43009.0000 and 43010.0000 within Parcel 2B. The remaining western boundary of Parcel 2B shall provide a 20-foot wide buffer with Type B screening.
- 5. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
- 6. All outdoor lighting associated with the development shall be fully shielded and oriented internally to the project.
- 7. The general location and number of the access points shall be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management Manual as to final location and design. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or Florida Department of Transportation. Final design may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

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- 8. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turn on US 301 for north to westbound traffic. Prior to detailed site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
- 9. The project shall comply with the requirements of the Wellhead and Surface Water Resource Protect Ordinance.
- 10. A groundwater monitoring program shall be created by the developer and shall be reviewed and approved by Tampa Bay Water. Said program shall be approved by Tampa Bay Water prior to Construction Plan approval.
- 11. The type, location, size and number of signs permitted shall be set forth in Part 7.03.00 of the Land Development Code with the following exceptions(s):
 - 11.1 Ground Signs shall be limited to Monument Signs.
 - 11.2 Billboards, pennants and banners shall be prohibited.
- 12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 13. The development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 14. Within 90 days of the rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Planning and Growth Management a revised General Development Site Plan for certification which conforms to the notes and graphics of the plan, to the conditions outlined above, and the Land Development Code (LDC). Subsequent to the certification of the plan, if it is determined that the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
- 15. 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.
- Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 16. Within Parcel 2B, 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

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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.

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

PD Variation:

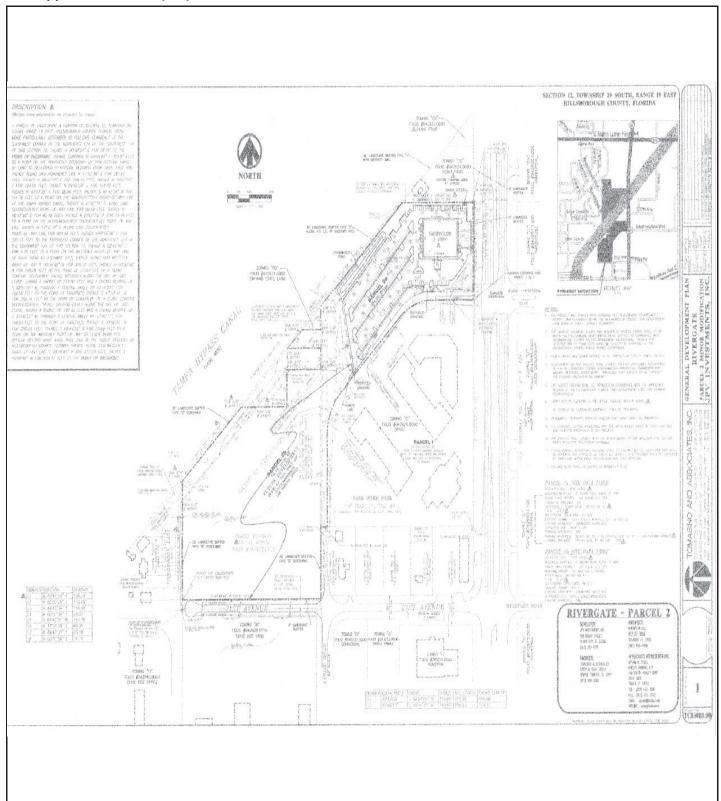
The applicant proposes a 10-ft wide buffer with Type C screening where a 20-ft wide buffer with Type B screening is required per the approved PD.

- Per the applicant, a more intense screening is proposed to offset the reduction of 10 feet. Type B screening requires six foot high vegetation, or a six foot high fence or wall, or a six foot high berm combination, in addition to tree plantings. Type C screening requires a six foot high wall with tree plantings.
- The area adjacent to the western property will be utilized for vehicle circulation, rather than building placement. Structures to the west are located over 100 feet from the common property line.
- The PD currently permits compliance with M zoning district standards, which could permit a maximum building height of 110 feet (with additional setbacks). Under this modification, building height is reduced to a maximum of 50 feet.

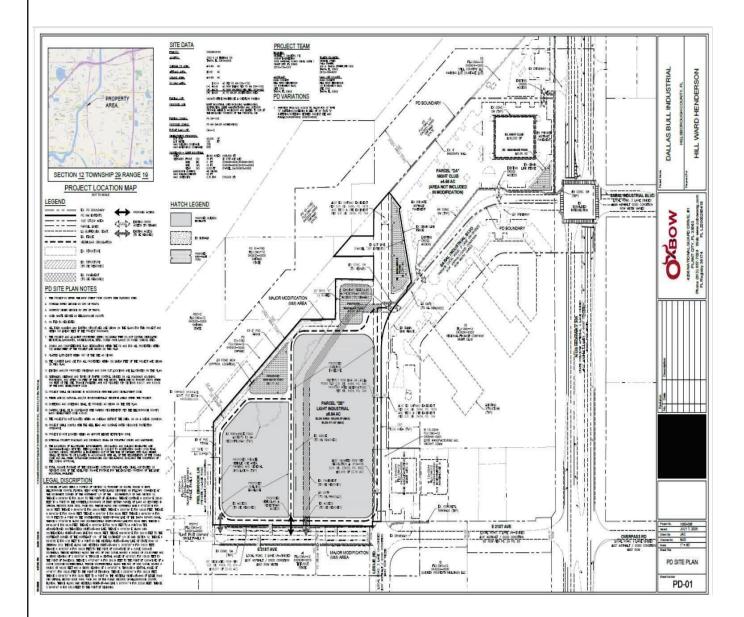
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8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 09/08/2025	
REVIEWER: Jessica Kowal, MPA, Principal Planner		AGENCY/DEPT: Transportation	
PLAN	INING AREA: East Lake	PETITION NO: MM 25-0933	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attached con	ditions.	
	This agency objects for the reasons set forth below.		

CONDITIONS OF APPROVAL

Revised Conditions

- 7. The following shall apply to Parcel 2a as shown on the PD site plan:
 - a. The general location and number of the access points shall be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management Manual as to final location and design. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation. Final design may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
- 8. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turns on US 301 for north to westbound traffic. Prior to detailed site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.

[Transportation Review Staff proposes deletion of this condition as it has been satisfied.]

The following shall apply to Parcel 2b as shown on the PD site plan:

- a. The project shall be served by one full access connection to US Highway 301 via Sabal Industrial Boulevard and one full access connection to E 21st Avenue. Any modifications to the existing access to US Highway 301 shall be subject to review and approval by FDOT.
- b. The project shall be permitted 150,000 s.f. of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b of the PD site plan. Notwithstanding the foregoing, no development shall be

permitted that causes cumulative development to exceed 1,159 gross average daily trips, 51 gross a.m. peak hour trips, or 51 gross p.m. peak hour trips. Additionally:

- i. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on Parcel 2b of the PD site plan. The list shall contain data including gross floor area, type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak, and p.m. peak) shall also be provided.
- c. At the time of site/construction plan review, the developer shall study the intersection of E 21st Avenue and Leslie Road and, if warranted, provide appropriate traffic control devices as approved by Hillsborough County.
- d. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a modification to a +/- 9.84-acre portion of the existing Planned Development (PD 01-1180) which was most recently modified by PRS 05-1133. The modification area is labeled as "Parcel 2b" on the PD site plan and is currently approved for office, warehousing, and/or light industrial uses up to a maximum of 69,000 square feet. The portion of this PD not included in this modification is labeled as "Parcel 2a" on the PD site plan and has been developed for a nightclub, as permitted by the approved PD modification in 2003 (MM 03-1476). The current request is to permit 150,000 square feet of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the range of land uses proposed for Parcel 2b. Given this, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 150,000 square feet of certain industrial/warehouse uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip

generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine if generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based upon Institute of Transportation Engineer's *Trip Generation Manual*, *11th Edition* and the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap.

Approved Zoning (Parcel – 2b only):

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 69,000 square feet High-Cube Fulfillment			
Center Warehouse (Sort)	444	60	83
(LUC 155)			

Proposed Use (Parcel – 2b only):

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Development Pursuant to Trip Cap	1,159	51	51

Trip Generation Difference:

	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+715	-9	-32

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on E 21^{st} Ave a 2-lane, undivided, local urban road. The roadway is characterized by \pm 12-foot-wide lanes in average condition, no bike lanes, \pm 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the project site and lies within a \pm 60-foot-wide right of way.

The overall PD has frontage on US Hwy 301 a 4-lane, divided, FDOT maintained principal arterial rural road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on the west side of the roadway north of Sabal Industrial Blvd and lies within a +/- 200-foot-wide right of way.

SITE ACCESS

The PD modification area has an existing full access connection to E 21st Ave which is proposed to be relocated to the west. The site also has access to US Highway 301 through Parcel 2a of the PD site plan via Sabal Industrial Blvd, a private driveway. There are no changes proposed for the existing access at US Highway 301 and Sabal Industrial Blvd.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connections.

At the intersection of Leslie Road and E 21st Ave, the through movements, those without stop controls are the westbound and northbound movements. The submitted transportation analysis identifies this project will add 21 a.m. and 21 p.m. peak trips through this intersection which may warrant additional traffic control devices (e.g. regulatory signs, warning signs, guide signs) at this intersection to provide warnings or additional controls, if warranted. At time of site/construction plan review, the developer will be required to analyze this intersection to identify if any such improvements are needed. The developer will be required to install any warranted improvements prior to or concurrent with the initial increment of (re)development.

FDOT was provided with the opportunity to comment on this project; however, at the time of the filing of this report, no such comments have been uploaded to Optix.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for US Highway 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
US Highway 301	Adamo Drive	State Road 574 /Dr Martin	D	F
		Luther King Jr Boulevard		

Source: 2024 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: MM 25-0933

DATE OF HEARING: September 15, 2025

APPLICANT: Hill Ward Henderson, PA

PETITION REQUEST: The Major Modification request is to

modify PD 01-1180

LOCATION: 200 West of the Intersection of E. 21st

Ave. and Leslie Road

SIZE OF PROPERTY: 9.84 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 01-1180

FUTURE LAND USE CATEGORY: CMU-12

SERVICE AREA: Urban

COMMUNITY PLAN: East Lake / Orient Park

DEVELOPMENT REVIEW STAFF REPORT

PD Modification Application MM 25-0933

ZONING HEARING MASTER DATE:

September 15, 2025

BOCC HEARING DATE: November 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hill Ward Henderson, P.A.

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 14.85 acres

Community

East Lake/Orient Park Plan Area:

Overlay: None



Introduction Summary:

PRS 05-1133 TH (PD 01-1180) permitted 134,000 square feet that includes a 69,6000 square-foot "Flex Space" area consisting of office, warehousing and/or light industrial uses and a 64,4000 square-foot area consisting of Business, Professional or, as an alternative development, a maximum 69,000 square foot "Flex Space" area consisting of office, warehousing and/or light industrial uses (Parcel 2b) and a nightclub containing a maximum of 32,000 square feet shall (Parcel 2a).

