

Rezoning Application: MM 26-0670

Zoning Hearing Master Date: June 22, 2026

BOCC Land Use Meeting Date: August 11, 2026



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Jacob T. Cremer – Barbas Cremer, PLLC
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 2.58 +/-
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

The applicant is requesting to modify the exiting PD approved for a Mobile Home/RV Park to allow for light industrial uses including warehousing, distribution, light manufacturing and accessory outdoor storage limited to 20% of the enclosed portions of the principal use. The applicant has submitted a notarized affidavit stating the site is not subject to Florida Statute Chapter 723.

Zoning:	Existing	Proposed
District(s)	PD 92-0195 ZC	MM
Typical General Use(s)	Mobile Home/RV Park and Motel/Restaurant	Warehousing, Distribution, Light Manufacturing, and Accessory Outdoor Storage
Acreage	2.58 +/-	2.58 +/-
Density/Intensity	6 MH spaces 6 RV spaces 2,930 sf non-residential	FAR: 0.35 (40,000 sf)
Mathematical Maximum*	20 u/a for MH spaces 12 u/a for RV spaces 1.0 FAR for non-residential	FAR: 0.50 (56,192 sf)

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 92-0195	PD
Lot Size / Lot Width	N/A	N/A
Setbacks/Buffering and Screening	Front: 5' Rear: 5' Side: 5' Buffering & Screening: NA	Front West: 30' Front South: 10' Side North: 30' Side East: 15' Buffering & Screening: 30'/C, 15'/B
Height	NA	20'

Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

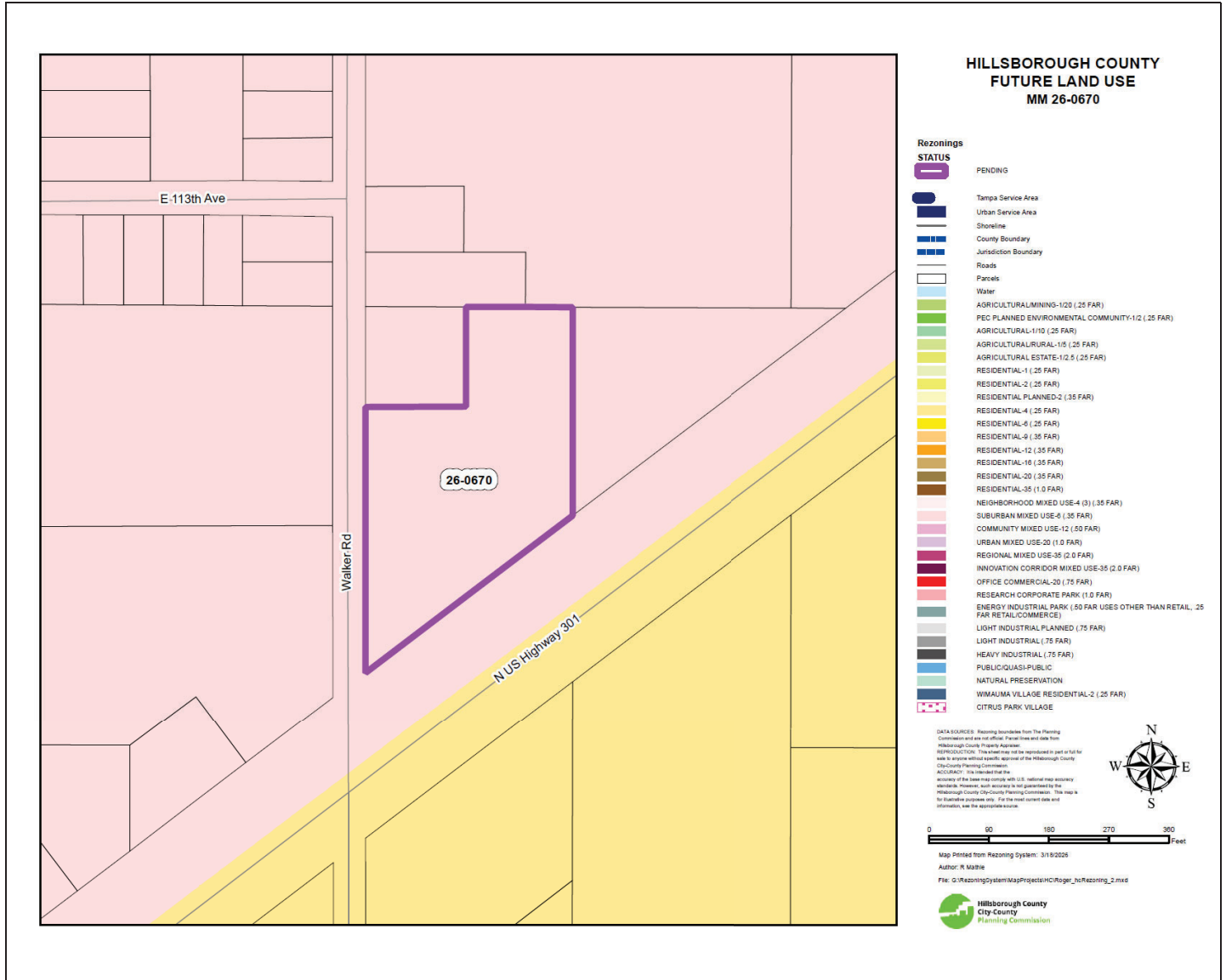


Context of Surrounding Area:

The property is located on the northeastern corner of Walker Road and N US Highway 301 east of Interstate 75. The area is comprised of a mixture of zoning districts and uses at various lot sizes. The adjacent properties to the northeast and east are zoned Planned Development (PD) developed with an RV park and office. The properties to the northwest and west for the subject property are zoned AR and PD developed with residential uses. While the property to the south is zoned CN, developed with office uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



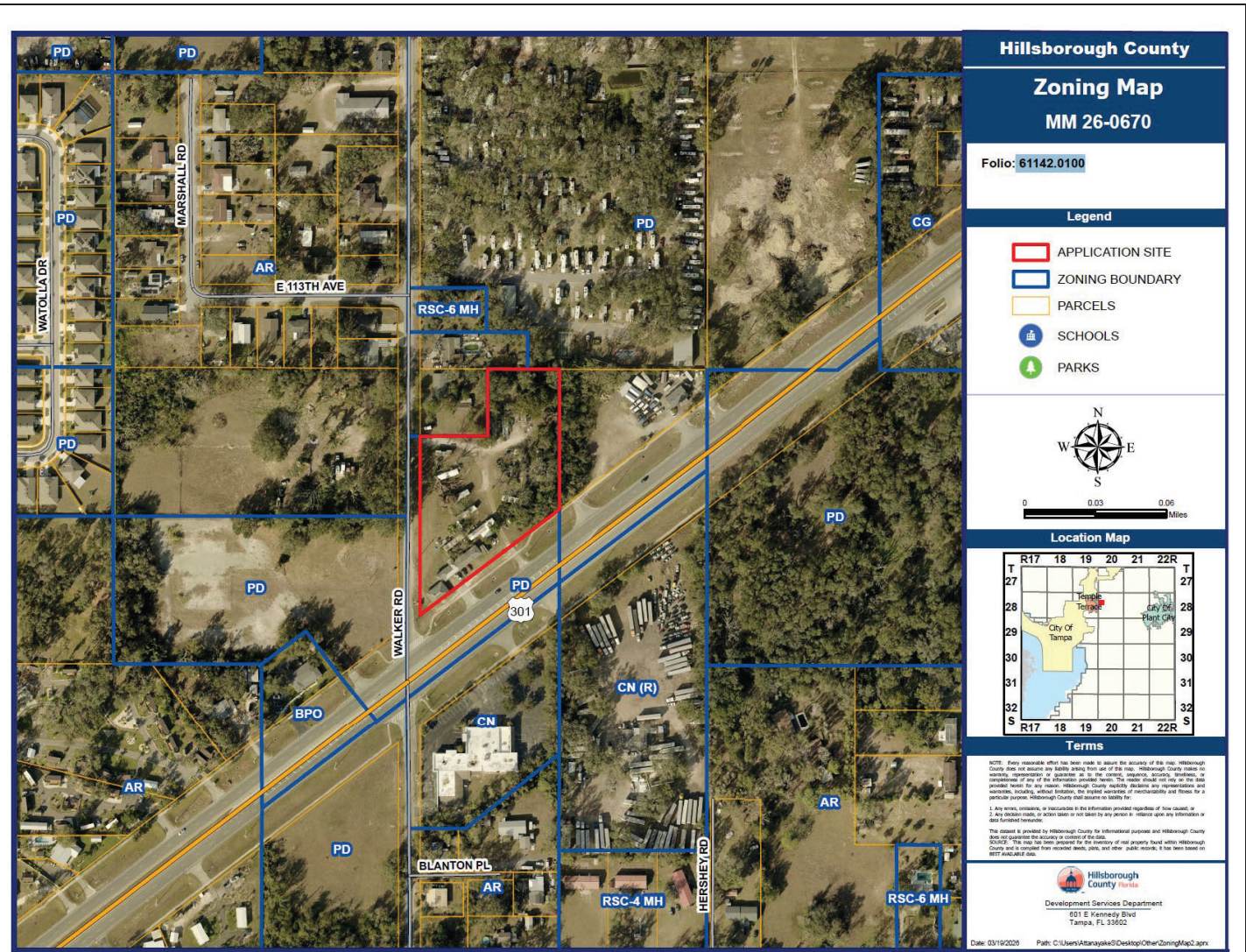
Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 DU per GA/ FAR: 0.25, 0.35, & 0.50

Typical Uses:

Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:

North	PD 89-0052, AR	Option 1: 12 u/a and 0.29 FAR Option 2: 12 u/a and .14-.18 FAR 1 DU per 5 GA	Option 1: Open Storage, CG, RV Park, Office uses Option 2: limited CG, M, RV Park uses Agricultural Rural	RV PARK, SINGLE FAMILY R
South	CN	FAR: 0.20	Neighborhood Commercial	OFFICE
East	PD 89-0052	Option 1: 12 u/a and 0.29 FAR Option 2: 12 u/a and .14-.18 FAR	Option 1: Open Storage, CG, RV Park, Office uses Option 2: limited CG, M, RV Park uses	Office
West	AR, PD 12-0032	1 DU per 5 GA 0.06 FAR	Agriculture, Single Family Mini-Warehouse / Limited CG uses	Office Vacant

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Case Reviewer: Carolanne Peddle

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

Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 301	FDOT Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD by FDOT)
Walker Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements (TBD) ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	401	13	23
Proposed	569	53	45
Difference (+/-)	+168	+40	+22

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Walker Rd./Minimum Access Spacing	Administrative Variance Requested	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
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 ☐ 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 ☐ 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on the northeastern corner of Walker Road and N US Highway 301 (a six lane arterial roadway) east of Interstate 75.

The proposed project will be below (FAR 0.35) the maximum FAR which can be considered in the SMU-6 Future Land Use category (FAR 0.50.) Building height is limited to 20 feet, which is less than comparable commercial, office and manufacturing standard zoning districts. Accessory open storage will be located to the west/north of the building, shielding it from US Hwy 301 by the building. Required screening on all other property lines will be required. Additionally, the accessory open storage area will be located at least 28 feet from the northern PD boundary.

Land Development Code required buffering and screening will be provided along applicable PD boundaries, with the exception of approximately 77 feet along the north, which is adjacent to an RV Park's recreation area.

Based upon the above, staff finds the project is compatible with the surrounding zonings.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to certification the following changes must be made:

1. Please revise the site plan to show that the open storage will not encroach into the 30' buffer in the northern portion of the property.
2. Revise use notation of "light industrial" to "Manufacturing."
3. Revised the 10/B along to the north to 15/B.
4. Site plan to remove mezzanine notation regarding FAR.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted - June 02, 2026.

1. The maximum density must not exceed the land use plan category (UL-2 @ 20 DU/GA). The development shall permit a maximum of 40,000 square feet of the following: M zoning district uses, warehousing, distribution, light manufacturing and accessory open storage. Accessory open storage shall be limited to a maximum of 20% of the enclosed portions of the use.

1.a. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 569 daily trips, 53 AM or 45 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator. If it is determined that the turn lanes are warranted, the developer shall be required to construct the turn lanes concurrent with development.

2. Minimum setbacks for mobile home shall be Development standard shall be as follows:

Front/Side/Rear: _____ five feet

Utility Easement: _____ three feet

Minimum Front (W) Setback: 30 FT (Walker)

Minimum Front (S) Setback: 10 FT (US Hwy 301)

Minimum Side (N) Setback: 30 FT (Folio 61062.0000)

Minimum Side (N) Setback: 15 FT (Folio 61060.0000)

Minimum Side (NW) Setback: 30 FT (Folio 61142.0000)

Minimum Side (E) Setback: 15 FT (Folio 061123.0000)

Maximum Building Height: 20 FT

3. There shall be a 50 ft depth along major street abutting a mobile home or RV park, and a setback of not less than 25 ft in depth between the mobile home units and the park boundaries Buffering and screening shall be provided as follows:

3.1 30-foot wide buffer with Type C screening along the northern PD boundary where depicted on the site plan (adjacent to Folio 61062.0000).

3.2 15-foot wide buffer with Type B screening along the northern PD boundary where depicted on the site plan (adjacent to folio 61060.0000).

