



1.0 APPLICATION SUMMARY

Applicant: PSS, LLC
FLU Category: Suburban Mixed-Use – 6 (SMU-6)
Service Area: Urban
Site Acreage: 0.968 MOL
Community Plan Area: Southshore Areawide Systems Plan and Riverview Community Plan
Overlay: Riverview Downtown-Uptown



Introduction Summary:

MM 26-0805 is a Major Modification request to PD 05-1787, as most recently amended by PRS 26-0182, for two parcels at 6528 S. US Highway 301 totaling approximately 0.968 acres. The parcels are part of an 8.29-acre Planned Development that includes existing flex-space uses. The modification updates the PD to allow a maximum of 100,000 square feet of Commercial General uses across the entire PD area, including flex space, storage, non-retail uses, and retail, and allocates 22,200 square feet of the approved flex space and non-retail uses for use only within the modification area. Medical office uses will be prohibited within these parcels. The modification continues the established development pattern and updates the site plan and conditions to reflect current development intent and compatibility with surrounding commercial and residential uses.

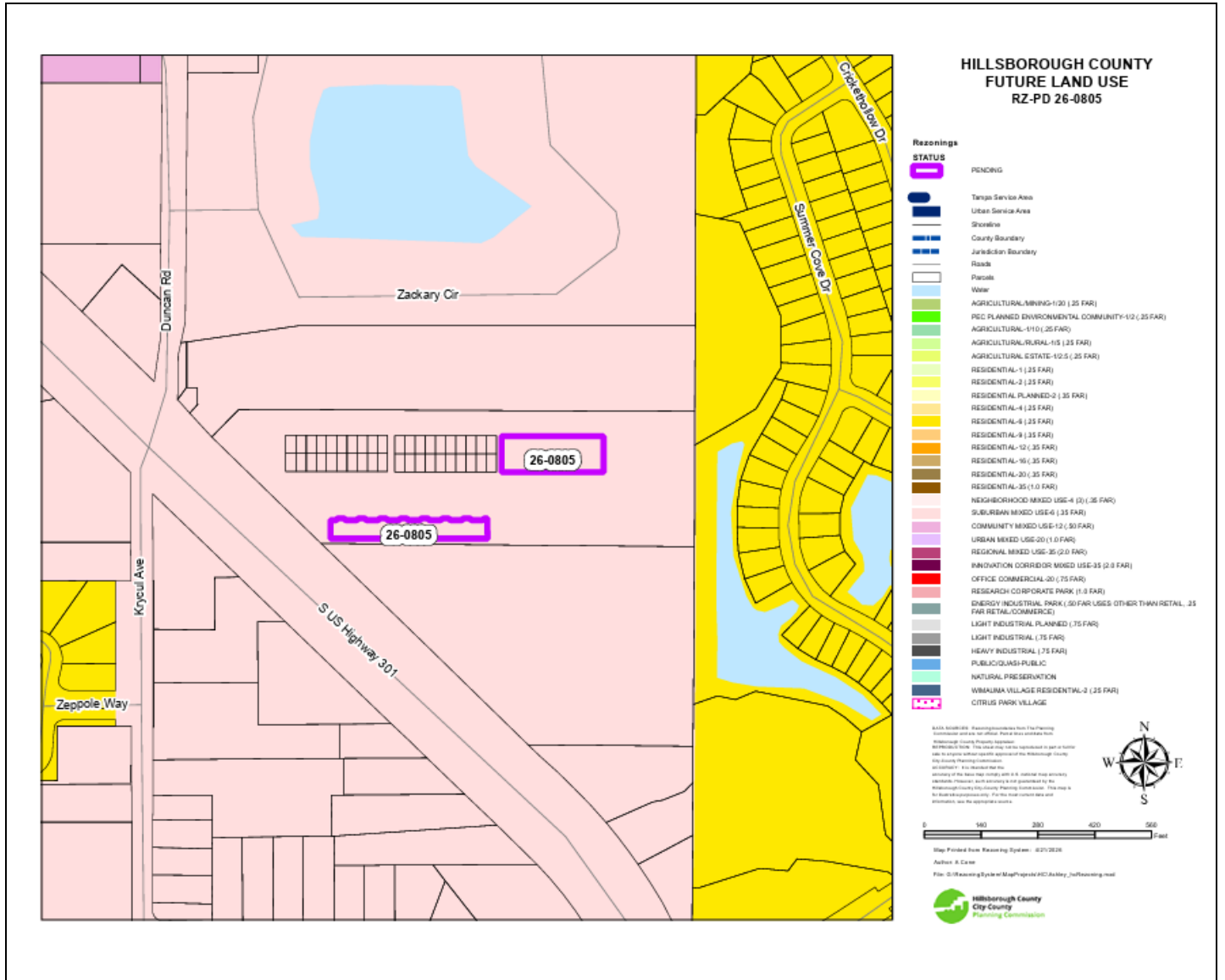
Existing Approval(s):	Proposed Modification(s):
A maximum 81,690 sf of Commercial General Uses shall be permissible	A maximum 100,000 sf of Commercial General Uses shall be permissible
3,890 sf of flex space storage and non-retail Commercial General uses shall be permitted to be developed on the subject folios	22,200 sf of the maximum amount of flex space storage and non-retail Commercial General uses shall only be permitted to be developed on the subject folios
Medical office is permitted on the subject folios	Medical office shall not be permitted on the subject folios

Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

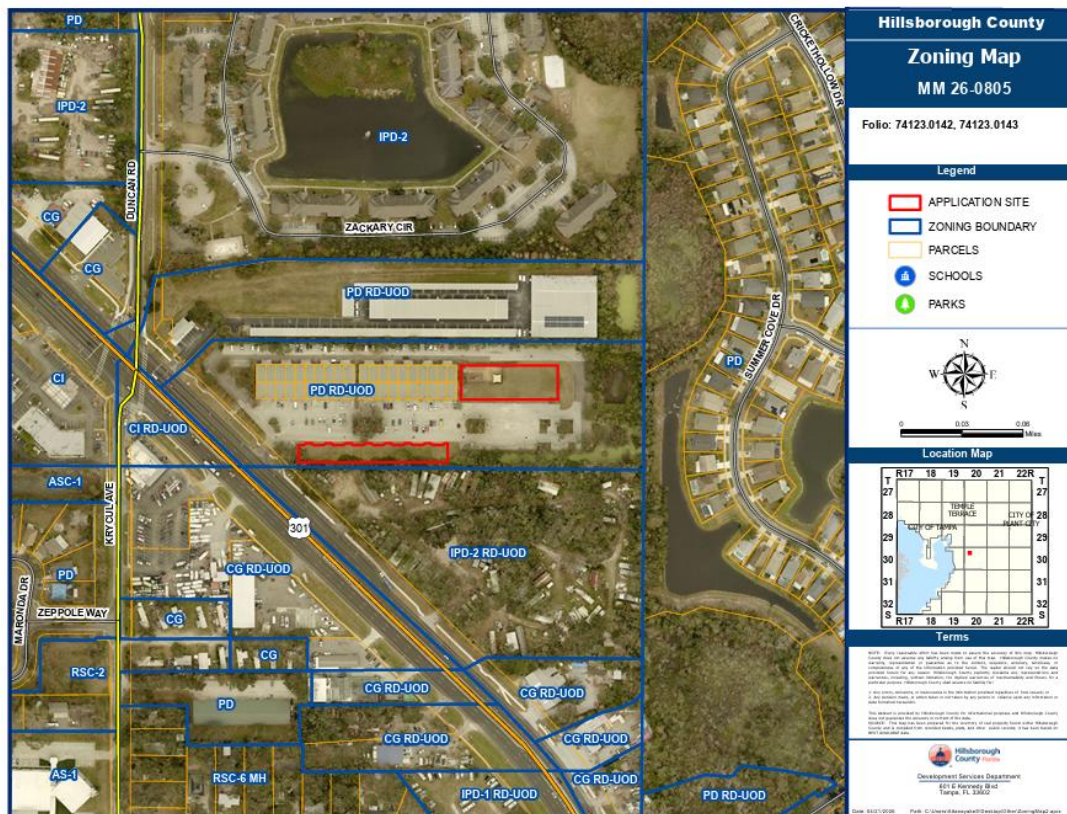
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25, 0.35, or 0.5 Floor Area Ratio (FAR) based on proposed uses. With a mix of uses largely considered office uses, the site may be considered for a maximum of 0.35 FAR.
Typical Uses:	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.