MM 25-0933 proposes to modify Parcel 2b 9.84 acres of the existing approved Planned Development (PD) 01-1180 (as most recently modified by PRS 05-1133) to a manufacturing use, including warehousing, distribution, light manufacturing, and outdoor storage as an accessory in accordance with the Land Development Code.

Existing Approval(s):

- 1. An alternative development option referenced as Rivergate - Parcel 2A
 - Maximum 69,000 square-foot "Flex Space" area consisting of office, warehousing, and/or light industrial uses permitted in
 - A nightclub containing a maximum of 32,000 square feet permitted within Parcel 2a
 - 101,000 total square feet (0.15 FAR)
- 2. A 20-foot landscape buffer with a Type B screening adjacent to folios 43009.0000 and 43010.0000

Proposed Modification(s):

1. Increase permitted square footage in Parcel 2b to 150,000 sf.

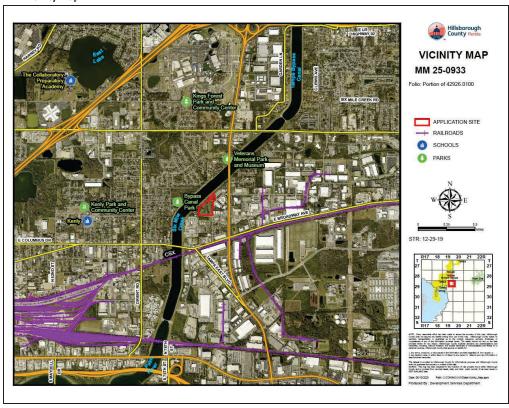
- Remove office use
- Restrict Open Storage to accessory only and 20% of the gross floor area.
- 182,000 total square feet (0.28 FAR)
- 3. A 10-foot landscape buffer with Type C screening adjacent to folios 43009.0000 and 43010.0000

Additional Information:

APPLICATION NUMBER: ZHM MEETING DATE: BOCC HEARING DATE:	MM 25-0933 September 15, 2025 November 12, 2025	Case Planner: James E. Baker, AICP
PD Variation(s):		LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code:		None Requested.
Planning Commission Consistent	Recommendation:	Development Services Recommendation: Approvable, subject to proposed conditions

APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE:	September 15, 2025	Case Planner: James E. Baker, AICP
BOCC HEARING DATE:	November 12, 2025	

2.1 Vicinity Map

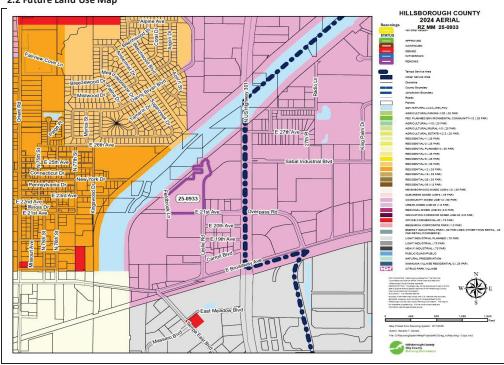


Context of Surrounding Area:

The subject site is folio 42926.0100 that is +/- 14.85 acres, located north of 21^{st} Avenue, south and east of the Tampa Bypass Canal, and west of North US Highway 301. It is characterized by a mix of residential and commercial uses. The greater surrounding area further east, south and northeast is industrially developed.

APPLICATION NUMBER:	MM 25-0933	
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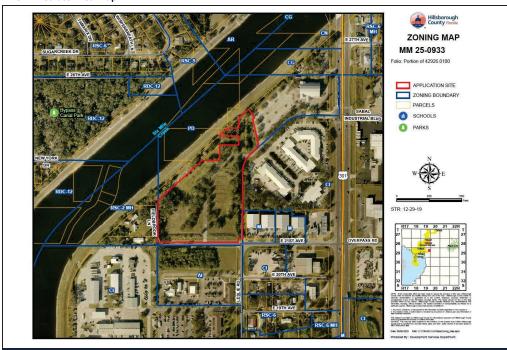
2.2 Future Land Use Map



Subject Site Future Land Use Category:	FLU: CMU-12
Maximum Density/F.A.R.:	CMU-12: Max. density 12 dwelling units per acre FAR: .50
Typical Uses:	CMU-12: Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixeduse projects.

APPLICATION NUMBER:	MM 25-0933	
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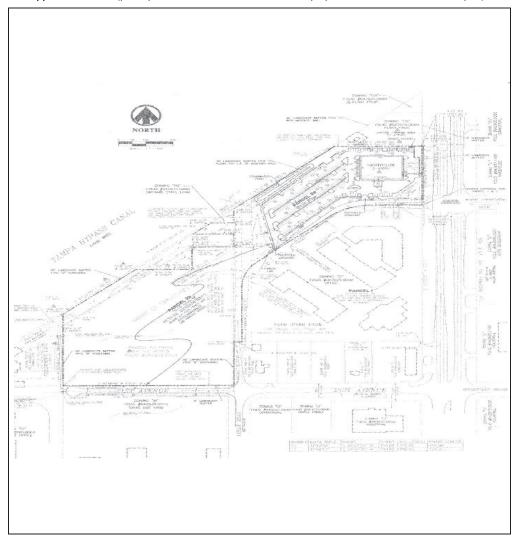
2.3 Immediate Area Map



		Adjacent 2	Zonings and Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	.27	Retail and service	Vacant
South	AI	NA	Agricultural and industrial	Government
East	CI M	.30 .75	Commercial and service Manufacturing, processing and assembling	Office Park Warehouse
West	RSC-2 MH	2 units per acre	Single-family conventional, mobile home	Mobile Home

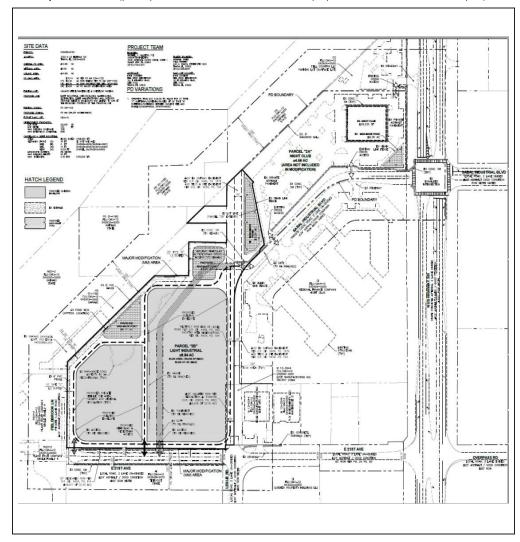
APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE:	September 15, 2025	Case Planner: James E. Baker, AICP
BOCC HEARING DATE:	November 12, 2025	

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE:	September 15, 2025	Case Planner: James E. Baker, AICP
BOCC HEARING DATE:	November 12, 2025	

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE:	September 15, 2025	Case Planner: James E. Baker, AICP
BOCC HEARING DATE:	November 12 2025	

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

Road Name	Classification	Current Conditions	Select Future Improvements
E 21st Ave	County Local - Rural	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
US Highway 301	FDOT Principal Arterial - Rural	4 Lanes Substandard Road Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other

Project Trip Generation □ Not applicable for this request					
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	444	60	83		
Proposed	1,159	51	51		
Difference (+/-)	+715	-9	-32		

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	None	None	10
Х	Pedestrian & Vehicular	None	Meets LDC
X	Pedestrian & Vehicular	None	Meets LDC
. 2	None	None	S
	X X	None X Pedestrian & Vehicular X Pedestrian & Vehicular	None None X Pedestrian & Vehicular None X Pedestrian & Vehicular None

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐N/A ☑ No	⊠ Yes □ No		

APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE:	September 15, 2025	Case Planner: James E. Baker, AICP
BOCC HEARING DATE:	November 12, 2025	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	☐ Yes ⊠ No			
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No			
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No			
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area			
\square Wetlands/Other Surface Waters	☐ Significant	t Wildlife Habitat				
\square Use of Environmentally Sensitive Land	☐ Coastal H	ligh Hazard Area				
Credit	☐ Urban/Sub	burban/Rural Sceni	ic Corridor			
	☐ Adjacent	to ELAPP property				
☐ Surface Water Resource Protection Area	☐ Other	□ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Transportation	⊠ Yes	□Yes	□ Yes			
☑ Design Exc./Adm. Variance Requested	⊠ Yes □ No	□ Yes ⊠ No	□ Yes □ No			
☑ Off-site Improvements Provided			INU			
Service Area/ Water & Wastewater	⊠ Yes	□Yes	□Yes			
☑ City of Tampa	⊠ Yes □ No	□ Yes □ No	□ Yes □ No			
☐ Rural ☐ City of Temple Terrace		⊠ NO				
Hillsborough County School Board						
Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes	☐ Yes	☐ Yes			
Inadequate ☐ K-5 ☐6-8 ☐9-12 ⊠N/A	⊠ No	⊠ No	⊠ No			
Impact/Mobility Fees	,					
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments		
Planning Commission						
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	□ Yes			
☐ Locational Criteria Waiver Requested	□No		⊠ No			
☐ Minimum Density Met ⊠ N/A	l l					

APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE:	September 15, 2025	Case Planner: James E. Baker, AICP
BOCC HEARING DATE:	November 12, 2025	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately +/-14.85 acres north of 21st Avenue, south and east of the Tampa Bypass Canal, and west of North US Highway 331. The project is located within the Urban Service Area (USA) and the East Lake Orient Park Community Plan. Surrounding land uses include predominantly industrial to the south, east and southwest. It is bounded by the Tampa Bypass Canal along the north and northwest.

The project site is currently zoned Planned Development (PD 01-1180) that was approved on April 4, 2004 (as most recently modified by PRS 05-1133) for vacant office/warehouse and overflow parking use in the site area and an existing night club (Dallas Bull) with parking in the remainder of the overall PD. At the time of the previous PD approval, the site was reserved and contemplated for "Future Development" office/warehouse flex-space use. A Major Modification to this PD is requested to develop 9.84 acres for a manufacturing use that includes warehousing, distribution, light manufacturing, and outdoor storage as an accessory in accordance with the Land Development Code.

The applicant proposes a maximum of 150,000 square feet of light industrial uses with vehicle circulation areas and stormwater ponds, where generally depicted on the site plan. The maximum proposed floor area ratio is 0.35 and a 50-foot maximum height. The proposed access includes a shifted access point to East 21st Avenue and proposed cross access to the privately-owned Sabal Industrial Boulevard that leads to US Highway301. The current access road for the Dallas Bull portion of the existing PD is to remain unmodified.