- 3.3 30-foot wide buffer with Type C screening along the northwestern PD boundary where depicted on the site plan (adjacent to Folio 61142.0000).
- 3.4 15-foot wide buffer with Type B screening along the eastern PD boundary where depicted on the site plan (adjacent to Folio 61123.0000).
- 3.5 Accessory open storage shall be screened in accordance with 6.06.06.C.7.b(1).
4. ~~The following existing uses shall be permitted on-site:~~
 - a. ~~All legally permitted principal and accessory mobile home park activities structures, or buildings existing or occurring on the subject parcel on April 9, 1992.~~
 - b. ~~The park total 2.65 acres, is limited to single family mobile homes spaces or RV spaces and new development shall meet the applicable regulations in the Zoning Code as amended.~~
 - c. ~~No loudspeakers shall be used in the mobile home park.~~
 - d. ~~Mobile Home Parks, and Mobile Home Park sections.~~
 - e. ~~Recreational Vehicle Parks and RV park sections shall have a maximum density of 12 units per acre.~~
 - f. ~~Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by park residents only.~~
 - g. ~~Accessory uses and structures which are customarily accessory and clearly incidental to the mobile home park or recreational vehicle park, subject to the Zoning Code, as amended.~~
 - h. ~~Home Occupations, subject to the Zoning Code, as amended.~~
 - i. ~~Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, dry cleaning pick up, beauty shops, and barber shops may be allowed in the park. These uses shall be located and designed to serve only residents of the park and present no visible signs from any area outside the park~~
5. ~~All previous conditions of approval, except those in direct conflict with the conditions above, shall still apply.~~
6. ~~Within 90 days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the Planning and Development Management Department, seven copies of a site plan for certification reflecting all the conditions outlined above which apply.~~
4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
5. 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.
6. 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.

7. The project access shall be served by one full access connection to Walker Rd.
- Any site access improvements at the intersection of US Hwy 301 and Walker Rd. required by FDOT shall be implemented at the time of the initial increment of site development.
8. As Walker Rd. is a collector substandard roadway, the developer will be required to improve Walker Rd., between the project access connection and the nearest standard roadway, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
9. If PD 26-0670 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 8, 2026) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on June 15, 2026. Approval of this Administrative Variance will allow the proposed Walker Rd. access connection to be located within +/-92 feet and +/- 174 feet of the next closet access connections to the north.
10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

PD Variations:

1. Variation to allow a 15-foot buffer with Type B screening in lieu of a 30-foot wide buffer with Type C screening (adjacent to folio 61060.0000). This reduction is along only a portion of the northern PD boundary (71.22 feet). Per the applicant, this encroachment is necessary to place the building furthest from the single family residential to the west. Additionally, this portion of the abutting property to the north is developed with the RV park's recreational uses, rather than residential uses. Staff has no objections to the request.

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ Violation(s)	HC-CE-24-005125	General standards for residential structures; structural standards for dwellings; accumulation; nuisance/un-secured structure; property standards; open storage; adequate protective treatment	Non-compliance, accruing fines.
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

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Case Reviewer: Carolanne Peddle

Received May 07, 2026
Development Services

May 7, 2026

Hillsborough County Development Services
601 E Kennedy Blvd, 16th Floor
Tampa, FL 33602

Re: Bowden Estates – Major Modification Application: MM 26-0670
11302 N. U.S. Hwy. Holdings, LLC
Folio Number: 061142-0100

To Whom It May Concern:

In accordance with Florida Statute Ch. 723, and as required by the Hillsborough County Development Review Procedures Manual (DPRM), please be advised that the existing units within the subject mobile home park are leased and not tenant owned.

For additional questions, please contact the Applicant's Representative, Jacob T. Cremer, Barbas Cremer, PLLC, 2002 W. Cleveland Street, Suite 203, Tampa, FL 33606, e-mail address jcremer@barbascremer, and telephone number (813) 419-3914.

Sincerely,

11302 N. U.S. HWY HOLDINGS, LLC,
a Delaware limited liability company,

By: 
Christopher Minnetian
As President
11302 N US HWY Holding, LLC
1209 N. Orange Street
Wilmington, DE 19801-1120

NOTARY PUBLIC

The foregoing instrument was acknowledged before me this 7 day of ^{May} April, 2026, by Christopher Minnetian, as President of 11302 N. U.S. HWY HOLDINGS, LLC, a Delaware limited liability company, who is personally known to me or who has produced _____ as identification and who did / did not take an oath.

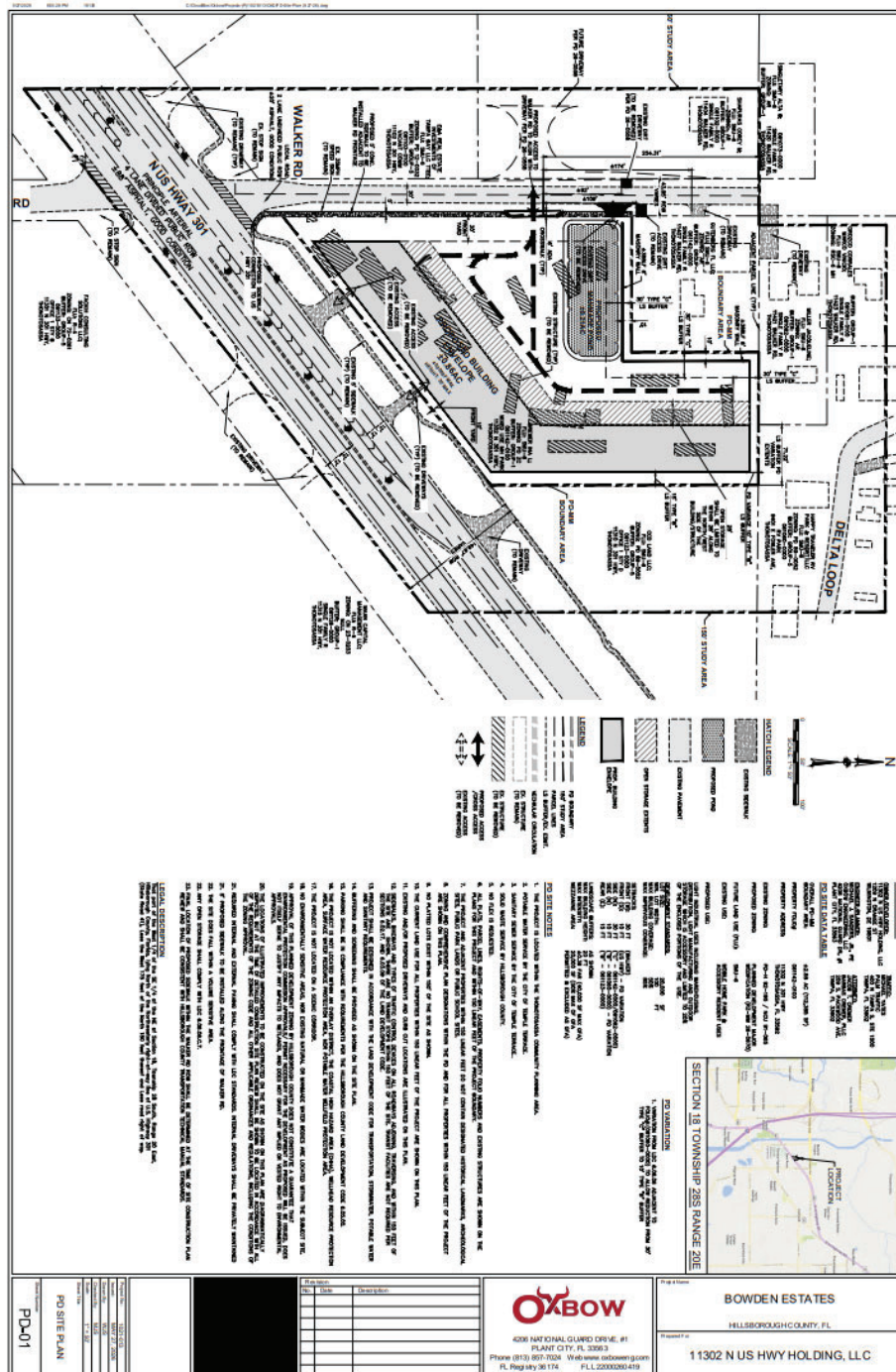
MIKELLE M GREENBERG
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 1, 2030
COMMISSION: #50126348

[NOTARY STAMP]


Notary Signature

26 0670

8.0 PROPOSED SITE PLAN (FULL)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/15/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: THONOTOSSASA

PETITION NO: MM 26-0670

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

CONDITIONS OF APPROVAL

- The project shall be limited to 40,000 square feet floor space for Light Industrial Warehouse/Distribution uses and accessory outdoor storage not to exceed 20% of the total square footage.
 - a. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 569 daily trips, 53 AM or 45 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator. If it is determine that the turn lanes are warranted, the developer shall be required to construct the turn lanes concurrent with development.
- The project access shall be served by one full access connection to Walker Rd.
 - Any site access improvements at the intersection of US Hwy 301 and Walker Rd. required by FDOT shall be implemented at the time of the initial increment of site development.
- As Walker Rd. is a collector substandard roadway, the developer will be required to improve Walker Rd., between the project access connection and the nearest standard roadway, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
- If PD 26-0670 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 8, 2026) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on June 15, 2026. Approval of this Administrative Variance will allow the proposed Walker Rd. access connection to be located within +/-92 feet and +/- 174 feet of the next closet access connections to the north.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification to a Planned Development zoning (PD# 92-0195) of a single parcel totaling +/-2.58-acres located at the northeast corner of US Hwy 301 and Walker Rd. The approved PD zoning allows for a Mobile Home Park. The proposed Modification will allow for up to 40,000 s.f. of Light Industrial Warehouse/Distribution uses and accessory outdoor storage.

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 reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction may not permit the construction of 100% of the potential entitlements sought by the applicant (e.g. 40,000 s.f. of certain types of applicable uses such as contractor's yard or industrial park, 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 the 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 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 that 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 trip 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 (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 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 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 trips potentially generated under the highest trip generation scenario for the approved developments allowed under the current zoning, utilizing a generalized worst-case scenario, and trip generation studied in the applicant's submitted site access analysis for the proposed Planned Development zoning. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Mobile Home Park – 51 Units (ITE 240)	401	13	23

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 40,000 sf Light Industrial Warehouse/Distribution uses and accessory outdoor storage - Per Applicant's Traffic Study*	569	53	45

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+168	+40	+22

* The trip cap data is based on the figures presented in the applicant's traffic study.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 4-lane, divided, principal arterial roadway in average condition. The roadway is characterized by +/- 12-foot wide travel lanes, lying within a 200-foot wide right-of-way. There are +/- 5-foot wide bicycle facilities (on paved shoulders) and +/- 5-foot wide sidewalks along both sides of US 301 in the vicinity of the proposed project.

Walker Rd. is a 2-lane, undivided, substandard, collector roadway in good condition. The roadway is characterized by travel lanes varying between +/- 9 and 11-feet, lying within +/- 47-foot wide right-of-way along the project's frontage). There are no sidewalks or bicycle facilities on Walker Rd. Staff notes that Walker Rd. is shown as a local roadway on the County Functional Class Map, however, it is reclassified to a collector roadway due to the number of daily trips exceeding 5,000 per day pursuant to the applicant's traffic analysis.

The applicant will be required to improve the Walker Rd. to County typical standards at the time of site development, unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.

SITE ACCESS AND CONNECTIVITY

The proposed PD site plan shows one (1) full access connection to Walker Rd., aligning with the proposed access connection on the west side of Walker Rd. under proposed PD#26-0558. All existing access shall be removed and stored to the existing roadway section with sod and any applicable edge of pavement treatments.

The applicant's submitted site access analysis finds that no turn lane is warranted at the project access under the proposed trip cap scenario. However, at the time of site development a site access analysis based on the actual proposed uses to be constructed will be required to determine if the specific peak hour trip characteristics will trip a turn lane warrant.

As US Hwy 301 is a FDOT facility immediately abutting the site, the developer will be required to coordinate with FDOT at the time of site development to determine if any site access related improvements (i.e. turn lane improvements) at the intersection of US Hwy 301 and Walker Rd. will be required. County staff notes that the applicant attended a pre-application with FDOT District 7 Permitting staff on May 5, 2026. At the meeting, FDOT staff indicated that a westbound right turn lane warrant analysis would be required at the time of permitting for site construction.

REQUESTED ADMINISTRATIVE VARIANCE: WALKER RD ACCESS SPACING

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated April 8, 2026) to allow the Walker Rd. project driveway connection within less than the required minimum 245-foot spacing, pursuant to Section 6.04.07, from existing driveway connections, approximately 92 feet and 174 feet to the north. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on June 15, 2026.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 301	Fowler Ave.	Harney Rd. (S)	D	C

Source: Hillsborough County 2024 Level of Service Report.

From: [Williams, Michael](#)
To: [Vicki Castro](#); [Michael Yates](#)
Cc: [jcremer](#); [cwalden](#); [Heinrich, Michelle](#); [Perez, Richard](#); [Phillips, Charles](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: MM 26-0670 - Administrative variance Review
Date: Monday, June 15, 2026 3:12:23 PM
Attachments: [26-0670 AVReq 04-09-26.pdf](#)
[image001.png](#)
[image002.png](#)

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0670 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Saturday, June 13, 2026 3:57 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>

Subject: MM 26-0670 - Administrative variance Review

Hello Mike,

The attached administrative variance is **Approvable** to me. Please include the following people in your response:

vcastro@palmtraffic.com

myates@palmtraffic.com

jcremer@barbascremer.com

cwalden@barbascremer.com

heinrichm@hcfl.gov

perezrl@hcfl.gov

phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County **Florida**

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV-Access Spacing - WalkerRd ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Bowden Estates
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	061142-0100
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 26-0670
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



April 08, 2026

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Bowden Estates – MM 26-0670
Folio: 061142-0100
Administrative Variance Request – Minimum Spacing – Walker Road
Palm Traffic Project No. T26017

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for access to Walker Road for the project. The project is located west of Walker Road and north of US 301, as shown in Figure 1. This request is made based on our virtual meeting on October 03, 2025, with Hillsborough County staff.