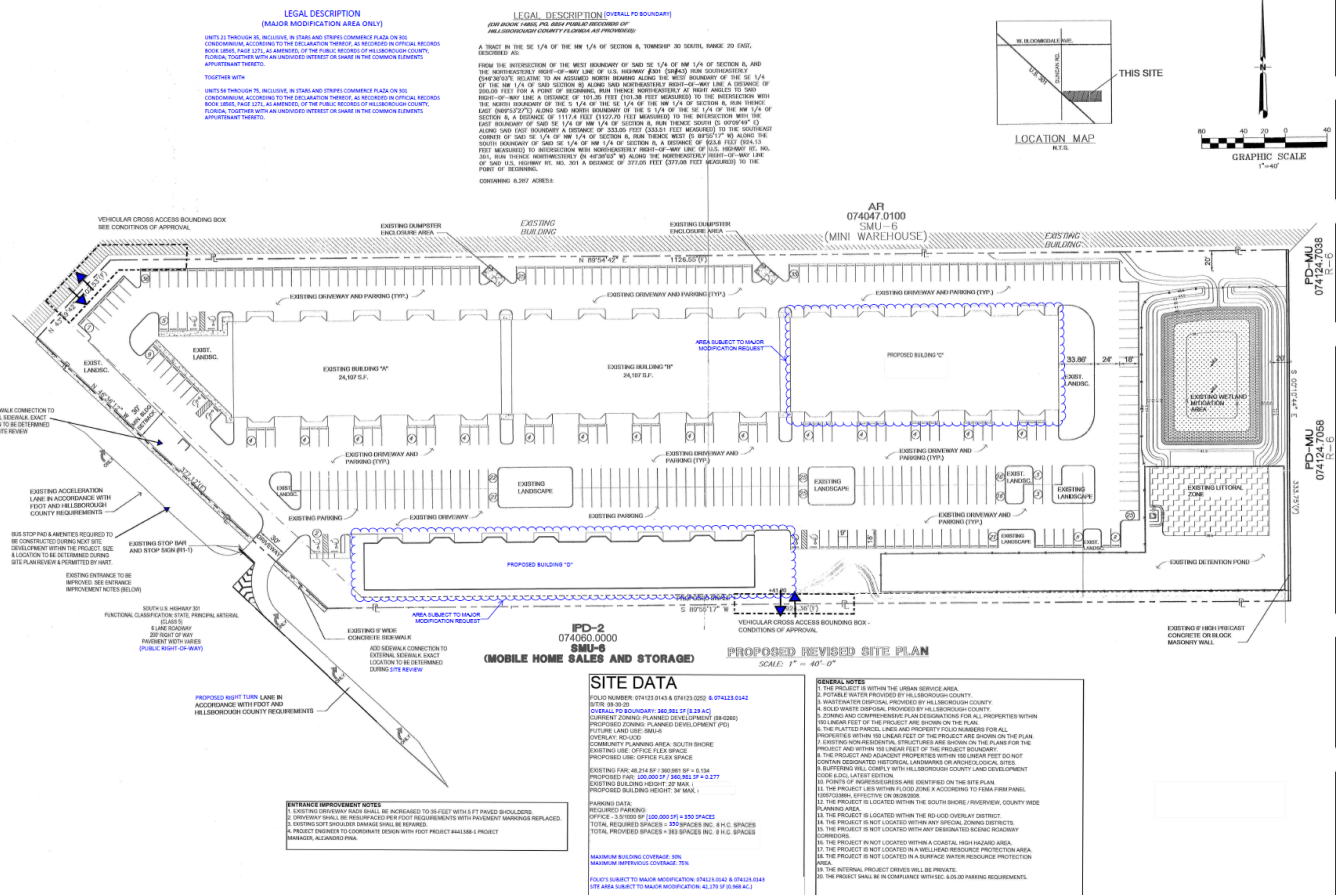
2.0 LAND USE MAP SET AND SUMMARY DATA

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 97-0372	0.35 F.A.R.	Mini warehousing	Mini-warehouse Storage
South	IPD-2 92-0029	Per IPD-2 92-0029	Office Uses and Mobile Home Sales & Used Vehicle Sales	Office Uses and Mobile Home Sales & Used Vehicle Sales
East	PD 86-0103	NA	Wetland Conservation & Drainage easement	Wetland Conservation & Drainage easement
West	CI	0.30 F.A.R.	Commercial	Restaurant



APPLICATION NUMBER: MM 26-0805
 ZHM HEARING DATE: July 20, 2026
 BOCC LUM MEETING DATE: September 22, 2026

Case Reviewer: Chris Grandlienard, AICP

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 Highway 301	FDOT Arterial - Urban	6 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,613	243	385
Proposed	3,793	273	420
Difference (+/-)*	+180	+30	+35

*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	Vehicular & Pedestrian	Meets LDC
South		None	Vehicular & Pedestrian	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
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Resource Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☒ Other: Riverview Downtown Uptown Overlay				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Report.
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 n/a				
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	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request seeks to modify the approved Planned Development (PD 05-1787) to allow additional flex-space, storage, retail, and other non-retail commercial general entitlements within approximately 0.968 acres along S. US Highway 301. The surrounding area consists of single-family and multi-family residential, office, and commercial uses. Immediately adjacent development includes a mini-storage facility to the north, mobile home sales and used vehicle sales to the south, a wetland conservation and drainage easement to the east with single-family residential farther east, and a restaurant across U.S. Highway 301 to the west. This pattern reflects a corridor where commercial and flex-space uses are commonly located along major roadways, with residential neighborhoods situated behind established buffers.