The applicant proposes a 10-foot Type C Western Buffer to provide for an industrial building footprint and a requisite vehicle circulation area. In this area, there is dense vegetative screening that the applicant seeks to retain in addition to providing a six-foot high masonry wall (in lieu of a fence) for additional sound mitigation.

5.2 Recommendation

Based upon the above considerations, staff finds the request is APPROVABLE, subject to conditions

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the applicant. Ms. Corbett identified the location of the property just east of the Tampa Bypass Canal and west of US 301. She showed an aerial photo to discuss the location and proximity to rail and described the area as industrial. Ms. Corbett testified that the PD includes the Dallas Bull nightclub of the front of the property and stated that it is not included in the modification. The request pertains to Parcel 2B and a request for 150,000 square feet of light industrial uses. The modification proposes to remove the office uses and revise the open storage to 20 percent as an accessory use. A PD variation is requested to reduce the required 20-foot-wide buffer with Type B screening and instead provide a 10-foot-wide buffer with Type C screening. The applicant justifies the reduction in buffer width by stating that there is existing dense vegetation that will remain and that the applicant will install a 6-foot-high masonry wall. Ms. Corbett stated that there is an existing 10-foot private drive in between the residential and industrial property. She added that the residential homes are set back guite a distance and abut the CI zoning district, so they are unlikely to remain residential uses. She stated that they are not homesteaded properties and owned by a corporation. Ms. Corbett concluded her presentation by stating that the modification is supported by both planning staffs.

Hearing Master Finch asked Ms. Corbett to confirm that the modification only applies to parcel 2B however the zoning condition reads Rivergate-parcel 2A and asked for clarification. Ms. Corbett replied that the modification only applies to parcel 2B and stated that she did not know where the Rivergate reference came from. Hearing Master Finch asked County staff to review it so the condition is cleaned up for the future.

Mr. James Baker of the Development Services Department, testified regarding the County staff report. He stated that the PD is permitted for 134,000 square feet that includes 69,600 square feet of flex space area consisting of office, warehousing and/or light industrial uses and a 64,000 square foot area of business professional office as an alternative development, a maximum of 69,000 square feet of flex space consisting of office, warehousing and/or light industrial uses which is Parcel 2B. Parcel 2A is a nightclub with a maximum of 32,000 square feet. He stated that the request is for a Major Modification to PD affecting Parcel 2B to increase the permitted square footage to 150,000 square feet and remove the office land uses, restrict the open storage to accessory only and 20 percent of the gross floor area for a total of 182,000 square feet. He added that a 10-foot landscaped buffer with Type C screening will be provided adjacent to folio #'s 43009.0000 and 43010.0000. Mr. Baker described the property location and stated that the surrounding area to the east, south and northeast is developed with industrial land uses. He concluded his presentation

by stating that the project will provide access to East 21st Avenue and a cross access to the privately owned Sabal Industrial Blvd that leads to US Highway 301. He added that the existing access to the Dallas Bull nightclub will remain unmodified. Staff found the request approvable.

Hearing Master Finch asked Mr. Baker if he heard her question to Ms. Corbett regarding the parcel zoning condition language. Mr. Baker replied yes and stated that the initial plan referred to Parcel 2A but the modification refers to Parcel 2B. Hearing Master Finch asked about the reference to Rivergate in the condition. Mr. Baker replied it was from the plan that was submitted years ago. He stated that the term Rivergate could be stricken.

Ms. Heinrich of the Development Services Department stated that the conditions include both the Dallas Bull and the subject area in Parcel 2A. Mr. Baker stated that was how the conditions read initially and now the applicant would like to parcel out the second portion as Parcel 2B to be primarily industrial and not the first portion.

Hearing Master Finch stated that the condition is confusing and should be clarified for future review.

Mr. Tyrek Royal of the Planning Commission testified regarding the Planning Commission staff report. Mr. Royal stated that the modification is compatible with the existing character and density of the surrounding area which includes heavy commercial and light industrial land uses. He described the proposed buffering and screening adjacent to the residential uses. Mr. Royal concluded his presentation by stating that staff found the modification is consistent with both the East Lake-Orient Park Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application. No one replied.

Ms. Corbett testified during the rebuttal period that she had spoken with the project civil engineer who indicated that the general area was known as Rivergate and that name was used for the PD. She added it has no significance and that the parcels could be called Parcel 2A and 2B.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Ms. Rome submitted a revised Development Services Department staff report into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is 9.84 acres and is zoned Planned Development (01-1180). The property is designated CMU-12 by the Comprehensive Plan and located in the Urban Service Area and the East Lake/Orient Park Community Planning Area.
- 2. The Major Modification applies to Parcel 2B only and is requested to increase the permitted square footage to 150,000 square feet, eliminate the permitted office land uses, restrict the open storage as an accessory use only.
- 3. The existing Parcel 2A is approved for a maximum of 32,000 square feet and is developed as the Dallas Bull nightclub will remain as approved.
- 4. The applicant's representative and Development Services Department staff agreed at the Zoning Hearing Master hearing that the term Rivergate should be deleted from the proposed conditions and the PD parcels should be referred to as Parcel 2A and Parcel 2B for clarity.
- 5. No waivers are requested.
- 6. A PD Variation is requested to reduce the required 20-foot-wide buffer with Type B screening to a 10-foot-wide buffer with Type C screening adjacent to folio numbers 43009.0000 and 43010.0000. The applicant justifies the decrease in buffer width by committing to providing more screening under the Type C standards which include a requirement to provide a 6-foot-high wall with tree plantings.
 - The PD Variation meets Land Development Code Section (LDC) 5.03.06.C.6(b) as a 6-foot-high wall with tree plantings exceeds the screening standards required under Type B screening and meets the intent of the LDC buffering and screening standards.
- 7. The Planning Commission supports the request and found the modification meets the intent of the East Lake/Orient Park Community Plan and is consistent with the Comprehensive Plan.

- 8. The subject property is surrounded by property zoned CG to the north, AI to the south, CI and M to the east and RSC-2MH to the west. The subject area is primarily bounded by the Tampa Bay Bypass Canal to the northwest.
- 9. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 10. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

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

The Major Modification 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 Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The Major Modification applies to Parcel 2B only and is requested to increase the permitted square footage to 150,000 square feet, eliminate the permitted office land uses, restrict the open storage as an accessory use only. No waivers are requested.

A PD Variation is requested to reduce the required 20-foot-wide buffer with Type B screening to a 10-foot-wide buffer with Type C screening adjacent to folio numbers 43009.0000 and 43010.0000. The applicant justifies the decrease in buffer width by committing to providing more screening under the Type C standards which include a requirement to provide a 6-foot-high wall with tree plantings. The PD Variation meets Land Development Code Section (LDC) 5.03.06.C.6(b) as a 6-foot-high wall with tree plantings exceeds the screening standards required under Type B screening and meets the intent of the LDC buffering and screening standards.

The Planning Commission supports the request and found the modification consistent with the East Lake/Orient Park Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing. community.

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 01-1180 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

October 4, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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: September 15, 2025	Case Number: MM 25-0933	
Report Prepared: September 4, 2025	Folio(s): 42926.0100	
	General Location : North of 21 st Avenue East and west of North US Highway 301	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.5 FAR)	
Service Area	Urban	
Community Plan(s)	East Lake-Orient Park	
Rezoning Request	Major Modification to Planned Development (PD 01-1180 (PRS 05-1133)) to modify Parcel 2B from office/warehouse flex-space use to 150,000 square feet of light industrial uses	
Parcel Size	+/- 14.85 acres	
Street Functional Classification	North US Highway 301 – State Principal Arterial 21 st Avenue East– Local Road	
Commercial Locational Criteria	Not applicable	
Evacuation Area	None	

	Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use			
Subject Property	Community Mixed Use-12	PD	Light Commercial			
North	Community Mixed Use-12 + Residential-9	CN, CG, CI, AR, AS-1, PD, RSC-6, RSC-9 + RDC-12	Light Commercial, Public/Quasipublic/ Institutional + Single Family			
South	Community Mixed Use-12, Light Industrial Planned + Office Commercial-20	CI, M, RSC-6, BPO + AI	Public/Quasipublic/ Institutional, Light Commercial, Light Industrial + Heavy Industrial			
East	Community Mixed Use-12	CI + M	Light Commercial, Light Industrial + Public Communications/Utilities			
West	Community Mixed Use-12, Residential-12 + Office Commercial-20	RSC-2, RSC-6 + RDC- 12	Public/Quasipublic/ Institutional + Single Family			

Staff Analysis of Goals, Objectives, and Policies:

The 14.85 ± acre subject site is located north of 21st Avenue East and west of North US Highway 301. The site is in the Urban Service Area (USA) and is located within the limits of the East Lake Orient Park Community Plan. The applicant is requesting a Major Modification to a Planned Development (PD 01-1180), most recently modified under PRS 05-1133, to modify Parcel 2B from office/warehouse flex-space use to 150,000 square feet of light industrial uses.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed light industrial use is compatible with the existing character and density of the surrounding area, which includes multiple light and heavy commercial uses and light industrial uses. The residential developments within the area are located across the Tampa Bypass Canal. Additionally, the proposed development includes a 10-foot Type C landscape buffer with a 6-foot PVC fence along the southwest border of the property that abuts a residential use. Furthermore, the existing access adjacent to the residential use is to be removed and located further east on East 21st Avenue. Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land

Use Section under FLUS Objective 4.4 and Policy 4.4.1 that requires new development to be compatible with the surrounding neighborhood. The proposed rezoning is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. 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. The Community Mixed Use-12 (CMU-12) Future Land Use (FLU) category is intended for urban intensity and density and allows for the consideration of a maximum of 0.5 FAR. With 9.84 acres in Parcel 2B, the site can be considered for up to 214,315 square feet (9.84 acres X 43,560 square feet = 428,630 square feet X 0.5 FAR = 214,315 square feet) of light industrial uses. The site is not located in a Centers or Connection, and is therefore not required to meet the 75% density requirement (Policy 2.4.4). The proposal meets the requirements of the policies under FLUS Objective 2.1 and the intent of the CMU-12 FLU category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6).). However, at the time of uploading this report, Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the East Lake-Orient Park Community Plan. The Economic Goal of this plan seeks to provide opportunities for business growth and jobs in the East Lake-Orient Park community. An additional 150,000 square feet of light industrial uses in a predominately commercial and industrial area will provide additional opportunities for business growth and provide additional jobs while preserving the existing community character. The proposed development meets the intent of the Economic Development Goal of the East Lake-Orient Park Community Plan.

Overall, staff finds that the proposed light industrial use is compatible with the existing development pattern found within the surrounding area and supports the vision of the East Lake-Orient Park Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

- **Goal 2:** Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.
- **Objective 2.1:** The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.
- **Policy 2.1.1:** The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.
- **Objective 2.2:** The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.
- **Policy 2.2.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Community Context and Compatibility

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

Development

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.