The proposed rezoning will allow for up to 57,103 square feet of Business Park. The project proposes having one (1) full access to Walker Road. Walker Road is identified in the Hillsborough County Functional Classification Map as a local roadway with a posted speed limit of 35 mph, however, the AADT is anticipated to be above 5,000, so it was considered a collector roadway.

The request is for an Administrative Variance to Section 6.04.08 of the Hillsborough County LDC for the access spacing to Walker Road. Based on Section 6.04.08, the connection spacing for Walker Road is 245 feet. As shown in Figure 2, the driveway spacing provided ranges from approximately 92 feet to 174 feet, all low volume residential driveways.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

The request is to have one (1) full access to Walker Road to serve the proposed development. This property currently has two (2) accesses to US 301 and one (1) access to Walker Road that will be removed. The proposed driveway location will align with the proposed rezoning application to the west (PD 26-0558). The proposed driveway location meets the connection spacing requirement of 245 feet from US 301. Given the singular access and location of the proposed driveway connection to the west, meeting the connection spacing standard to the low volume residential driveways to the north is not possible, and therefore, not approving the variance would be an unreasonable burden on the applicant.

b) The variance would not be detrimental to the public health, safety and welfare.

The proposed full access driveway on Walker Road is approximately 92 feet south of the proposed dirt driveway that is proposed to be removed in conjunction with the PD 26-0558 rezoning, approximately 109 feet south of the southern driveway for 11407 Walker Road and approximately 174 feet south of the northern driveway for 11407 Walker Road, as shown in Figure 2 on the site plan. All these driveways are low volume residential driveways, and the proposed driveway location was selected to minimize the impacts to these driveways and to align with the proposed driveway to the west. In addition, the design removes potential conflicting movements at the project driveway and therefore would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

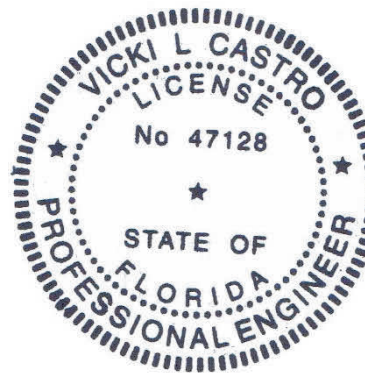
The access spacing variance is requested to provide a functional access to the site. Access to US 301 was not feasible due to connection spacing standards. Without the variance, reasonable access to the property could not be provided.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro**

Digitally signed
by Vicki L Castro
Date: 2026.04.08
19:27:44 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

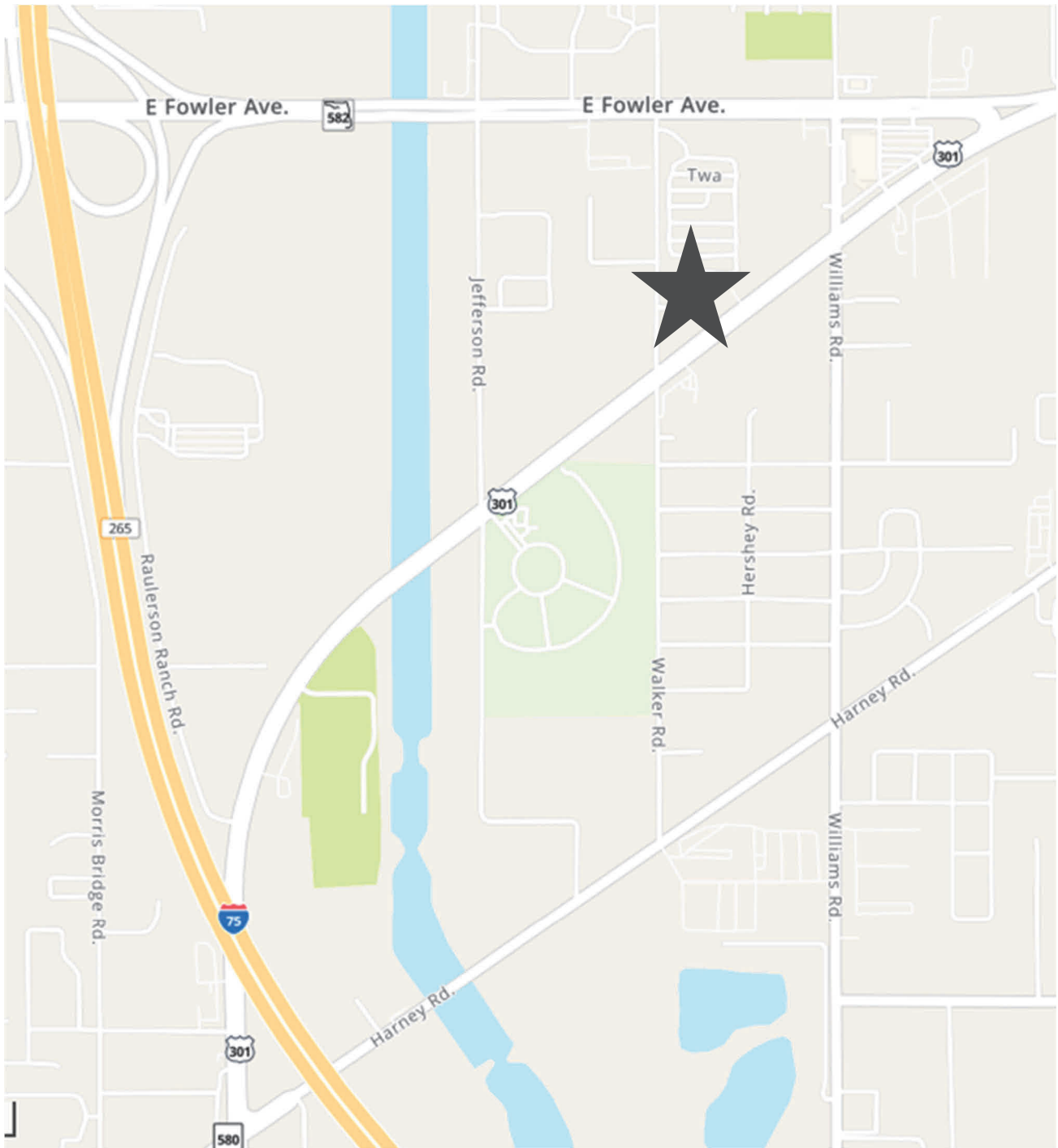
_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



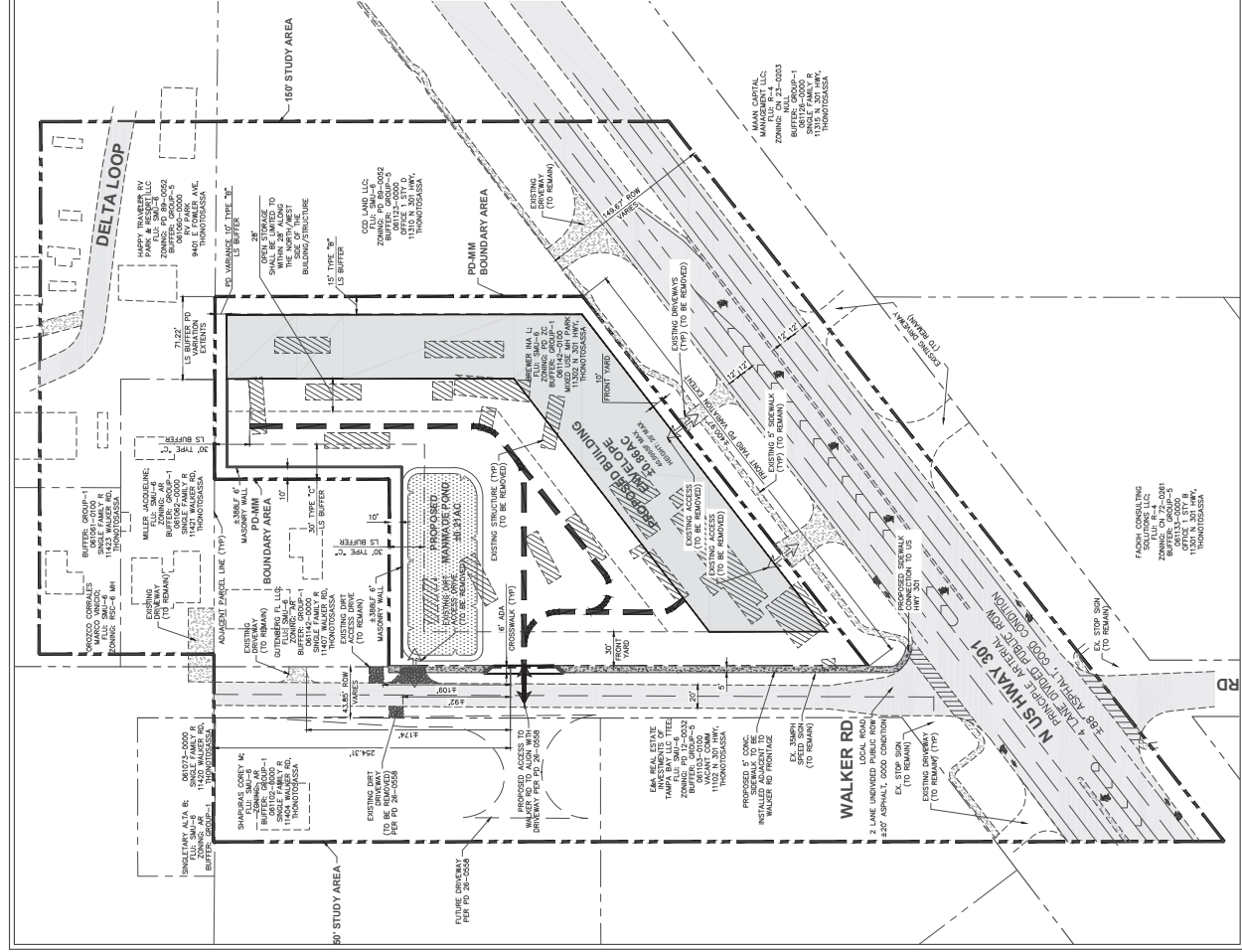
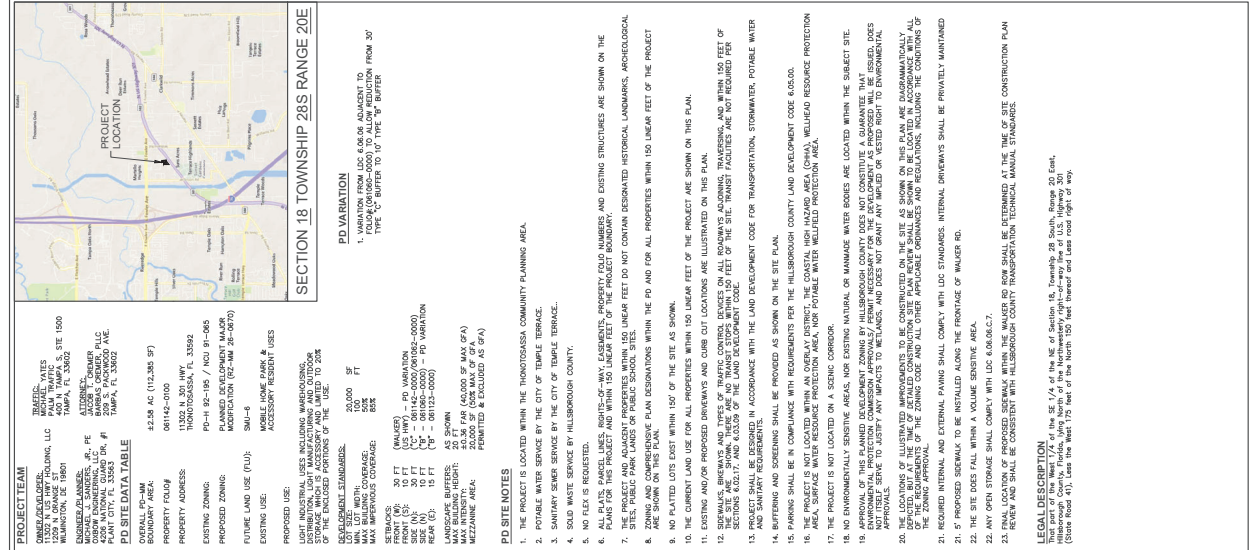


FIGURE 2: SITE PLAN with ACCESS SPACING



HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 26-0670
DATE OF HEARING:	June 22, 2026
APPLICANT:	Jacob T. Cremer/Barbas Cremer, PLLC
PETITION REQUEST:	Major Modification
LOCATION:	11302 N. US 301
SIZE OF PROPERTY:	2.58 acres
EXISTING ZONING:	PD
FUTURE LAND USE CATEGORY:	SMU-6
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Thonotosassa

SUMMARY OF APPLICATION

The subject Major Modification request is for a maximum of 40,000 sq. ft. of warehouse, distribution, light manufacturing and accessory open storage uses.

The 2.58-acre parcel is located on the northeast corner of US 301 and Walker Road in the Thonotosassa area of Hillsborough County.

The Comprehensive Plan FLUE Map designation is SMU-6.

The subject site is located within a segment of US 301 that is comprised of a mix of retail, general commercial uses, outdoor storage uses and light industrial land uses.