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

Neighborhood and Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK

Goals

Economic Development: Provide opportunities for business growth and jobs in the East Lake-Orient Park community.

MM 25-0933

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ MM 25-0933

CONTINUED APPROVED

Tampa Service Area Urban Service Area

Jurisdiction Boundary County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.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)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) HEAVY INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC



460

Map Printed from Rezoning System: 6/11/2025 Author: Beverly F. Daniels

File: G:\RezoningSystem\MapF



GENERAL SITE PLAN FOR CERTIFICATION



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

Christine M. Beck

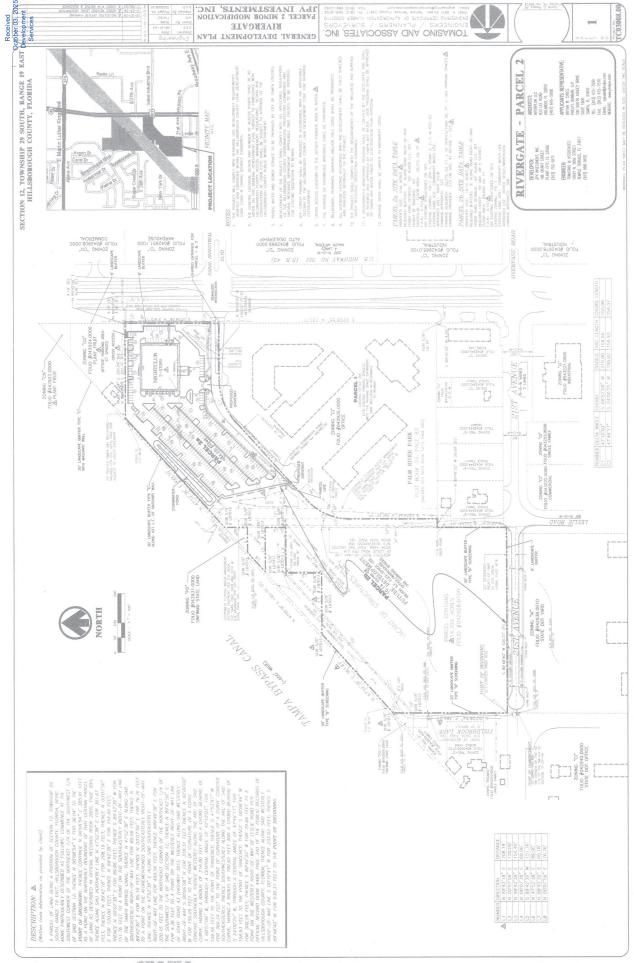
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Dallas Bull Industrial		
Zoning File: RZ-PD 01-1180	Modification: MM 25-0933	
Atlas Page: None	Submitted: 10/03/25	
To Planner for Review: 10/03/25		
Kami Corbett, Esq., of Hill Ward Henderson, P.A Contact Person:	Phone: (813) 227-8421/Kami.Corbett@hwhlaw.com	
Right-Of-Way or Land Required for I	Dedication: Yes No ✓	
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.	
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General	
Reviewed by: James E. Bake	er, AICP _{Date:} 10-06-2025	
Date Agent/Owner notified of Disapp	roval:	



05-1133 25-0933

RECEIVED
AUG 1.7 2005
RANNING & GROWTH
MANAGEMENT DIEPARTMENT

prints in 2000/project / 2000/projec

Received October 03, 2025 Development Services

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 09/08/2025
REVIEWER: Jessica Kowal, MPA, Principal Planner		AGENCY/DEPT: Transportation
PLANNING AREA: East Lake		PETITION NO: MM 25-0933
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached conditions.	
This agency objects for the reasons set forth below.		

CONDITIONS OF APPROVAL

Revised Conditions

- 7. The following shall apply to Parcel 2a as shown on the PD site plan:
 - a. The general location and number of the access points shall be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management Manual as to final location and design. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation. Final design may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
- 8. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turns on US 301 for north to westbound traffic. Prior to detailed site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.

[Transportation Review Staff proposes deletion of this condition as it has been satisfied.]

The following shall apply to Parcel 2b as shown on the PD site plan:

- a. The project shall be served by one full access connection to US Highway 301 via Sabal Industrial Boulevard and one full access connection to E 21st Avenue. Any modifications to the existing access to US Highway 301 shall be subject to review and approval by FDOT.
- b. The project shall be permitted 150,000 s.f. of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b of the PD site plan. Notwithstanding the foregoing, no development shall be

permitted that causes cumulative development to exceed 1,159 gross average daily trips, 51 gross a.m. peak hour trips, or 51 gross p.m. peak hour trips. Additionally:

- i. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on Parcel 2b of the PD site plan. The list shall contain data including gross floor area, type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak, and p.m. peak) shall also be provided.
- c. At the time of site/construction plan review, the developer shall study the intersection of E 21st Avenue and Leslie Road and, if warranted, provide appropriate traffic control devices as approved by Hillsborough County.
- d. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a modification to a +/- 9.84-acre portion of the existing Planned Development (PD 01-1180) which was most recently modified by PRS 05-1133. The modification area is labeled as "Parcel 2b" on the PD site plan and is currently approved for office, warehousing, and/or light industrial uses up to a maximum of 69,000 square feet. The portion of this PD not included in this modification is labeled as "Parcel 2a" on the PD site plan and has been developed for a nightclub, as permitted by the approved PD modification in 2003 (MM 03-1476). The current request is to permit 150,000 square feet of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the range of land uses proposed for Parcel 2b. Given this, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 150,000 square feet of certain industrial/warehouse uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip

generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine if generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based upon Institute of Transportation Engineer's *Trip Generation Manual*, *11th Edition* and the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap.

Approved Zoning (Parcel – 2b only):

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 69,000 square feet High-Cube Fulfillment			
Center Warehouse (Sort)	444	60	83
(LUC 155)			

Proposed Use (Parcel – 2b only):

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Development Pursuant to Trip Cap	1,159	51	51

Trip Generation Difference:

	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+715	-9	-32

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on E 21^{st} Ave a 2-lane, undivided, local urban road. The roadway is characterized by \pm 12-foot-wide lanes in average condition, no bike lanes, \pm 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the project site and lies within a \pm 60-foot-wide right of way.

The overall PD has frontage on US Hwy 301 a 4-lane, divided, FDOT maintained principal arterial rural road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on the west side of the roadway north of Sabal Industrial Blvd and lies within a +/- 200-foot-wide right of way.

SITE ACCESS

The PD modification area has an existing full access connection to E 21st Ave which is proposed to be relocated to the west. The site also has access to US Highway 301 through Parcel 2a of the PD site plan via Sabal Industrial Blvd, a private driveway. There are no changes proposed for the existing access at US Highway 301 and Sabal Industrial Blvd.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connections.

At the intersection of Leslie Road and E 21st Ave, the through movements, those without stop controls are the westbound and northbound movements. The submitted transportation analysis identifies this project will add 21 a.m. and 21 p.m. peak trips through this intersection which may warrant additional traffic control devices (e.g. regulatory signs, warning signs, guide signs) at this intersection to provide warnings or additional controls, if warranted. At time of site/construction plan review, the developer will be required to analyze this intersection to identify if any such improvements are needed. The developer will be required to install any warranted improvements prior to or concurrent with the initial increment of (re)development.

FDOT was provided with the opportunity to comment on this project; however, at the time of the filing of this report, no such comments have been uploaded to Optix.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for US Highway 301 is for information purposes only.

	Generalized Level of Service			
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
US Highway 301	Adamo Drive	State Road 574 /Dr Martin	D	F
		Luther King Jr Boulevard		

Source: 2024 Hillsborough County Level of Service (LOS) Report

COMMISSION

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



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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 09-15-2025	COMMENT DATE: 7/2/2025	
PETITION NO.: 25-0933	PROPERTY ADDRESS: 3322 N 301 Hwy, Tampa, FL 33619	
EPC REVIEWER: Melissa Yañez		
CONTACT INFORMATION: (813) 627-2600 x1360	FOLIO #: Portion of 042926-0100	
CONTROL INTOXIMITION. (015) 027 2000 X1500	STR: 29-19S-12E	
EMAIL: yanezm@epchc.org		
REQUESTED ZONING: Major Modification to PD		
FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	07/02/2025	

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.

NA

Site Visit

INFORMATIONAL COMMENTS:

WETLANDS VERIFICATION (AERIAL PHOTO,

WETLAND LINE VALIDITY

SOILS SURVEY, EPC FILES)

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, site visit, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".

Once approved, the formal wetland delineation would be binding for five years.

My/cb

ec: kami.corbett@hwhlaw.com



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: 09/15/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Hill Ward Henderson, P.A. **PETITION NO:** 25-0933

LOCATION: 3322 N Hwy 301

FOLIO NO: 042926.0100

Estimated Fees:

WarehouseManufacturingLight Industrial(Per 1,000 s.f.)(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$1,337Mobility: \$3,315Mobility: \$4,230

Fire: \$34 Fire: \$34 Fire: \$57

Mini-Warehouse (Open Storage)

(Per 1,000 s.f.) Mobility: \$725 Fire: \$32

Project Summary/Description:

Urban Mobility, Northeast Fire - light industrial (warehouse, manufacturing, outdoor storage (see mini storage rate), max 150k sq ft.

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 07/02/2025

Agency: Natural Resources **Petition #:** 25-0933

- () This agency has **no comment**
- (X) 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

TO:	ZONING TECHNICIAN, Planning Growth Ma	nagement	DATE: 26 Jun. 2025
REV	IEWER: Bernard W. Kaiser, Conservation and	Environmental Land	ds Management
APP	LICANT: Kami Corbett	PETITION NO: 1	MM 25-0933
LOC	ATION: 3322 N. 301 HWY, Tampa, FL 33619		
FOL	IO NO: 42926.0100	SEC: <u>12</u> TWN: <u>2</u>	29 RNG : 19
\boxtimes	This agency has no comments.		
	This agency has no objection.		
	The agency has no objection.		
	This agency has no objection, subject to listed	d or attached condition	ons.
	This agency objects, based on the listed or at	tached conditions.	
COMI	MENTS:		

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	FION NO.: MM 25-0933 REVIEWED BY: Clay Walker, E.I. DATE: 6/24/2025
FOLIC	O NO.: portion of 42926.0100
	WATER
	The property lies within the <u>City of Tampa</u> 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 <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A inch wastewater force main exists _ (adjacent to the site), _ (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COM	MENTS:
COIVIIV	ILINI O

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

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: 6/11/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/16/2025

PROPERTY OWNER: Still Country, LLC PID: 25-0933

APPLICANT: Hill Ward Henderson, P.A.

LOCATION: 3322 N 301 Hwy. Tampa, FL 33619

FOLIO NO.: Portion of 42926.0100

AGENCY REVIEW COMMENTS:

According to the application, the applicant seeks to modify a portion of the PD to a light industrial use, including warehousing, distribution, light manufacturing, and outdoor storage as an accessory up to 20% of the enclosed portions of the principal use.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within the Wellhead Resource Protection Area (WRPA) Zone 1. Allowable activities on the property are subject to the restrictions and prohibitions associated with Wellhead Resource Protection Area Zone 1 which can be found in Section 3.05.03.A. and Section 3.05.04.A. of the Hillsborough County Land Development Code (LDC). New industrial land use designations are prohibited within the WRPA Zone 1.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within the Wellhead Resource Protection Area (WRPA) Zone 2 or Surface Water Resource protection Area (SWRPA).

According to the Florida Department of Environmental Protection map, the site is not located within 500-ft of a non-transient noncommunity or community water system; therefore, the properties are not located within a Potable Water Wellfield Protection Area (PWWPA).

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING OFFICER HEARINGS

ZONING HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zoning Hearing Master

DATE: Monday, September 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 7:50 p.m.

LOCATION: Hillsborough County BOCC -

Development Services Dept. (LUHO, ZHM, Phosphate) -Second Floor Boardroom 601 East Kennedy Boulevard

Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Notary Public for the State of Florida

MS. HEINRICH: Our next item is Item D.6, Major Mod 25-0933. The applicant is requesting a Major Modification to PD 01-1180. James Baker with Development Services will present staff findings after the applicant's presentation.

HEARING MASTER: Good evening.

MS. CORBETT: Good evening. Kami Corbett with the law firm of Hill Ward and Henderson, representing the applicant this evening.

The subject property is located just east of the Bypass Canal and -- sorry -- and then, west of US-301. And then, the subject property is -- the Future Land Use is CMU-12.

The zoning in that area is largely -- pretty intense.

There's M zoning, there's CI zoning, there's AI zoning, and then there's this PD. And you can see from this aerial the proximity to rail, and why you can see in this whole area, this kind of triangle, east of the Bypass Canal is really industrial in nature.

If the site looks familiar to some people, this is the location of the Dallas Bull nightclub at the front side of this property, that is not affected by this PD rezoning, but just to orient people as to where this is. Outlined in red, is the area that's subject to this rezoning. Side-by-side on the left is the existing site -- approved site plan, and then, on the right is the revised site plan for Parcel 2B.

This is the Parcel 2B request. It's 150,000 square

feet of light industrial uses. We're removing the office uses, open storage is limited to 20 percent accessory uses, and overall the total FAR of the PD is .28.

We are asking for a PD variation to landscape, and buffering and screening, specifically to two residential parcels to the west. And we're asking for a 10-foot type C, where the existing PD has a 20-foot type B currently required. And staff notes in their report there's existing dense vegetation that will remain, and the applicant will be providing a six-foot masonry wall to support the request for the PD variation.

I'll also note that there's an existing ten-foot private drive property in between the residential and the industrial property. And this aerial shows you that existing vegetation. You can also see the residential homes are set back quite a distance from the property line. And although they're in use for residential, given the surrounding development pattern, you can see it abuts up against that CI directly to the south.

It's very unlikely that these would remain in residential use. They're not homesteaded. They're owned by a corporation, so there are not -- there may be individuals living there, but they're transient and they're not permanent residents there. And then, this is the ten-foot private drive that you can, kind of, see how that separates the residential property from this subject property.

Planning Commission has found this proposal 1 consistent, subject to the conditions. And Development Services 2 has found it supportable. And I'm here to answer any questions 3 4 you have. 5 HEARING MASTER: I just have one. Just like, these things pop out to me on zoning conditions. And I just wanted to 6 clarify zoning -- proposed zoning Condition 2 talks about, as a header, the plan. And as I understand it, you're modifying only 8 2B, to a standard as it's approved. 9 10 MS. CORBETT: Yes. HEARING MASTER: And it talks about, in accordance 11 with the site plan references as, in quotations, Rivergate-12 13 Parcel 2A. And I just wanted to verify that that was correct. 14 MS. CORBETT: Let me see what -- doesn't look like 15 that is a correct reference. I think it's Parcel 2A, but I 16 don't know where the Rivergate reference comes from. 17 HEARING MASTER: Right. I just want to -- and we can 18 ask staff to clarify that. But I just wanted to make sure that 19 we get that cleaned up, just for the future. MS. CORBETT: Sure. 20 HEARING MASTER: All right. But that was it. Very 21 22 minor. 23 MS. CORBETT: Okay. 2.4 HEARING MASTER: Thank you so much. Don't forget to 25 sign in.

Development Services.

MR. BAKER: Good evening. James Baker, Development Services.

PRS 05-1133 TH, which is PD 01-1180 committed 134,000 square feet that includes 69,600 square feet of flex space area consisting of office, warehousing, and/or light industrial uses; and a 64,000 square-foot area of business, professional and/or, as an alternative development, a maximum 60 -- excuse me -- 69,000 square foot flex space area consisting of office, warehousing, and/or light industrial uses. That's Parcel 2B. And a nightclub containing a maximum of 32,000 square feet, which is partial 2A.

So the Major Modification 25-0933 proposes to modify Parcel 2B, which is 9.84 acres of the existing approved Planned Development 01-1180 as most recently modified by PRS 05-1133 to a manufacturing use, including warehousing, distribution, light manufacturing, and outdoor storage as accessory in accordance with the Land Development Code.

So the proposed modifications are: increase in permitted square footage in Parcel 2B to 150,000 square feet; remove the office use; restrict open storage to accessory only and 20 percent of the gross floor area; 180 -- 182,000 total square feet, which is 0.28 Floor Area Ratio; and a ten-foot landscape buffer with type C screening adjacent to Folios 43009.0000, and 43010.000.

1 The subject site is Folio 42926.0100, that is plus or minus 14.85 acres. That would be both of the parcels, and which 2 is 14.85 acres, located north of 21 -- 21st Avenue, south and 3 east of the Tampa Bypass Canal, and west of North US Highway 4 301, is characterized by a mix of residential and commercial 6 The greater surrounding areas further east, south, and northeast is industrially developed. Okay. So the project site is currently zoned PD 01-8 9 1180, as approved on April 4th, 2004, and modified by PRS 05-10 And the applicant is proposing 150,000 square feet of light industrial uses. The maximum proposed Floor Area Ratio is 11 0.35 and a 50-foot maximum height. The proposed access includes 12 13 a shifted access point to East 21 1st Avenue (sic), and proposed 14 cross access to the privately-owned Sabal Industrial Boulevard 15 that leads to US Highway 30 -- 301. The current access road for 16 the Dallas Bull portion of the existing PD is to remain 17 unmodified. 18 Based upon the above considerations, staff finds the 19 request approvable, subject to conditions. 20 HEARING MASTER: Mr. Baker, did you hear my question 21 to Ms. Corbett about that --22 MR. BAKER: Yes. 23 HEARING MASTER: -- zoning issue? And do you have any 24 comments on that? MR. BAKER: The initial plan, they referred to it as 25

Parcel 2A. That's where the confusion is. So it's essentially, 1 we're looking only at Parcel 2B. 2 HEARING MASTER: Right. And so should that -- and 3 4 where did the Rivergate come from? 5 MR. BAKER: That's from the initial plan, when they submitted years ago is when they referred to it as that. 6 HEARING MASTER: I see. Okay. And so should that remain 2A, as labeled, in Zoning Condition 2, under the word 8 Rivergate? 9 10 MR. BAKER: I guess we could strike the Rivergate 11 portion. 12 HEARING MASTER: Okav. MR. BAKER: And label this as Parcel 2B. 13 MS. HEINRICH: Ms. Finch, I'm noticing here in the 14 15 conditions that that 2A includes this area and the Dallas 16 nightclub area. 17 HEARING MASTER: Oh. 18 MR. BAKER: Right. So initially they had it all 19 together as one. And now, they're parceling out the second 20 portion as Parcel 2B so they can be primarily industrial and not 21 include the first portion. 22 HEARING MASTER: It's just confusing. 23 MR. BAKER: It is. 2.4 HEARING MASTER: Okay. Well, I'll leave that you 25 all -- up to you all to resolve, but I think that needs to be

clarified in some way to -- for future review, that it's clear. 1 But thank you for that. I appreciate it. 2 MR. BAKER: You're welcome. 3 HEARING MASTER: All right. Planning Commission. MR. ROYAL: Good evening. Tyrek Royal, Planning 6 Commission staff. The proposed light industrial use is compatible with 8 9 the existing character and density of the surrounding area, 10 which includes multiple, light, and heavy commercial uses, and 11 light industrial uses. The residential developments within the 12 area are located across the Tampa Bypass Canal. 13 Additionally, the proposed development includes a ten-14 foot type C landscape buffer with a six-foot PVC fence along the 15 southwest border with the property that abuts residential uses. 16 Furthermore, the existing access adjacent to the residential use is to be removed and located further east on East 21st Avenue. 17 18 Additionally, the proposal meets the intent of Neighborhood 19 Protection policies in the Future Land Use Section under FLUS 20 Objective 4.4 and FLUS Policy 4.4.1 that require new development 21 to be compatible with the surrounding neighborhood. 22 The proposed rezoning is compatible with the The site is within the limits of the East 23 surrounding area. 24 Lake-Orient Park Community Plan. The economic goal of this plan

seeks to provide opportunities for business growth and jobs in

25

the East Lake-Orient Park community. An additional 150,000 1 square feet light industrial uses is in a predominantly 2 commercial and industrial area, and will provide additional 3 opportunities for business growth, and provide additional jobs while preserving the existing community character. The proposed 6 development meets the intent of the economic development goal of East Lake-Orient Park Community Plan. Based upon these considerations, Planning Commission 8 staff finds that the proposed Major Modification is consistent 9 10 with the Unincorporated Hillsborough County Comprehensive Plan. 11 Thank you. 12 HEARING MASTER: Thank you. I appreciate it. Is there anyone in the room or online that would like 13 14 to testify in support? Anyone in favor? Seeing no one. 15 Anyone in opposition? 16 All right. Ms. Heinrich, anything else? 17 MS. HEINRICH: No, ma'am. 18 HEARING MASTER: All right. Ms. Corbett, you have the 19 last word, if you'd like it. 20 MS. CORBETT: Kami Corbett again. Speaking with our 21 civil engineer, Michael Sanders, he indicated that this general 22 area was known as Rivergate. And so we think that that 23 Rivergate just, kind of, got added as -- when people were naming 24 their PDs, like, what do we call this, and when we put it on the 25 PD plan. So I think they called it Rivergate. It has no