SUMMARY OF HEARING

The applicant representative, Cynthia Spidell provided testimony and graphics in support of the request.

It was stated that the Major Modification is to allow for a maximum of 40,000 sq. ft. of light industrial, warehouse distribution and accessory open storage uses.

The applicant presented evidence as to the nature of the surrounding neighborhood. The surrounding area contains a mixture of commercial and light industrial type uses, along with some single family residential and mobile home parks. The adjacent US 301 corridor, both sides of the highway are developed with variety of non-residential land uses.

It was stated that access will be limited to Walker Road. Existing driveway connections to US 301 will be removed.

A waiver to required buffering and screening is requested for an approximate 71 ft. segment of the northern property boundary where the subject site abuts a mobile home park. In this location there is a mobile home park recreation

area and there are no mobile homes in this area. In addition, there is substantial existing vegetation along this property line segment.

The request is to reduce the buffer yard from 30 to 15 feet and provide Type B screening rather than Type C screening within this 71 ft long segment.

Development Services supports the reduced buffer yard and screening based on the adjoining recreation area and sufficient existing vegetation.

Development Services finds the Major Modification approvable subject to conditions.

The Planning Commission staff finds the proposed Major Modification consistent with the Comprehensive Plan FLUE Map designation of SMU-6.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representative, Cynthia Spidell provided oral testimony and a power point presentation supplementing the file on record.

FINDINGS OF FACT

The application is a request to amend the existing approved Planned Development. The PD is approved for a mobile home park. The approximate 2.58-acre parcel is located at the northeast corner of Walker Road and US 301 in the Thonotosassa area of Hillsborough County. The Fowler Avenue/I-75 interchange is located approximately 1 mile to the northeast.

The Major Modification request is for 40,000 sq. ft. of light industrial/warehouse distribution and accessory open storage.

The parcel has a FLUE Map designation of SMU-6.

The surrounding area includes a mix of retail, intensive commercial uses, open storage yard uses, light industrial/warehouse uses and residential uses,

including mobile home parks. The subject area, particularly along and/or in close proximity to US 301, is in transition from residential to non-residential. There are existing and recently approved warehouse distribution type uses located in this area.

The adjacent segment of US 301 is a four-lane divided arterial roadway. US 301 is on the County's Truck Route Plan. The site plan design limits access to Walker Road and existing curb cuts on to US 301 will be removed.

The building height is proposed to be limited to a maximum of 20 ft.

The perimeter will meet the buffering and screening requirements of the LDC except for a 71 ft. long segment along the northern property boundary where the applicant is requesting a 15 ft wide buffer and Type B screening.

Testimony was presented that the use to the north is a mobile home park. A recreational area for the MHP residents abuts this specific property boundary, not mobile homes. In addition, there is existing vegetation that contributes to screening the proposed use from the existing mobile home park.

For the above stated reasons, the waiver to the buffering and screening requirements is supported.

It is found that the proposed Major Modification as conditioned, will be compatible with the surrounding mix of residential and non-residential land uses.

It is found that the proposed Major Modification is consistent with the SMU-6 Map designation.

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 is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

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

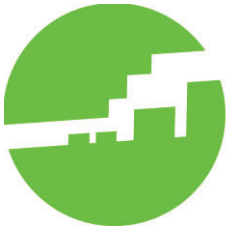
Steven K. Luce

7/13/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 22, 2026 Report Prepared: June 11, 2026	Case Number: MM 26-0670 Folio(s): 61142.0100 General Location: Northwest of Fort King Highway, east of Walker Road, and south of East Fowler Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)
Service Area	Urban
Community Plan(s)	Thonotosassa
Rezoning Request	Major Modification (MM) to Planned Development (PD 92-0195) to develop a 40,000 square foot light industrial warehouse.
Parcel Size	+/- 2.58 acres
Street Functional Classification	East Fowler Avenue – State Principal Arterial Walker Road – Local Fort King Highway – State Principal Arterial
Commercial Locational Criteria	Not applicable

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed-Use-6	PD 92-0195	Light Commercial
North	Suburban Mixed-Use-6	AR + PD + RSC-6	Single-Family Residential + Mobile-Home Park
South	Residential-4 + Residential-12	CN + PD + AR + RSC-4	Light Commercial + Single-Family Residential + Vacant
East	Suburban Mixed-Use-6 + Residential-4	PD + AR + CG + CN	Light Commercial + Vacant
West	Suburban Mixed-Use-6 + Public/Quasi-Public	PD + AR + BPO	Single-Family Residential + Vacant + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The ±2.58-acre site is generally located northwest of Fort King Highway, east of Walker Road, and south of East Fowler Avenue. The site is located within the Urban Service Area (USA) and is within the limits of the Thonotosassa Community Plan. The Future Land Use category of the site is Suburban Mixed-Use-6 (SMU-6), which is intended for areas urban or suburban in intensity and density of uses. Rezoning is required to be approved through a site planned controlled zoning district. The applicant is requesting a Major Modification (MM) to modify the current Planned Development (PD 92-0195) to develop a 40,000 square foot light industrial warehouse. The proposed uses include light industrial uses such as warehousing, distribution, light manufacturing and outdoor storage which is accessory and limited to 20% of the enclosed portions of the principal use. Specifically, the proposed use does not include retail, restaurants, or recreational uses.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Objective 3.1 states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. Specifically, Policy 3.1.2 states that gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques, and control of specific land uses. Additionally, 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.” Some elements affecting compatibility include height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise odor, and architecture. According to the Hillsborough County Property Appraiser, the site is currently designated as a light commercial use. The surrounding area contains a mix of commercial and residential uses. Light commercial uses are located immediately east of the site and south of Fort King Highway. Across Walker Road to the west are single-family residences and vacant land, while properties to the north consist of additional single-family homes and a mobile-home park. Given the proximity of these residential uses, the introduction of a warehouse use on the subject site has the potential to create compatibility concerns related to building scale, operational characteristics, noise, lighting, and traffic. However, potential compatibility impacts can be mitigated through appropriate site design measures, including buffering and screening, setbacks, and landscaping. The site plan, most recently submitted to Optix on June 2, 2026, demonstrates an intentional building orientation designed to minimize impacts on adjacent residential properties to the north. The majority of the proposed building envelope is located along the US Highway 301 frontage, with only a limited portion of the building situated adjacent to the northern property boundary.

Planning Commission staff finds this site design favorable from a compatibility standpoint, as no drive aisles are proposed along the northern property line and the building orientation reduces the potential for adverse impacts on surrounding residential uses. Additionally, a proposed man-made pond west of the building provides additional separation between the warehouse and the properties to the west. The pond also serves as an effective buffer between the building envelope and the single-family residence located northwest of the proposed structure. The applicant has committed to providing the required 30-foot buffer along the northern property line, with the exception of a limited area where a variation has been requested to allow a 15-foot type B buffer. The requested variation extends only along the portion of the northern property line abutting the building and does not apply to the area adjacent to the proposed open storage. The western portion of the building area, where open storage is proposed, will maintain the required 30-foot Type C buffer. As a result, the reduced buffer is limited in scope and is confined to a limited portion of the building area. Additionally, the portion of the northern property line where the buffer variation is requested abuts a mobile home park that is under the same ownership as the site. There are no mobile home units located directly adjacent to this shared property line. Instead, the area consists of a wooded area of trees that provides an existing natural buffer between the two uses. Beyond the wooded area is a shuffleboard court for residents. Given the absence of residential units immediately adjacent to the shared boundary, the existing tree cover, and the intervening recreational area, the potential impacts associated with the reduced buffer are minimal. Therefore, the request is consistent with Objective 3.1 and its associated policies related to compatibility.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Suburban Mixed-Use-6 (SMU-6) Future Land Use category, allowing for the consideration of uses such as agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. The proposed use of a light industrial warehouse is consistent with what is permitted in the SMU-6 Future Land Use category. With the site being 2.58 acres, the total square footage permitted on site is 56,192 square feet ($2.58 \text{ ac} \times 43,560 = 112,384 \text{ sq ft} \times 0.50 \text{ FAR} = 56,192 \text{ sq ft}$). The proposed

square footage of the building is 40,000 square feet, which is well within the maximum permitted for the site. The request is therefore consistent with FLUS Objective 2.2 and FLUS Policy 2.2.1.

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

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. Specifically, any density or intensity increases shall be compatible with existing, proposed, or planned surrounding development. Development and redevelopment must be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. For the subject site, the proposed rezoning does not result in an increase in density, and the requested intensity is well within the range permitted in the currently approved SMU-6 Future Land Use category. Additionally, the SMU-6 category requires development to occur through a site planned controlled rezoning district, allowing for the evaluation of site-specific compatibility issues and the incorporation of appropriate mitigation measures. The proposed PD site plan demonstrates sensitivity to adjacent residential uses through building placement, buffering, landscaping, and other compatibility measures. In addition, the proposed warehouse is limited to a maximum building height of 20 feet, further reducing the potential for adverse visual impacts on nearby residential properties. The requested buffer variation along the northern property boundary is also limited in scope and is located adjacent to property that is under the same ownership. The variation is also consistent with a previously approved County buffer variation request associated with the industrial development located to the west of the site, which also abuts the mobile home park. Collectively, these design features support a finding of consistency with Objective 4.4 and Policy 4.4.1.

FLUS Objective 6.1 encourages growth that is both sustainable and resilient while protecting environmentally sensitive resources. FLUS Policy 6.1.1 specifically states to regulate land development to protect the attributes, functions, and amenities of the natural environment. This policy seeks to review, amend, and implement land development regulations to ensure the protection of the attributes, functions, and amenities of the natural environment under all projected growth scenarios. On June 3rd, 2026, the Natural Resources (NR) department submitted an objection to the request based on the proposed reduction area of the required 30-foot buffer along the variation northern portion of the property. Natural Resources stated that a minimum width acceptable is a 15-foot buffer to maintain the incompatible land use buffer and for spacing of the trees. The applicant's original request proposed a 10-foot total buffer for that requested variation area; however, since those comments were received, the applicant has agreed to increase the buffer to 15-feet. Due to this change occurring after the site plan revision deadline, it will be included as a prior-to-certification condition. A revised approval from the Natural Resources Department is integral to Planning Commission staff finding this request consistent with Objective 6.1 and Policy 6.1.1.

FLUS Objective 7.1 encourages the County to pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population. FLUS Policy 7.1.3 outlines the importance of competitive sites and existing office/industrial uses to the economic future of

Unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to support this effort. The proposed warehouse use advances these goals by facilitating employment generating development within an area that has been redeveloping as an industrial corridor. The site is also located within a federally designated Opportunity Zone, which are designed to recognize distressed areas that provide tax incentives to encourage private long-term investments with a goal of redeveloping and creating jobs to people who live and work in the distressed area. Development of the site with a warehouse use has the potential to contribute to these objectives by expanding employment opportunities and supporting continued investment in the surrounding area. With the site's proximity to US Highway 301, the warehouse is well suited for this area. US Highway 301 serves as a major transportation corridor and designated County truck route, which provides efficient access for truck movement while minimizing the need for truck traffic on residential roadways. With all these factors, the proposed use of a warehouse is consistent with Objective 7.1 and its associated policies on economic development.

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 Thonotosassa Community Plan. Goal 4 of the Plan seeks to provide for commerce and jobs but protect the community identity and limit the location, type, and size of new businesses to fit the surrounding area. The proposed rezoning is consistent with this goal in that it facilitates an employment generating use within an area that already contains a mix of commercial development, while incorporating site design and buffering measures intended to reduce potential impacts on adjacent residential properties.

Overall, staff finds that the proposed use is an allowable use in the Suburban Mixed-Use-6 (SMU-6) Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Thonotosassa Community Plan. The proposed Major Modification 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Hillsborough County 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.

Future Land Use Categories

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

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

Compatibility

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

Policy 3.1.2: *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

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

Community Planning

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

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

Development

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

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

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

Neighborhood/Community Development

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

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

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

Environmental Protection and Resiliency

Objective 6.1: Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources.

Policy 6.1.1: Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.

Economic Development

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

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

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA

Goal 4: Diversity of People, Housing and Uses

- Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.

HILLSBOROUGH COUNTY
FUTURE LAND USE
MM 26-0670

Rezoning
STATUS



PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

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

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.35 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

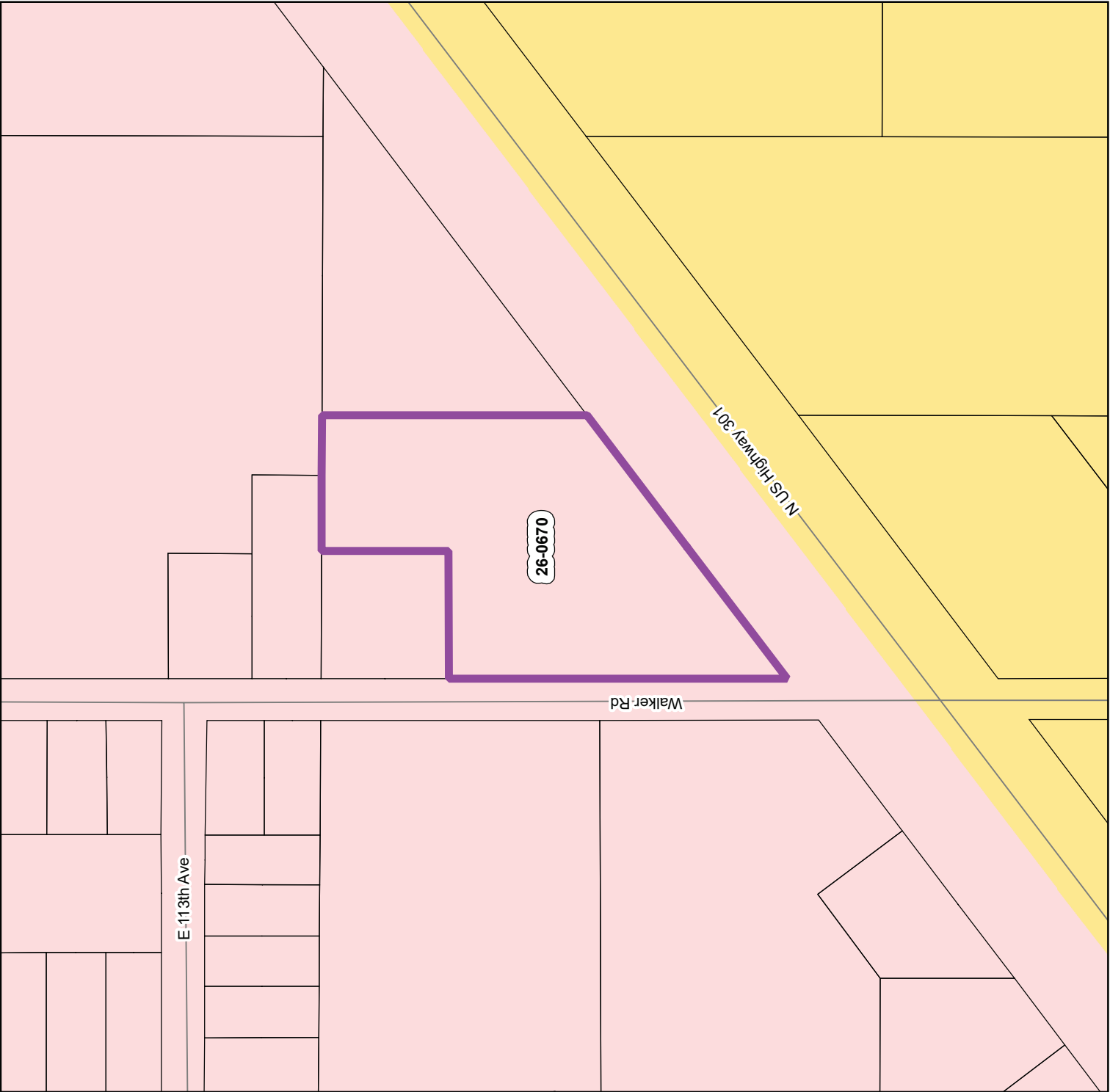
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. City-County Planning Commission. It is intended that the City-County Planning Commission. ACCURACY: It is intended that the City-County Planning Commission. Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, use the appropriate local or



Map Printed from Rezoning System: 3/18/2026

Author: R. Mathie

File: G:\Rezoning\System\MapProject\HCP\Rego_1\Rezo\Rezoing_2.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Bowden Estates

Zoning File: PD 92-0195 ZC Modification: MM 26-0670

Atlas Page: NONE Submitted: 7/15/26

To Planner for Review: 7/15/26 Date Due: ASAP

Contact Person: Jacob T. Cremer Phone: 813-419-3914/jcremer@barbascremer.com

Carol Walden

cwalden@barbascremer.com

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

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

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

Reviewed by: Michelle Heinrich Date: 7/17/26

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/15/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: THONOTOSSASA

PETITION NO: MM 26-0670

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

CONDITIONS OF APPROVAL

- The project shall be limited to 40,000 square feet floor space for Light Industrial Warehouse/Distribution uses and accessory outdoor storage not to exceed 20% of the total square footage.
 - a. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 569 daily trips, 53 AM or 45 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator. If it is determine that the turn lanes are warranted, the developer shall be required to construct the turn lanes concurrent with development.
- The project access shall be served by one full access connection to Walker Rd.
 - Any site access improvements at the intersection of US Hwy 301 and Walker Rd. required by FDOT shall be implemented at the time of the initial increment of site development.
- As Walker Rd. is a collector substandard roadway, the developer will be required to improve Walker Rd., between the project access connection and the nearest standard roadway, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
- If PD 26-0670 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 8, 2026) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on June 15, 2026. Approval of this Administrative Variance will allow the proposed Walker Rd. access connection to be located within +/-92 feet and +/- 174 feet of the next closet access connections to the north.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification to a Planned Development zoning (PD# 92-0195) of a single parcel totaling +/-2.58-acres located at the northeast corner of US Hwy 301 and Walker Rd. The approved PD zoning allows for a Mobile Home Park. The proposed Modification will allow for up to 40,000 s.f. of Light Industrial Warehouse/Distribution uses and accessory outdoor storage.

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 reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction may not permit the construction of 100% of the potential entitlements sought by the applicant (e.g. 40,000 s.f. of certain types of applicable uses such as contractor's yard or industrial park, 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 the 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 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 that 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 trip 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 (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 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 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 trips potentially generated under the highest trip generation scenario for the approved developments allowed under the current zoning, utilizing a generalized worst-case scenario, and trip generation studied in the applicant's submitted site access analysis for the proposed Planned Development zoning. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Mobile Home Park – 51 Units (ITE 240)	401	13	23

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 40,000 sf Light Industrial Warehouse/Distribution uses and accessory outdoor storage - Per Applicant's Traffic Study*	569	53	45

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+168	+40	+22

* The trip cap data is based on the figures presented in the applicant's traffic study.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 4-lane, divided, principal arterial roadway in average condition. The roadway is characterized by +/- 12-foot wide travel lanes, lying within a 200-foot wide right-of-way. There are +/- 5-foot wide bicycle facilities (on paved shoulders) and +/- 5-foot wide sidewalks along both sides of US 301 in the vicinity of the proposed project.

Walker Rd. is a 2-lane, undivided, substandard, collector roadway in good condition. The roadway is characterized by travel lanes varying between +/- 9 and 11-feet, lying within +/- 47-foot wide right-of-way along the project's frontage). There are no sidewalks or bicycle facilities on Walker Rd. Staff notes that Walker Rd. is shown as a local roadway on the County Functional Class Map, however, it is reclassified to a collector roadway due to the number of daily trips exceeding 5,000 per day pursuant to the applicant's traffic analysis.

The applicant will be required to improve the Walker Rd. to County typical standards at the time of site development, unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.

SITE ACCESS AND CONNECTIVITY

The proposed PD site plan shows one (1) full access connection to Walker Rd., aligning with the proposed access connection on the west side of Walker Rd. under proposed PD#26-0558. All existing access shall be removed and stored to the existing roadway section with sod and any applicable edge of pavement treatments.

The applicant's submitted site access analysis finds that no turn lane is warranted at the project access under the proposed trip cap scenario. However, at the time of site development a site access analysis based on the actual proposed uses to be constructed will be required to determine if the specific peak hour trip characteristics will trip a turn lane warrant.

As US Hwy 301 is a FDOT facility immediately abutting the site, the developer will be required to coordinate with FDOT at the time of site development to determine if any site access related improvements (i.e. turn lane improvements) at the intersection of US Hwy 301 and Walker Rd. will be required. County staff notes that the applicant attended a pre-application with FDOT District 7 Permitting staff on May 5, 2026. At the meeting, FDOT staff indicated that a westbound right turn lane warrant analysis would be required at the time of permitting for site construction.

REQUESTED ADMINISTRATIVE VARIANCE: WALKER RD ACCESS SPACING

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated April 8, 2026) to allow the Walker Rd. project driveway connection within less than the required minimum 245-foot spacing, pursuant to Section 6.04.07, from existing driveway connections, approximately 92 feet and 174 feet to the north. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on June 15, 2026.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 301	Fowler Ave.	Harney Rd. (S)	D	C

Source: Hillsborough County 2024 Level of Service Report.

From: [Williams, Michael](#)
To: [Vicki Castro](#); [Michael Yates](#)
Cc: [jcremer](#); [cwalden](#); [Heinrich, Michelle](#); [Perez, Richard](#); [Phillips, Charles](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: MM 26-0670 - Administrative variance Review
Date: Monday, June 15, 2026 3:12:23 PM
Attachments: [26-0670 AVReq 04-09-26.pdf](#)
[image001.png](#)
[image002.png](#)

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0670 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Saturday, June 13, 2026 3:57 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>

Subject: MM 26-0670 - Administrative variance Review

Hello Mike,

The attached administrative variance is **Approvable** to me. Please include the following people in your response:

vcastro@palmtraffic.com

myates@palmtraffic.com

jcremer@barbascremer.com

cwalden@barbascremer.com

heinrichm@hcfl.gov

perezrl@hcfl.gov

phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County **Florida**

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV-Access Spacing - WalkerRd ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Bowden Estates
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	061142-0100
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 26-0670
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



April 08, 2026

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Bowden Estates – MM 26-0670
Folio: 061142-0100
Administrative Variance Request – Minimum Spacing – Walker Road
Palm Traffic Project No. T26017

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for access to Walker Road for the project. The project is located west of Walker Road and north of US 301, as shown in Figure 1. This request is made based on our virtual meeting on October 03, 2025, with Hillsborough County staff.

The proposed rezoning will allow for up to 57,103 square feet of Business Park. The project proposes having one (1) full access to Walker Road. Walker Road is identified in the Hillsborough County Functional Classification Map as a local roadway with a posted speed limit of 35 mph, however, the AADT is anticipated to be above 5,000, so it was considered a collector roadway.

The request is for an Administrative Variance to Section 6.04.08 of the Hillsborough County LDC for the access spacing to Walker Road. Based on Section 6.04.08, the connection spacing for Walker Road is 245 feet. As shown in Figure 2, the driveway spacing provided ranges from approximately 92 feet to 174 feet, all low volume residential driveways.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

The request is to have one (1) full access to Walker Road to serve the proposed development. This property currently has two (2) accesses to US 301 and one (1) access to Walker Road that will be removed. The proposed driveway location will align with the proposed rezoning application to the west (PD 26-0558). The proposed driveway location meets the connection spacing requirement of 245 feet from US 301. Given the singular access and location of the proposed driveway connection to the west, meeting the connection spacing standard to the low volume residential driveways to the north is not possible, and therefore, not approving the variance would be an unreasonable burden on the applicant.

b) The variance would not be detrimental to the public health, safety and welfare.

The proposed full access driveway on Walker Road is approximately 92 feet south of the proposed dirt driveway that is proposed to be removed in conjunction with the PD 26-0558 rezoning, approximately 109 feet south of the southern driveway for 11407 Walker Road and approximately 174 feet south of the northern driveway for 11407 Walker Road, as shown in Figure 2 on the site plan. All these driveways are low volume residential driveways, and the proposed driveway location was selected to minimize the impacts to these driveways and to align with the proposed driveway to the west. In addition, the design removes potential conflicting movements at the project driveway and therefore would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

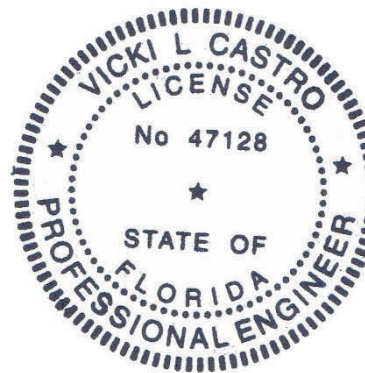
The access spacing variance is requested to provide a functional access to the site. Access to US 301 was not feasible due to connection spacing standards. Without the variance, reasonable access to the property could not be provided.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Digitally signed
by Vicki L Castro
Date: 2026.04.08
19:27:44 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

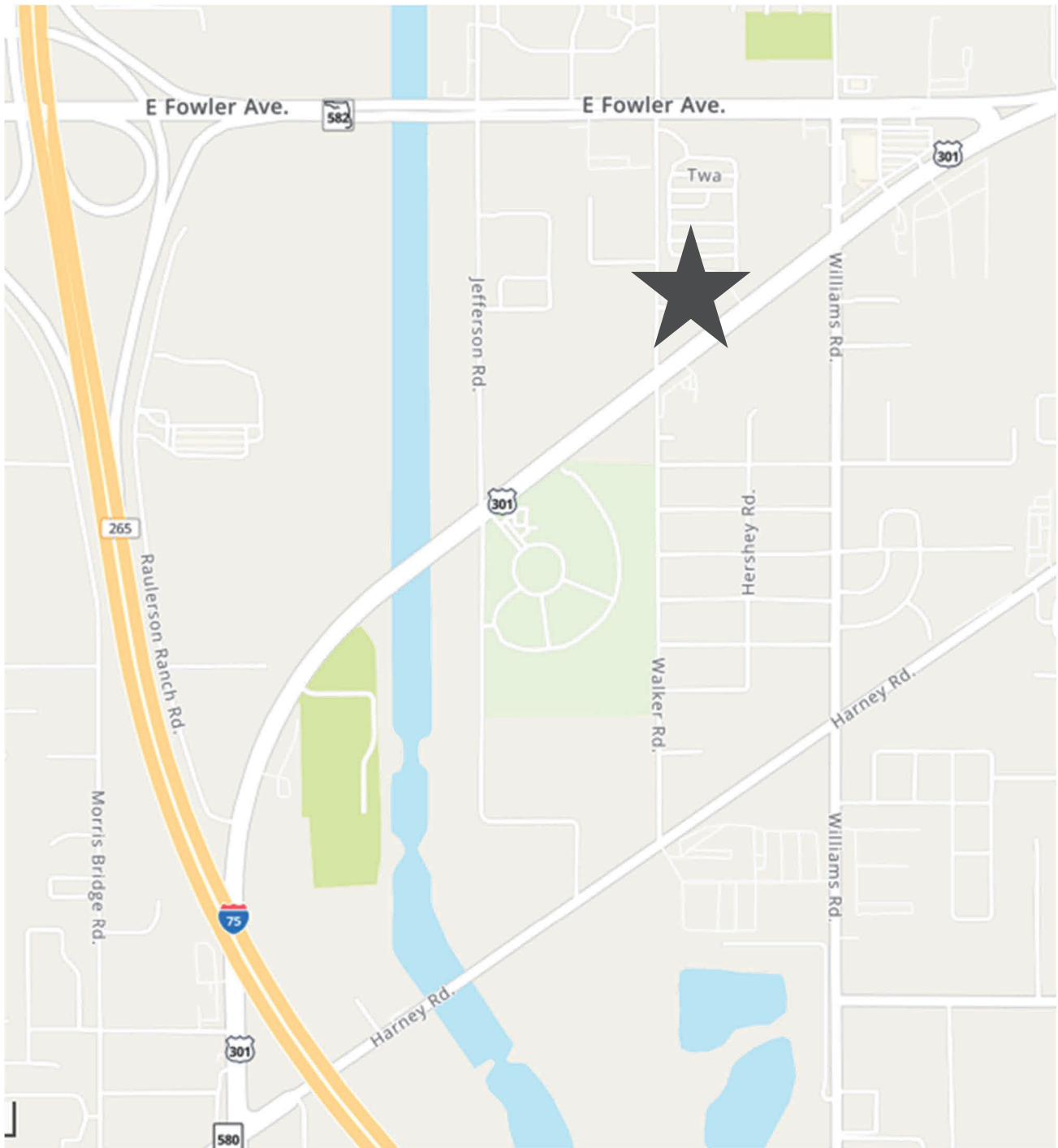
_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