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significance. I think you could just call them Parcel 2A and 2B
1
2
      of this PD, and that would be fine.
 3
                HEARING MASTER: And strike the 2A that's after
      Rivergate. So -- because it looks like 2-1 --
4
 5
                MS. CORBETT: Right.
                HEARING MASTER: -- and 2-2 clearly delineate that.
 6
                MS. CORBETT: Yeah. Right.
                HEARING MASTER: Okay.
 8
                MS. CORBETT: That will be fine.
 9
10
                HEARING MASTER: Thank you. I appreciate it.
11
     Anything else?
12
                MS. CORBETT: Nothing further.
13
                HEARING MASTER: All right. Then with that, we'll
      close Major Modification 25-0933, and adjourn the hearing.
14
15
                Thank you all for your time and testimonies.
16
                (Off the record at 7:50 p.m.)
17
18
19
20
21
22
23
24
25
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE $\underline{/}$ of $\underline{2}$

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

DATE/TIME: 9/15/2025 6pm HEARING MASTER: Susan Finch

DI FASE PRINT CLEARLY THIS INFORMATION WILL BE USED FOR MAILING

PLEASE PRINT CLE	CARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Christian E Guevara
RZ 25-0435	MAILING ADDRESS 10350 Celts Ach Dr
	CITY Ruskin STATE FL ZIP 33573 PHONE 813-296-4909
APPLICATION #	NAME Kami Cor bet
RZ 25-1143	MAILING ADDRESS 101 & Kennedy Polad Ste 3700 CITY TAM PA STATE FC ZIB360 & PHONE & B 222 8421
	CITY TAM DA STATE FC ZIB360 > PHONE & B 227 842
APPLICATION #	NAME NICOU MACINNES
RZ 25-0588	MAILING ADDRESS 2002 W Cleveland Greet
K= 43 0 20	CITY TAMPA STATE FL ZIP 3309 PHONE 913-407-1686
APPLICATION #	PLEASE PRINT David M. Smith
RZ 25-0588	MAILING ADDRESS 401 E. Tackson Stut Sub 2100
	CITY Tanya STATE FI ZIP3601 PHONE 8/3 222-5010
APPLICATION #	PLEASE PRINT Jaim ESTEVEZ
RZ 25-0680	MAILING ADDRESS 807 & Flora St.
	CITY Tampa STATE ZIP PHONE 310-733-164
APPLICATION #	PLEASE PRINT Odd TUESSMAN
RZ 25-0680	MAILING ADDRESS 200 3 AU 5 451
	CITY STATE ZIP ZIP PHONE SOY

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 2

DATE/TIME: 9/15/2025 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Gina Grimes MAILING ADDRESS 1001 Water St. Ste 1000 RZ 25-0703 CITY Tampe STATE FL ZIP 5402 PHONE 813-559-5506 NAME OSA B. Johnson APPLICATION # MAILING ADDRESS 98 5 5 TIMBONS KD RZ 25-0703 CITY HONOTOSASS ASTATE PLA 33592 PHONES 13-830-016 NAME FREEMON Grayes JR APPLICATION # MAILING ADDRESS 2501 Pemberton CKDR. RZ 25-0703 CITY SEFFIER STATEFL ZIP 3358/PHONE 813-158-8778 PLEASE PRINT APPLICATION # NAME Elise Batsel MAILING ADDRESS 401 E. Jackson Suite 2100 RZ 25-0919 CITY TAMPA STATE FL ZIP PHONE 813 222 PLEASE PRINT Charles Davis **APPLICATION #** MAILING ADDRESS 100 S. Ashley Dr. Ste 2000 mm 25-0920 CITY Lampa STATE & ZIP3366 PHONE 8/17218772 PLEASE PRINTI APPLICATION # MAILING ADDRESS WI Flewyly Blas mm 25-0933 CITY AWW STATE ZIP PHONE STA

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: 9/15/2025

HEARING MASTER:

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1143	Kami Corbettt	Application Presentation Packet	No
RZ 25-0680	Ashley Rome	1. Revised Staff Report	No
RZ 25-0680	Todd Pressman	2. Application Presentation Packet	No
RZ 25-0703	Gina Grimes	Application Presentation Packet	No
RZ 25-0919	Elise Batsel	Application Presentation Packet	Yes
MM 25-0933	Ashley Rome	1. Revised Staff Report	No

SEPTEMBER 15, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 15, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0435

Michelle Heinrich, DS, called RZ 25-0435.

Testimony provided.

🛂 Susan Finch, ZHM, closed RZ 25-0435.

C.2. RZ 25-1143

Michelle Heinrich, DS, called RZ 25-1143.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1143.

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

D.1. RZ 25-0588

Michelle Heinrich, DS, called RZ 25-0588.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0588.

D.2. RZ 25-0680

- Michelle Heinrich, DS, called RZ 25-0680.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0680.

D.3. RZ 25-0703

- Michelle Heinrich, DS, called RZ 25-0703.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0703.

D.4. RZ <u>25-0919</u>

- Michelle Heinrich, DS, called RZ 25-0919.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0919.

D.5. MM 25-0920

- Michelle Heinrich, DS, called MM 25-0920.
- Testimony provided.
- Susan Finch, ZHM, closed MM 25-0920.

D.6. MM 25-0933

- Michelle Heinrich, DS, called MM 25-0933.
- Testimony provided.
- Susan Finch, ZHM, closed MM 25-0933.
- E. ZHM SPECIAL USE None.

MONDAY, SEPTEMBER 15, 2025

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 7:50 p.m.

PD Modification Application MM 25-0933

ZONING HEARING MASTER DATE: September 15, 2025

BOCC HEARING DATE: November 12, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hill Ward Henderson, P.A.

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 14.85 acres

Community Plan Area:

East Lake/Orient Park

Overlay: None



Introduction Summary:

PRS 05-1133 TH (PD 01-1180) permitted 134,000 square feet that includes a 69,6000 square-foot "Flex Space" area consisting of office, warehousing and/or light industrial uses and a 64,4000 square-foot area consisting of Business, Professional or, as an alternative development, a maximum 69,000 square foot "Flex Space" area consisting of office, warehousing and/or light industrial uses (Parcel 2b) and a nightclub containing a maximum of 32,000 square feet shall (Parcel 2a).

MM 25-0933 proposes to modify Parcel 2b 9.84 acres of the existing approved Planned Development (PD) 01-1180 (as most recently modified by PRS 05-1133) to a manufacturing use, including warehousing, distribution, light manufacturing, and outdoor storage as an accessory in accordance with the Land Development Code.

Existing Approval(s):

- An alternative development option referenced as Rivergate – Parcel 2A
 - Maximum 69,000 square-foot "Flex Space" area consisting of office, warehousing, and/or light industrial uses permitted in Parcel 2b
 - A nightclub containing a maximum of 32,000 square feet permitted within Parcel 2a
 - 101,000 total square feet (0.15 FAR)
- 2. A 20-foot landscape buffer with a Type B screening adjacent to folios 43009.0000 and 43010.0000

Proposed Modification(s):

- 1. Increase permitted square footage in Parcel 2b to 150,000 sf.
 - Remove office use
 - Restrict Open Storage to accessory only and 20% of the gross floor area.
 - 182,000 total square feet (0.28 FAR)
 - 3. A 10-foot landscape buffer with Type C screening adjacent to folios 43009.0000 and 43010.0000

Additional Information:

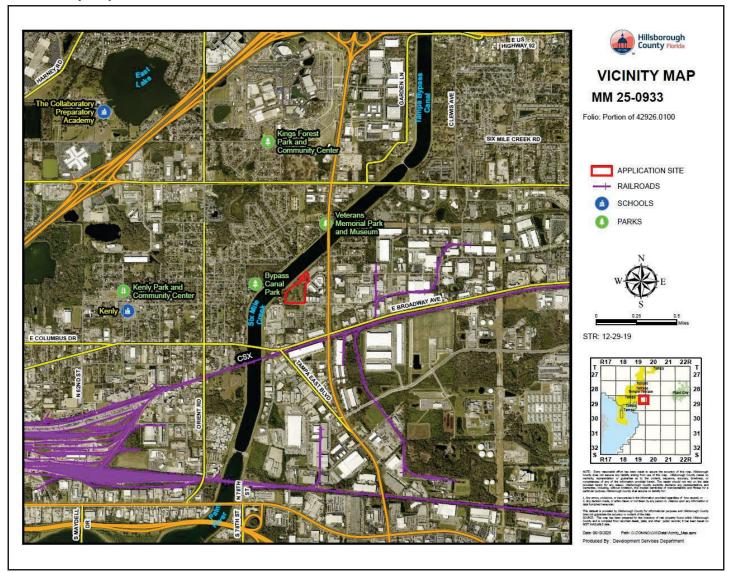
APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE: BOCC HEARING DATE:	September 15, 2025 November 12, 2025	Case Planner: James E. Baker, AICP
PD Variation(s):		LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land	Development Code:	None Requested.
Planning Commission Consistent	Recommendation:	Development Services Recommendation: Approvable, subject to proposed conditions

APPLICATION NUMBER: MM 25-0933

ZHM MEETING DATE: September 15, 2025 Case Planner: James E. Baker, AICP BOCC HEARING DATE: November 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

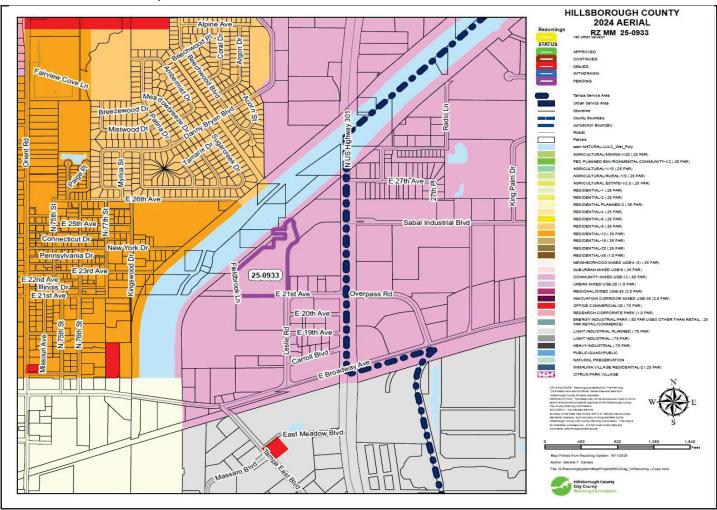
The subject site is folio 42926.0100 that is +/- 14.85 acres, located north of 21st Avenue, south and east of the Tampa Bypass Canal, and west of North US Highway 301. It is characterized by a mix of residential and commercial uses. The greater surrounding area further east, south and northeast is industrially developed.