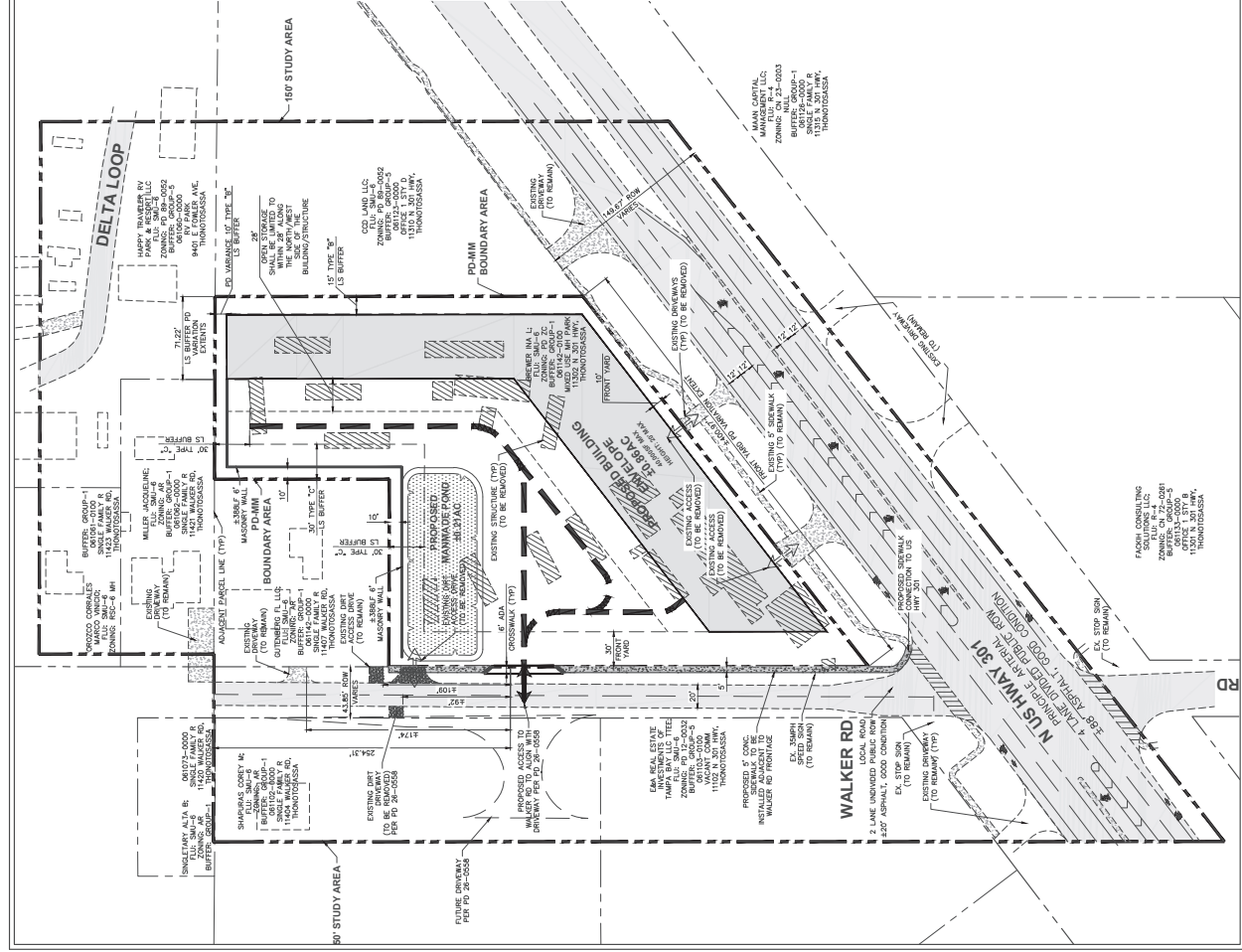
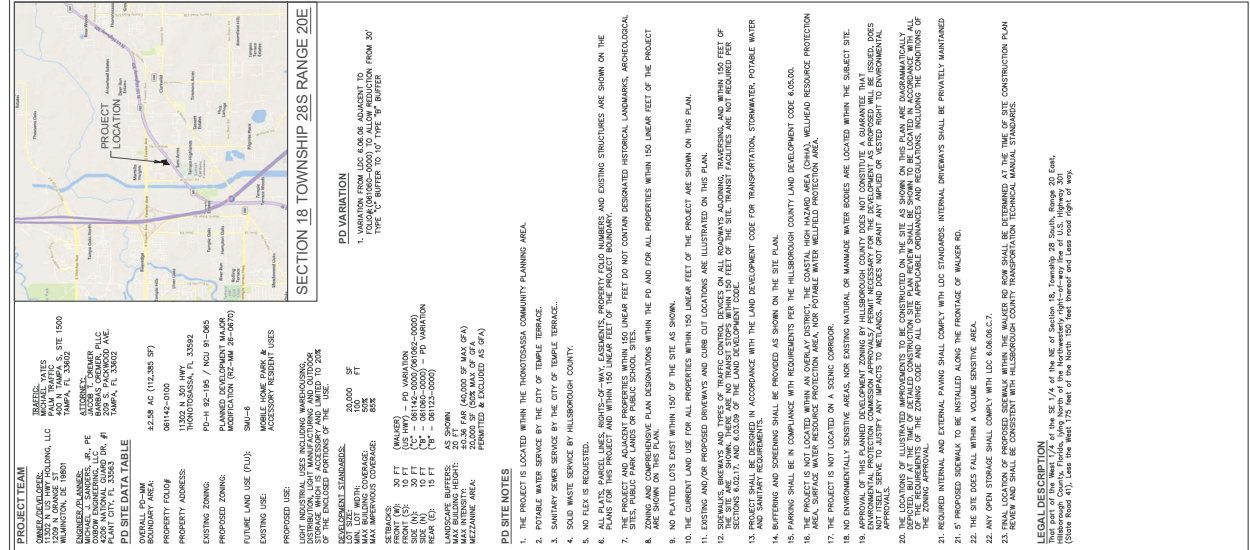


FIGURE 2: SITE PLAN with ACCESS SPACING





Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

AGENCY REVIEW COMMENT SHEET

DATE: June 10, 2026
FROM: Lindsey Mineer, FDOT
PETITION NO.: MM 26-0670
LOCATION: 11302 N 301 Hwy, Thonotosassa
FOLIO: 61142.0100

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

This project is on a State Road, SR 41, (US 301). This site was reviewed at a Pre-Application meeting with FDOT on 5/5/26. The following comments are based on the site plan provided at that meeting and are not legally binding. These requirements and recommendations can be modified at any time at the Department's discretion.

Project specific requirements:

- This section of SR 41 is an Access Class 3, with a posted speed limit of 50 mph. Per FAC 14-97, minimum spacing requirements are 660' for connections, 1320' for directional median openings, and 2640' for full median openings and signals.
- The developer is proposing to remove 2 existing driveways on SR 41 and get full access from Walker Road.
- We will require an Access permit (Safety Upgrade) to be submitted through the Department's One Stop Permitting (OSP) website. Please remove existing driveways and restore the FDOT's right of way.

- Provide a set of plans showing the removal of both driveways. Include a truck turning template using the largest anticipated vehicle showing ingress and egress from Walker Road to prevent stacking of vehicles into the state road.
- Based on the provided trip generation and the high-speed roadway, please provide a WB right-turn lane warrant analysis. If warranted, a Construction Agreement will be required.

*These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

If you have any questions, please reach out to Ms. Selena Gonzalez in the District Seven Tampa Operations offices. Ms. Gonzalez can be reached at Selena.Gonzalez@dot.state.fl.us or 813-612-3350.

Thank you for the opportunity to comment.

COMMISSION

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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 6/22/2026	COMMENT DATE: 4/8/2026
PETITION NO.: 26-0670	PROPERTY ADDRESS: 11302 N US Hwy 301, Thonotosassa, FL 33592
EPC REVIEWER: Melissa Yañez	FOLIO #: 0611420100
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 18-28S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No obvious wetlands or mapped hydric soils appear to exist within the area to be rezoned.
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. 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: jcremer@barbascremer.com / cwalden@barbascremer.com

Environmental Excellence in a Changing World

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



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 06/15/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Jacob T Cremer - Barbas Cremer, PLLC

PETITION NO: 26-0670

LOCATION: 11302 N US HWY 301

FOLIO NO: 61142.0100

Estimated Fees:

Warehouse/open storage
(Per 1,000 s.f.)
Mobility: \$1,337
Fire: \$34

Manufacturing
(Per 1,000 s.f.)
Mobility: \$3,315
Fire: \$34

Project Summary/Description:

Urban Mobility, Northeast Fire - 40000 sq ft warehouse/distribution/manufacturing and accessory outdoor storage.

Note - Accessory outdoor storage may be exempt from impact fees



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 5/8/2026

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/21/2026

PROPERTY OWNER: 11302 N Us Hwy Holding, LLC **PID:** 26-0670

APPLICANT: Jacob T. Cremer - Barbas Cremer, PLLC

LOCATION: 11302 N. 301 Hwy. Thonotosassa, FL 33592

FOLIO NO.: 61142.0100

AGENCY REVIEW COMMENTS:

Applicant's Request

The applicant requests a major modification to PD 92-0195. The proposed uses include light industrial uses including warehousing, distribution, light manufacturing and outdoor storage which is accessory and limited to 20% of the enclosed portions of the principal use.

Hillsborough County Environmental Services Division Review Comments

At this time, according to the Florida Department of Environmental Protection well location information, the property is located within 500 feet of Community well. The Community well is located on the subject property and is used to serve that installation's operation; therefore, the property is not subject to the Potable Water Wellfield Protection Area (PWWPA) regulations of Ch. 62-521, Florida Administrative Code as it relates to the onsite well.

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

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

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 06/11/2025**

Agency: Natural Resources **Petition #: 25-0447**

☐ This agency has **no comment**

☐ This agency has **no objections**

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

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

1. The buffer abutting folio 061060-0000 can be altered to 15' Type B buffer, to maintain the incompatible land use buffer and for the spacing of required landscaping.
2. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
3. 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.
4. 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.
5. 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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 26-0670

REVIEWED BY: Clay Walker, E.I.

DATE: 3/23/2026

FOLIO NO.: 61142.0100

WATER

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

WASTEWATER

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

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 03-23-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: 26-0670

LOCATION: 11302 N US 301,Thonotosasa

FOLIO NO: 61142.0100

SEC: 18 **TWN:** 28 **RNG:** 20

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

COMMENTS: _____.



CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-24-005128

CRM SR NUMBER:

CN0273968

CASE STATUS: Fine Run

CURRENTLY ASSIGNED TO: Richard Racki

START DATE:	12/30/2024	END DATE:	02/10/2025	NEXT INSPECTION DATE:
STRUCTURE TYPE:	OCCUPANCY:		FORECLOSURE:	
ADDRESS:	11302 N 301 HWY Lot 2 THONOTOSASSA FL 33592			
ZONED:	PD	PARCEL #	061142.0100	

ORIGINAL COMPLAINT DESCRIPTION:

Customer reports that there are several (at least 7 of them) mobile homes that are Dilapidated at 11302 N US HIGHWAY 301, and sewage coming up from the ground. He has reported these issues to the property management but nothing gets resolved.

PEOPLE ASSOCIATED WITH THIS CASE

Owner	BREWER, INA L	Phone: 813-781-4090
	11302 N 301 Hwy	
	Thonotosassa, FL 33592	
Complainant	MAURY SPENCER	Phone: (813) 285-1511
	11302 N 301 HWY	
	THONOTOSASSA, FL 33592	

VIOLATIONS CITED

NR GENERAL STANDARDS FOR NON RESIDENTIAL STRUCTURES

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-114(a)- STRUCTURAL STANDARDS FOR NONRESIDENTIAL STRUCTURES

ACTION REQUIRED: REMOVE OR COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE

01/22/2025 Repair to structural standards outlined in Hillsborough County Municode or have it removed. To include but not limited to the dilapidated shed on the east side of the lot or have it removed.