APPLICATION NUMBER: MM 25-0933

ZHM MEETING DATE: September 15, 2025 Case Planner: James E. Baker, AICP BOCC HEARING DATE: November 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



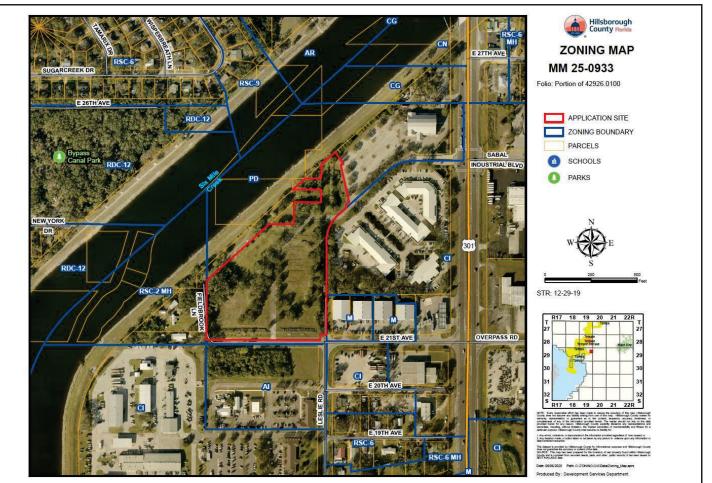
Subject Site Future Land Use Category:	FLU: CMU-12
Maximum Density/F.A.R.:	CMU-12: Max. density 12 dwelling units per acre FAR: .50
Typical Uses:	CMU-12: Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

APPLICATION NUMBER: MM 25-0933

ZHM MEETING DATE: September 15, 2025 Case Planner: James E. Baker, AICP BOCC HEARING DATE: November 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

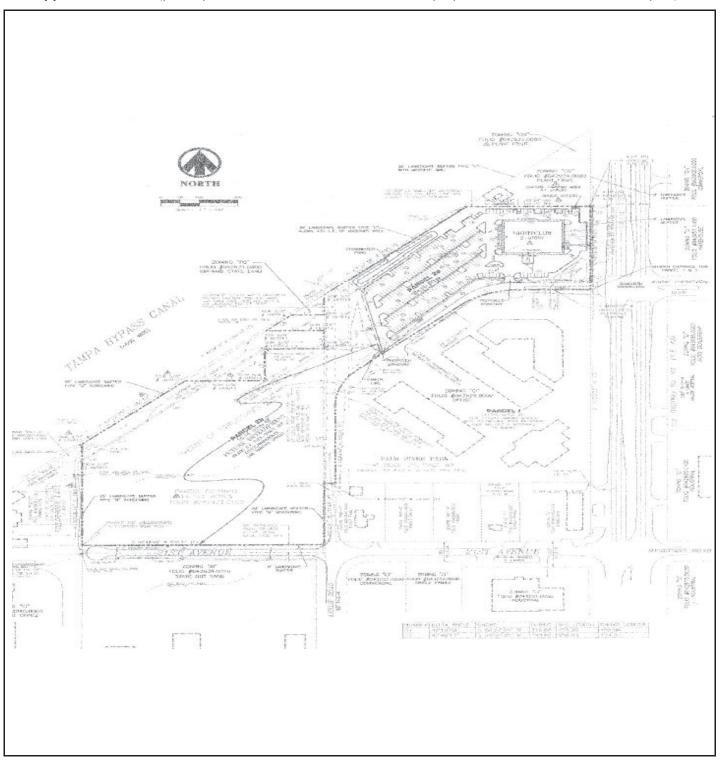


Adjacent Zonings and Uses Maximum Density/F.A.R. Allowable Use: Existing Use: Location: Zoning: Permitted by Zoning District: CG .27 North Retail and service Vacant ΑI NA Agricultural and industrial South Government Commercial and service Office Park CI .30 **East** .75 M Manufacturing, processing Warehouse and assembling Single-family conventional, Mobile Home West RSC-2 MH 2 units per acre mobile home

APPLICATION NUMBER:MM 25-0933ZHM MEETING DATE:September 15, 2025Case Planner: James E. Baker, AICPBOCC HEARING DATE:November 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

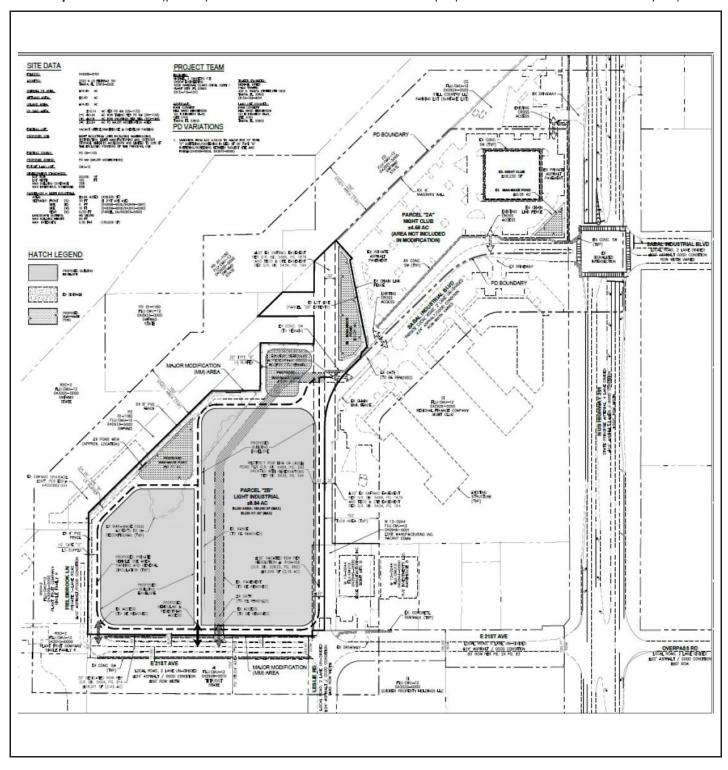


APPLICATION NUMBER: MM 25-0933 ZHM MEETING DATE: September 15, 2025 Case Planner: James E. Baker, AICP BOCC HEARING DATE:

2.0 LAND USE MAP SET AND SUMMARY DATA

November 12, 2025

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 25-0933

ZHM MEETING DATE: September 15, 2025 Case Planner: James E. Baker, AICP

BOCC HEARING DATE: September 15, 2025

November 12, 2025

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

Road Name	Classification	Current Conditions	Select Future Improvements
E 21 st Ave	County Local - Rural	2 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
US Highway 301	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road □Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation	n □ Not applicable for this reque	st	
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	444	60	83
Proposed	1,159	51	51
Difference (+/-)	+715	-9	-32

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

None	None	65
CONTRACTOR		100
Pedestrian & Vehicular	None	Meets LDC
Pedestrian & Vehicular	None	Meets LDC
None	None	8
	Pedestrian & Vehicular	Pedestrian & Vehicular None

Design Exception/Administrative Variance ⊠I	Not applicable for this reques	t
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
Notes:		•

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐N/A ☑ No	⊠ Yes □ No		

APPLICATION NUMBER:MM 25-0933ZHM MEETING DATE:September 15, 2025Case Planner: James E. Baker, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

November 12, 2025

BOCC HEARING DATE:

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	☐ Yes ⊠ No	morniation, comments	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No		
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No		
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significan☐ Coastal H☐ Urban/Sul	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property 			
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		
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No		
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		
Impact/Mobility Fees					
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No		

APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE:	September 15, 2025	Case Planner: James E. Baker, AICP
BOCC HEARING DATE:	November 12, 2025	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately +/-14.85 acres north of 21st Avenue, south and east of the Tampa Bypass Canal, and west of North US Highway 331. The project is located within the Urban Service Area (USA) and the East Lake Orient Park Community Plan. Surrounding land uses include predominantly industrial to the south, east and southwest. It is bounded by the Tampa Bypass Canal along the north and northwest.

The project site is currently zoned Planned Development (PD 01-1180) that was approved on April 4, 2004 (as most recently modified by PRS 05-1133) for vacant office/warehouse and overflow parking use in the site area and an existing night club (Dallas Bull) with parking in the remainder of the overall PD. At the time of the previous PD approval, the site was reserved and contemplated for "Future Development" office/warehouse flex-space use. A Major Modification to this PD is requested to develop 9.84 acres for a manufacturing use that includes warehousing, distribution, light manufacturing, and outdoor storage as an accessory in accordance with the Land Development Code.

The applicant proposes a maximum of 150,000 square feet of light industrial uses with vehicle circulation areas and stormwater ponds, where generally depicted on the site plan. The maximum proposed floor area ratio is 0.35 and a 50-foot maximum height. The proposed access includes a shifted access point to East 21st Avenue and proposed cross access to the privately-owned Sabal Industrial Boulevard that leads to US Highway301. The current access road for the Dallas Bull portion of the existing PD is to remain unmodified.

The applicant proposes a 10-foot Type C Western Buffer to provide for an industrial building footprint and a requisite vehicle circulation area. In this area, there is dense vegetative screening that the applicant seeks to retain in addition to providing a six-foot high masonry wall (in lieu of a fence) for additional sound mitigation.

5.2 Recommendation

Based upon the above considerations, staff finds the request is APPROVABLE, subject to conditions

APPLICATION NUMBER:	MM 25-0933	
ZHM MEETING DATE:	September 15, 2025	Case Planner: James E. Baker, AICP
BOCC HEARING DATE:	November 12, 2025	

6.0 PROPOSED CONDITIONS:

Approval - Approval, subject to the conditions listed below, is based on site plan received July 8, 2025.