R GENERAL STANDARDS FOR DWELLINGS

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-115(a)- STRUCTURAL STANDARDS FOR DWELLINGS

ACTION REQUIRED: COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE

01/22/2025 Repeat violator: CE21004857 BOD 05/16/22. Repair dwelling to structural standards outlined in Hillsborough County Municode or have it removed. To include but not limited to the multiple dilapidated MH's throughout the parcel.

PM ACCUMULATIONS

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(a)- PROPERTY STANDARDS

ACTION REQUIRED: REMOVE

01/22/2025 Repeat violator: CE21004857 BOD 05/16/22. Please remove all trash, junk and debris located throughout the parcel. To include but not limited to the downed tree on the parcel.

PM NUISANCE CONDITIONS: UNSECURED STRUCTURE

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(c)- PROPERTY STANDARDS
SECURE

ACTION REQUIRED: SECURE

01/22/2025 Repeat violator: CE23014340 BOD 07/31/24. Secure the vacant structures on the property to include but not limited to the multiple MH's on the property.

PM FENCES

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-116(d)- PROPERTY STANDARDS

ACTION REQUIRED: REMOVE OR REPAIR (FENCES REQUIRED FOR SCREENING OR POOL SECURITY MAY NOT BE REMOVED)

01/22/2025 While fences are not required. All fences must be maintained in sound structural condition and free from defects which may cause injury. Remove, or repair the fence facing HWY 301 along the motel.

Z OUTSIDE/OPEN STORAGE

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

ACTION REQUIRED: CEASE OR ACQUIRE APPROVALS

01/22/2025 Store or remove the buckets, totes, and various other personal items laying around the parcel.

Z DUMPSTER

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTION 6.11.04.C - LAND DEVELOPMENT CODE

ACTION REQUIRED: RELOCATE OR ACQUIRE APPROVALS

01/22/2025 Dumpsters are required to be surrounded by a wall, fence, or hedge at least one foot taller than the dumpster. Erect a barrier or relocate.

R PROTECTIVE TREATMENT

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-115(f)3- STRUCTURAL STANDARDS
FOR DWELLINGS

ACTION REQUIRED: PROVIDE ADEQUATE PROTECTIVE TREATMENT

01/22/2025 All exterior surfaces of every dwelling unit, including doors, window frames etc. Must be painted or have a protective covering according to manufacturer's standards. Peeling, flaking, and chipped paint shall be repainted. This is to include but not be limited to the motel.

R WINDOWS AND EXTERIOR DOORS

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART A, SECTION 8-115(f)9- STRUCTURAL STANDARDS
FOR DWELLINGS

ACTION REQUIRED: REPAIR TO CODE

01/22/2025 Exterior doors of every dwelling or dwelling unit, shall be fitted to frame and maintained in good repair. This includes but is not limited to the boarded up slider doors on the motel.

CASE COMMENTS

01/07/2025 By: SPRIGGSEJ

T Spriggs 01/07/25 1130 hrs.

I responded to 11302 N US Highway 30 one for an ADX complaint. The properties a PD zoned mobile home park owned by Ina Brewer. I called the complainant to inquire about their concern and he is a tenant of one of the motel units on that property by the highway in front of the mobile home park. Upon arrival, I observed numerous violations, present some storm related, but there were multiple mobile homes that were dilapidated and unoccupied. But there were a few mobile homes in rough shape that were occupied along with other exterior violations. I took photos and add them to the case file. I contacted a contact from a previous case who was assisting managing the property at the time Debbie Quincey. She informed me that Ina Brewer was still in the process of selling the property, which was the case a year ago. She informed me that there was a delay as she technically didn't own the property when she tried to sell it it was in her partner's name, Mr. Bowden. Since then, Ina has taken ownership back in September of the property is now going to process to sell it to the tiny homes property down the street. Debbie gave me the contact information for a Mr. Andrew pardon who is the attorney in charge of selling a lot. I attempted calling him with negative results leaving him a message to call me back as I was inquiring on the timeline of sale of the property. I will extend the case a few days awaiting the response of this attorney. if the timeline of the sale is still too far out then I will send a note of violation to Ina Brewer and if the sale is sooner than later, I will have to recite for new ownership anyway.

01/15/2025 By: SPRIGGSEJ

T. Spriggs 01/15/25 1105 hrs. PHONE

I spoke with Andrew Pardon who was representing the client of the tiny homes community down the street which has been in the process of purchasing the listed property from Miss Brewer since last year. Mr. Pardon explained that there's no real estimated time of completion of the sale, there are some complications that he is not able to disclose to me. But he could inform me that the moment certain complications were taking care of the sale could move forward quite quickly. In his opinion, this case might be the motivation needed to move the sale forward. I explained to Mr. Pardon about Code Enforcements involvement, and how this would proceed, which he said he would reach out to his representatives and inform them of our discussion. Explain my next step would be to reach out to Miss Brewer and conduct my investigation as the case will need to move forward since there's no pending sale agreement within immediate future.

01/22/2025 By: SPRIGGSEJ

T.

" Spriggs 01/22/25 1050hrs.

I responded to the list of property for a follow up inspection. Upon arrival, I took some updated photos and cited for all the exterior violations amongst the property. These included debris in the form of the fallen tree, outside storage of buckets and totes, general standards for the mobile home, dwellings, general standards for the shed on the east side of the property, protective treatment of the motel, dilapidated fence, fencing, along the motel, damaged boarded up, sliding doors along the motel, mobile homes that were not secured, and a dumpster with no barrier. Research shows that the owner Ina Brewer is a repeat violator for accumulations and general standards (CE21004857 BOD 05/13/22) and an unsecured structure (CE23014340 07/26/24). I research an old case file adding Miss Brewer's phone number to the case file and contacted her. We spoke of the violations on the property and she said she's supposed to have a meeting with three attorneys to hopefully push the sale through. She hinted of an issue where while she owned the property Tiny homes has been collecting all the rent money. The civil manner does not deal with code enforcement, but this seems like the issue which has been holding up the sale of the property. She asked me to send the notice of violation out to review the violations and she would be in touch with me with any detail details involving the sale. I will request a 10/day notice of violation with the intent of referring this to a hearing due to being a repeat violator.

01/27/2025 By: FRANCOS

FrancoS, 01/27/2025 10:54 AM- On 01/27/2025, a Notice of Violation for this case was printed, mailed, and added to the Documents section in Accela.

02/08/2025 By: SPRIGGSEJ

T. Spriggs 02/08/25 0800hrs.

I responded to the list of property for a follow up inspection. Upon arrival, I observed all the violations still remain. I have not received word by Miss Brewer or any of her representation for a timeline for completion. I took updated photos, adding them to the case file. Based on this information and that this is a repeat violator I will be referring this case to a hearing.

02/10/2025 By: FRANCOS

FrancoS, 02/10/2025 2:53 PM- On 02/10/2025, a Final Notice for this case was printed, mailed, and added to the Documents section in Accela. A new case affidavit has also been prepared for upload to DocuSign so the officer can sign.

03/20/2025 By: PADILLAH

Padilla 03.20.2025 1310hrs

I responded to 11302 N. US Hwy 301 in reference to a re-inspection of the property which was originally cited for Multiple violations on the entire parcel. These are listed in the report. Today, I saw that none of them had been attempted to be complied. This case is currently in Pre-Hearing Status with the CBS waiting for a Court Appearance Date. The current status is listed as a REPEAT VIOLATOR. I will extend this case for 30-days awaiting the court date.

04/07/2025 By: PADILLAH

Padilla 04.07.2025 1500hrs

I responded to 11302 N.301 HWY in reference to a re-inspection of the property which was cited for multiple violations. This is a small MHP. There is a scheduled Hearing date of 04.18.2025. All violations remain as of today's inspection. No contact with the owner has been made. The Property Appraiser indicates that the Property is still owned by INA BREWER.

04/15/2025 By: PADILLAH

Padilla 04.15.2025 1443hrs (NOTES)

I had received a Texted Message from the Property Owner of 11302 US HWY 301 Mrs. Ina Brewer. She requested that i make contact with her via phone. Today, I contacted her and she advised me that she was in the process of having some hired men clean the placed up and mow the grass. I explained to her about the enormous amount of work that was needed to be done in order to comply this case and that she could not possibly do it before the hearing date of (04.18.2024). I informed her to come to the Hearing and Explain her case to the magistrate. She agreed.

05/19/2025 By: PADILLAH

Padilla 05.19.2025 1000hrs

I responded to 11302 N.US HWY 301 in reference to a re-inspection of the property which is currently in an Adjudicated Status with the CBS for Multiple Cited Violations. All of the Listed violations in this case remains as of this date. An Affidavit of NON-COMPLIANCE is Requested. The case was Heard By CESM Magistrate on 04.18.2025.

05/20/2025 By: FRANCOS

FrancoS, 05/20/2025 7:01 AM- An Affidavit of Non-Compliance has been printed and uploaded to DocuSign for signature by Officer H. Padilla. Once signed, DocuSign will automatically send it to CBS for processing.

07/18/2025 By: RACKIR

Racki, 07/18/25, 1135 Hrs.

I responded to the listed location reference a post hearing inspection. The property is currently in fine rum status. Upon arrival I noted all of the violations were still in place. A new post hearing inspection will be scheduled for 365 days.

11/05/2025 By: DANIELL

Daniell 11/05/2025 10:14 AM: While QCing post hearing inspection inspections and affidavits that occurred while I was on maternity leave, I found that the Affidavit of Non-Compliance for Part 2 not processed for this case. I printed it and uploaded it to DocuSign for signature by the Officer.

CASE ACTIONS				
Initial Inspection	01/07/2025	By: Spriggs	Action: SN Issued	Time Exp:
Follow-up Inspection	01/22/2025	By: Spriggs	Action: NOV Requested	Time Exp:
REPEAT VIOLATOR				
Follow-up Inspection	02/08/2025	By: Spriggs	Action: Referred	Time Exp:
Pre-Hearing Inspection	03/20/2025	By: Padilla	Action: In Violation	Time Exp:
Pre-Hearing Inspection	04/07/2025	By: Padilla	Action: In Violation	Time Exp:
Post-Hearing Inspection	05/19/2025	By: Padilla	Action: Non-Compliant	Time Exp:
PART 1 NON-COMPLIED AFFIDAVIT				
Post-Hearing Inspection	07/18/2025	By: Racki	Action: Non-Compliant	Time Exp:
PART 2 NON COMPLIANT AFFIDAVIT - LG				
Post-Hearing Inspection	05/19/2025	By: Padilla	Action: Scheduled	Time Exp:
Admin Send Letter	01/28/2025	By: Franco	Action: Action Status Complete	
Case Affidavit	02/11/2025	By: Franco	Action: Case Affidavit Sent	
Case Intake	12/30/2024	By: Franco	Action: Assigned	
Closed on Submission				
Citizen Board Support	05/20/2025	By: Daniel	Action: Affidavit of Non-Compliance	
PART 1				
Citizen Board Support	07/18/2025	By: George	Action: Affidavit of Non-Compliance	
Part 2				
Follow-up Investigation	01/22/2025	By: Spriggs	Action: NOV Requested	
Updated by IRSA Inspection				
Follow-up Investigation	02/08/2025	By: Spriggs	Action: Referred	
Updated by IRSA Inspection				
Initial Investigation	01/07/2025	By: Spriggs	Action: SN Issued	
Updated by IRSA Inspection				
Supervisor Approval	01/27/2025	By: Tine	Action: Approval of NOV	
Supervisor Review	02/10/2025	By: George	Action: Final Letter Approved	

Supervisor Review 02/10/2025 By: George Action: Approval of Combo

Closed by Script

BOARD/MAGISTRATE INFORMATION

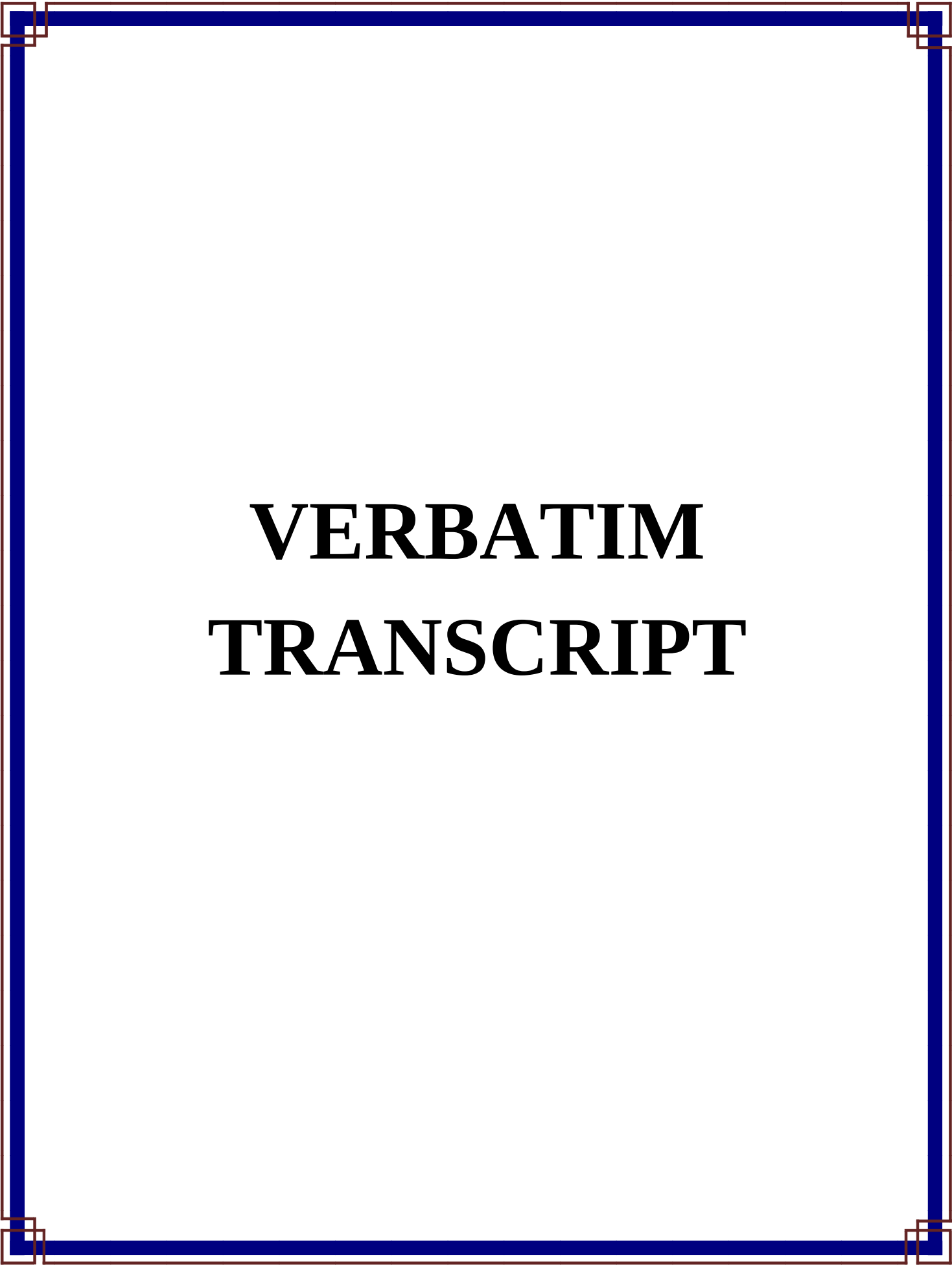
HEARING DATE:		04/18/2025	ORDER DATE:		04/21/2025	EXTENSION ORDER:			
TOTAL FEES/FINES:		\$123,200.00	TOTAL PAYMENTS:		\$0.00	CURRENT BALANCE:		\$0.00	
	CORRECT BY	FINE AMOUNT	ORDER			STARTED	ENDED		TOTAL \$
Part I	05/18/2025	\$200	NR10.1; R11.1; PM12.3B; R11.7.9			05/19/2025			\$36800
Part II	07/17/2025	\$200	REMAINING VIOLATIONS			07/18/2025			\$24800

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:	07/01/2025	BOOK/PAGE:	2025285155	REL DATE:		BOOK PAGE:	
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SECONDARY LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce and Susan Finch
Zoning Hearing Masters

DATE: June 22, 2026

TIME: Commencing at 6:00 p.m.

TIME: Concluded at 10:15 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our last item is Item D.8. Major Mod
2 26-0670.

3 The applicant is requesting a Major Modification to
4 PD 92-0195.

5 Carolanne Peddle with Development Services has
6 reviewed this, and I will present her staff findings after
7 the applicant's presentation.

8 HEARING OFFICER LUCE: Yeah. Applicant, please.

9 MS. SPIDELL: Good evening. Cynthia Spidell with
10 Barbas Cremer, 2002 West Cleveland Street, Suite 203, in
11 Tampa, Florida, and I have been sworn.

12 So this property consists of about 2.6 acres along
13 US Highway 301 and Walker Road. It's south of East Fowler
14 Avenue, and it's east of I-75. It's within the Urban Service
15 Area, and it's part of the Thonotosassa Community Plan.

16 This is the current zoning, is PD for a mobile home
17 park. The Comprehensive Plan is -- the Future Land Use is
18 SMU-6. We are in the Urban Service Area and in the
19 Thonotosassa Community Plan.

20 US Highway 301 is designated as a truck route, and
21 it is located within the federally designated Opportunity
22 Zone, which allocates funding and incentives to areas that
23 are designated as in distress.

24 So this is a redevelopment opportunity. Where's my
25 request? Here it is.

1 The request is for 40,000 square feet of
2 warehousing, distribution, light manufacturing. We have one
3 variation request, and that is from Code 6.06.06 to reduce
4 the buffer area from 30 feet type C to 15 feet type B.

5 And this shows you the extent of which the
6 variation is sought. And that is basically because it's a
7 abutting Happy Traveler RV park.

8 They had a similar buffer reduction. I believe
9 their site was for 10 feet, but we agreed with staff. We had
10 originally asked for a reduction to 10 feet, but we worked
11 with staff, and we have agreed to a condition to revise that
12 to 15 feet.

13 This is a map of the surrounding area where you can
14 see it's heavily converting into industrial uses.

15 So compatibility mitigation measures. The staff
16 report, and the site plan -- the PD site plan have a variety
17 of conditions and compatibility mitigation measures attached
18 to it, including the landscape buffers, capping the height at
19 20 feet, FAR significantly below the 0.5 maximum, six-foot
20 masonry wall, and limitations to the open storage areas.

21 Transportation. There are several conditions of
22 approval, which will require to improve Walker Road to county
23 standards, unless a design exception is requested at that
24 time, and that is to be improved from the access point to the
25 nearest standard roadway.

1 There is an administrative variance that was
2 approved to allow access to be located within -- there's a
3 slight typo there -- not within -- within 92 feet to 174 feet
4 of the closest access to the north. There's only one full
5 access, where that blue arrow is right there.

6 Thonotosassa Community Plan. We have a consistency
7 finding from Planning Commission and Development Services
8 staff, and this area is, in general, going to be reevaluated
9 by the Planning Commission due to all the transitional area
10 into light industrial. And I believe that's part of the
11 Temple Terrace Town Plan.

12 We have unanimous staff recommendations for
13 approval with conditions, and we ask that you recommend
14 approval to the BOCC. And I'm happy to answer any questions
15 you have.

16 HEARING OFFICER LUCE: No questions at this time.
17 Development Services staff.

18 MS. HEINRICH: Michelle Heinrich, Development
19 Services. Staff reviewed a Major Modification request to PD
20 92-0195, which is currently approved for a mobile home and RV
21 park, and hotel.

22 Warehousing and manufacturing uses are proposed at
23 an intensity of 0.35 FAR.

24 The site is located at the northeast corner of US
25 Highway 301 and Walker Road within the Urban Service Area and

1 SMU-6 Future Land Use category.

2 The surrounding area is developed with a variety of
3 uses, including commercial, residential, open storage, and RV
4 park uses.

5 The request is below the maximum FAR permitted in
6 the Future Land Use category, and building height has been
7 limited to 20 feet, which is below the maximums permitted in
8 the commercial and manufacturing standard zoning districts.

9 Accessory open storage is proposed, which will not
10 be located along US Highway 301 and will be screened from
11 Walker Avenue.

12 One PD variation is requested, which is
13 approximately 71 feet along the northern PD boundary. This
14 area abuts a neighboring RV park's recreational area, which
15 is also vegetated and contains no RV spaces.

16 Staff review received no objections from reviewing
17 agencies and finds the request approvable, subject to
18 proposed conditions.

19 I'm available to answer any questions.

20 HEARING OFFICER LUCE: No. questions. Thank you.

21 Planning Commission staff.

22 MS. MICHIE: Willow Michie, Planning Commission
23 staff.

24 The site is in the Suburban Mixed Use-6 Future Land
25 Use category. It is in the Urban Service Area and is within

1 the limits of the Thonotosassa Community Plan. The
2 surrounding area contains a mix of commercial and residential
3 uses.

4 The majority of the proposed building envelope is
5 located along the US Highway 301 frontage, with only a
6 limited portion of the building situated adjacent to the
7 northern property boundary.

8 The applicant has committed to providing the
9 required 30-foot buffer along the northern property line,
10 with the exception of a limited area where a variation has
11 been requested to allow a 15-foot type B buffer.

12 The requested variation extends only along the
13 portion of the northern property line abutting the building
14 and does not apply to the area adjacent to the proposed open
15 storage.

16 Additionally, the buffer variation area abuts a
17 mobile home park that is under the same ownership as the
18 site.

19 The variation is also consistent with a previously
20 approved county buffer variation request associated with the
21 industrial development located to the west of the site.

22 Goal 4 of the Thonotosassa Community Plan seeks to
23 provide for commerce and jobs but protect the community
24 identity and limit the location, type, and size of new
25 businesses within the surrounding area.

1 The proposed rezoning is consistent with this goal
2 in that it facilitates an employment-generating use within an
3 area that already contains a mix of commercial development,
4 while incorporating site design and buffering measures
5 intended to reduce potential impacts on adjacent residential
6 properties.

7 Based upon the above considerations and the
8 following goals, objectives, and policies, Planning
9 Commission staff finds the proposed Major Modification
10 consistent with the Unincorporated Hillsborough County
11 Comprehensive Plan, subject to the conditions proposed by the
12 Hillsborough County Development Services Department.

13 HEARING OFFICER LUCE: Thank you.

14 At this point in time, does anyone in the audience
15 wish to speak in support of the application? No one
16 responding.

17 Anyone in the audience wish to speak in opposition
18 to the application? No one responding.

19 Staff, anything further?

20 MS. HEINRICH: No, sir.

21 HEARING OFFICER LUCE: Applicant, an opportunity
22 for rebuttal?

23 MS. SPIDELL: No. Thank you very much.

24 HEARING OFFICER LUCE: All right. Very good. That
25 concludes that application, and that concludes tonight's

1 Zoning Hearing Master Hearing. We are adjourned.

2 (Hearing adjourned at 10:15 p.m.)

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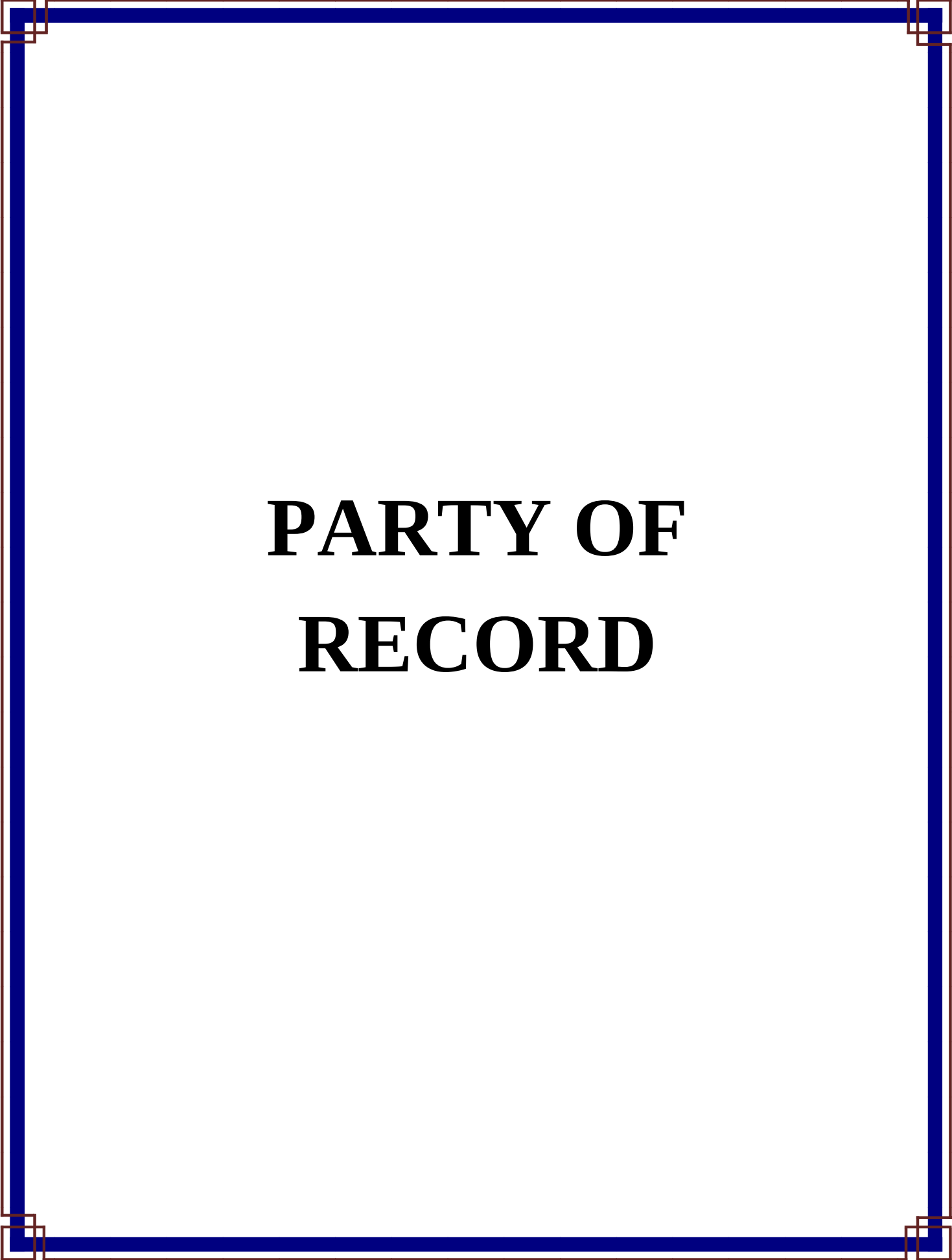
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD

NONE