- 1. The project ("Parcel 2" on the general site plan) shall be permitted 134,000 square feet of the following uses, as generally depicted on the general site plan.
 - 1.1 A 69,000 square-foot "Flex Space" area consisting of office, warehousing and/or light industrial uses
 - 1.2 A 64,400 square-foot area consisting of Business, Professional Office
- 2. As an alternative development option the project shall be permitted the following development entitlements in accordance with the site plan referenced as "Rivergate Parcel 2A":
 - 2.1 A maximum 69,000 150,000 square foot feet of "Flex Space" area consisting of office, warehousing, and/or light industrial uses, including warehousing, distribution, manufacturing and outdoor storage which is accessory and limited to 20% of the enclosed portions of the principal use shall be permitted within Parcel 2b.
 - 2.2 A nightclub containing a maximum of 32,000 square feet shall be permitted within Parcel 2a as shown on the site plan.
- 3. Regardless of development options, the project shall be developed in accordance with the M zoning district standards, unless otherwise specified herein.
 - 3.1 The storage of hazardous materials shall be prohibited.
 - 3.2 Buildings within Parcel 2B shall be located where depicted on the site plan. Maximum building height within Parcel 2B shall be 50 feet.
- 4. Buffering and screening shall be provided in accordance with the Land Development Code, unless otherwise specified herein. In lieu of required landscaping, preservation of existing natural vegetation, excluding nuisance vegetation, shall occur within the required buffer area along the western project boundary abutting residentially zoned property.
 - 4.1 A 30-foot landscape buffer with a Type C screen to include a masonry wall shall be provided along the western boundary of Parcel 2A as shown on the general site plan.
 - 4.2 A 10-foot wide buffer with Type C screening shall be provided where adjacent to folios 43009.0000 and 43010.0000 within Parcel 2B. The remaining western boundary of Parcel 2B shall provide a 20-foot wide buffer with Type B screening.
- 5. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
- 6. All outdoor lighting associated with the development shall be fully shielded and oriented internally to the project.
- 7. The general location and number of the access points shall be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management Manual as to final location and design. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or Florida Department of Transportation. Final design may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

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- 8. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turn on US 301 for north to westbound traffic. Prior to detailed site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
- 9. The project shall comply with the requirements of the Wellhead and Surface Water Resource Protect Ordinance.
- 10. A groundwater monitoring program shall be created by the developer and shall be reviewed and approved by Tampa Bay Water. Said program shall be approved by Tampa Bay Water prior to Construction Plan approval.
- 11. The type, location, size and number of signs permitted shall be set forth in Part 7.03.00 of the Land Development Code with the following exceptions(s):
 - 11.1 Ground Signs shall be limited to Monument Signs.
 - 11.2 Billboards, pennants and banners shall be prohibited.
- 12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 13. The development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 14. Within 90 days of the rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Planning and Growth Management a revised General Development Site Plan for certification which conforms to the notes and graphics of the plan, to the conditions outlined above, and the Land Development Code (LDC). Subsequent to the certification of the plan, if it is determined that the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
- 15. 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.
- 16. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 16. Within Parcel 2B, 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

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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.

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

PD Variation:

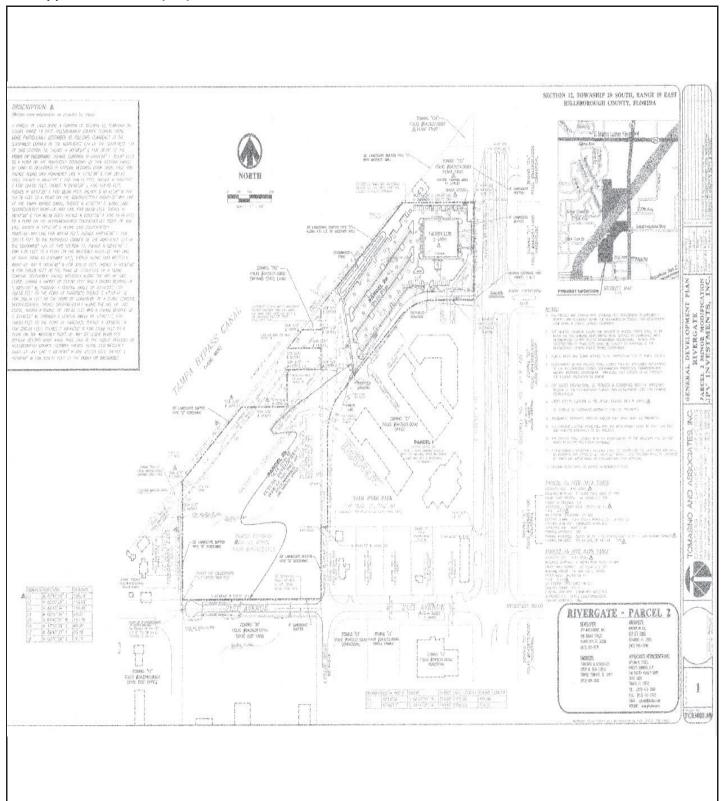
The applicant proposes a 10-ft wide buffer with Type C screening where a 20-ft wide buffer with Type B screening is required per the approved PD.

- Per the applicant, a more intense screening is proposed to offset the reduction of 10 feet. Type B screening requires six foot high vegetation, or a six foot high fence or wall, or a six foot high berm combination, in addition to tree plantings. Type C screening requires a six foot high wall with tree plantings.
- The area adjacent to the western property will be utilized for vehicle circulation, rather than building placement. Structures to the west are located over 100 feet from the common property line.
- The PD currently permits compliance with M zoning district standards, which could permit a maximum building height of 110 feet (with additional setbacks). Under this modification, building height is reduced to a maximum of 50 feet.

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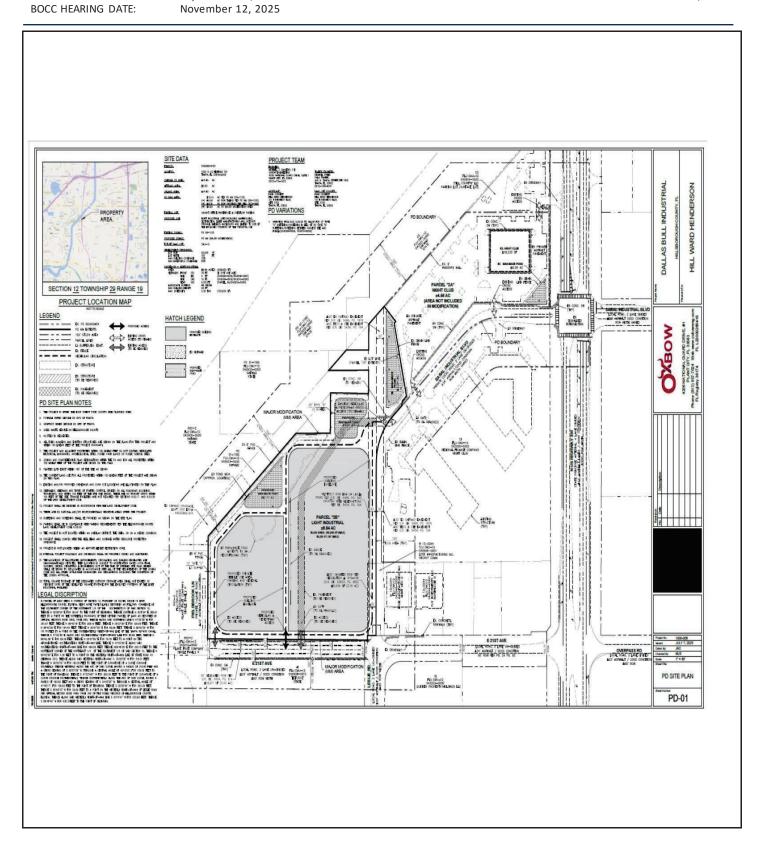
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan

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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 09/08/2025
REVI	EWER: Jessica Kowal, MPA, Principal Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA: East Lake	PETITION NO: MM 25-0933
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached co	nditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

Revised Conditions

- 7. The following shall apply to Parcel 2a as shown on the PD site plan:
 - a. The general location and number of the access points shall be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management Manual as to final location and design. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation. Final design may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
- 8. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turns on US 301 for north to westbound traffic. Prior to detailed site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.

[Transportation Review Staff proposes deletion of this condition as it has been satisfied.]

The following shall apply to Parcel 2b as shown on the PD site plan:

- a. The project shall be served by one full access connection to US Highway 301 via Sabal Industrial Boulevard and one full access connection to E 21st Avenue. Any modifications to the existing access to US Highway 301 shall be subject to review and approval by FDOT.
- b. The project shall be permitted 150,000 s.f. of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b of the PD site plan. Notwithstanding the foregoing, no development shall be

permitted that causes cumulative development to exceed 1,159 gross average daily trips, 51 gross a.m. peak hour trips, or 51 gross p.m. peak hour trips. Additionally:

- i. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on Parcel 2b of the PD site plan. The list shall contain data including gross floor area, type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak, and p.m. peak) shall also be provided.
- c. At the time of site/construction plan review, the developer shall study the intersection of E 21st Avenue and Leslie Road and, if warranted, provide appropriate traffic control devices as approved by Hillsborough County.
- d. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a modification to a +/- 9.84-acre portion of the existing Planned Development (PD 01-1180) which was most recently modified by PRS 05-1133. The modification area is labeled as "Parcel 2b" on the PD site plan and is currently approved for office, warehousing, and/or light industrial uses up to a maximum of 69,000 square feet. The portion of this PD not included in this modification is labeled as "Parcel 2a" on the PD site plan and has been developed for a nightclub, as permitted by the approved PD modification in 2003 (MM 03-1476). The current request is to permit 150,000 square feet of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the range of land uses proposed for Parcel 2b. Given this, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 150,000 square feet of certain industrial/warehouse uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip

generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine if generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based upon Institute of Transportation Engineer's *Trip Generation Manual*, *11th Edition* and the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap.

Approved Zoning (Parcel – 2b only):

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 69,000 square feet High-Cube Fulfillment			
Center Warehouse (Sort)	444	60	83
(LUC 155)			

Proposed Use (Parcel – 2b only):

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Development Pursuant to Trip Cap	1,159	51	51

Trip Generation Difference:

	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+715	-9	-32

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The modification area has frontage on E 21^{st} Ave a 2-lane, undivided, local urban road. The roadway is characterized by \pm 12-foot-wide lanes in average condition, no bike lanes, \pm 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the project site and lies within a \pm 60-foot-wide right of way.

The overall PD has frontage on US Hwy 301 a 4-lane, divided, FDOT maintained principal arterial rural road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on the west side of the roadway north of Sabal Industrial Blvd and lies within a +/- 200-foot-wide right of way.

SITE ACCESS

The PD modification area has an existing full access connection to E 21st Ave which is proposed to be relocated to the west. The site also has access to US Highway 301 through Parcel 2a of the PD site plan via Sabal Industrial Blvd, a private driveway. There are no changes proposed for the existing access at US Highway 301 and Sabal Industrial Blvd.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connections.

At the intersection of Leslie Road and E 21st Ave, the through movements, those without stop controls are the westbound and northbound movements. The submitted transportation analysis identifies this project will add 21 a.m. and 21 p.m. peak trips through this intersection which may warrant additional traffic control devices (e.g. regulatory signs, warning signs, guide signs) at this intersection to provide warnings or additional controls, if warranted. At time of site/construction plan review, the developer will be required to analyze this intersection to identify if any such improvements are needed. The developer will be required to install any warranted improvements prior to or concurrent with the initial increment of (re)development.

FDOT was provided with the opportunity to comment on this project; however, at the time of the filing of this report, no such comments have been uploaded to Optix.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for US Highway 301 is for information purposes only.

Generalized Level of Service				
				Peak
Roadway	From	То	LOS Standard	Hr. Directional LOS
US Highway	Adamo	State Road 574	D	F
301	Drive	/Dr Martin		
		Luther King Jr		
		Boulevard		

Source: 2024 Hillsborough County Level of Service (LOS) Report

PARTY OF RECORD

NONE