The modification updates the PD entitlements by increasing the maximum permitted square footage to 100,000 square feet and allocating 22,200 square feet of flex space and non-retail uses for use specifically within the modification area. Medical office uses will be prohibited within these parcels. Existing buffering and screening—provided by stormwater, conservation, and landscaped common-area features—will remain in place, maintaining separation from nearby residential properties and helping preserve transitions between the PD and surrounding neighborhoods. Building height limits and the general site configuration remain consistent with the established flex-space development pattern, ensuring that the scale and design of future buildings aligns with nearby structures and adjacent uses.

The proposed increase in square footage remains within the intensity permitted under the Comprehensive Plan, and the types of uses introduced through the modification are consistent with those already allowed elsewhere within the PD. Based on these factors, the proposed modification to PD 05-1787 is compatible with surrounding properties and consistent with the established commercial character of the Highway 301 corridor.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 30, 2026.

1. The site shall be developed in accordance with the following design standards. A maximum ~~81,690~~ 100,000 square feet of Commercial General uses shall be permissible:
 - 1.1 Maximum of 75 storage units.
 - 1.2 Permissible Commercial General Uses:
 - a. ~~77,800~~ 100,000 square feet of flex space, storage and non-retail Commercial General uses. ~~An additional 3,890 22,200~~ square feet of flex space, storage and non-retail Commercial General uses shall be ~~permitted specifically allocated to be developed on~~ Folios 074123-0142 and 074123-01423, ~~for a total of 81,690 square feet.~~
 - b. 25,000 square feet of retail Commercial General uses.
 - c. Notwithstanding the above, the permitted mix of flex space, storage and non-retail uses and retail uses shall not exceed a maximum of ~~81,690~~ 100,000 square feet.
 - 1.3 Maximum building height 20 feet or one story for Building A and B. Maximum building height of 34 feet for Building C and Building D.
 - 1.4 Convenience stores with or without gasoline sales, stand alone banking facilities, or fast food facilities shall not be permitted at this location. Medical office shall not be permitted in Folios 074123.0142 and 074173.0143.
2. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 2.1 Ground Signs shall be limited to Monument Signs.
 - 2.2 Billboards, pennants and banners shall be prohibited.
3. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein.
 - 3.1 Within the 30 foot setback along U.S. 301 the applicant shall provide a 10 foot wide buffer containing enhance landscaping. Landscaping shall include a berm of varying elevations, hedge material, under story trees and canopy trees. The use of canopy trees will be subject to the existence of overhead utility lines.
 - 3.2 At the time of site development, either a precast concrete wall or block masonry wall shall be provided along the eastern property line.
4. ~~Prior to General Site Plan Certification the applicant shall change site plan to reflect a 30 foot setback along U.S. 301.~~

- ~~5.4.~~ The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- ~~6.5.~~ An evaluation of the property identified a number of existing trees qualifying as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid the removal of these trees.
- ~~7.6.~~ The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
- ~~8.7.~~ Dumpster location and enclosure must be in compliance with the LDC.
- ~~9.8.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~10.9.~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~11.10.~~ Prior to the issuance of any building or land alteration permits or other development, the wetland must be field delineated by EPC or SWFWMD staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
- ~~11.10.1~~ The project may be permitted the above intensities and uses. The site will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
- ~~12.11.~~ Vehicular and pedestrian cross access shall be provided to folio# 74047.0100 and folio#74049.0000 within the bounding boxes depicted on the PD site plan consistent with County LDC, Section 6.04.03.Q.
- ~~13.12.~~ The developer shall construct an ADA accessible sidewalk and route from the sidewalk along US Hwy 301 to all building primary entrances.
- ~~14.13.~~ The developer shall construct a transit accessory pad including shelter, seating, trash receptable and bicycle rack as generally shown on the PD site plan, subject to HART and FDOT approval.
- ~~15.14.~~ The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be

a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.

- ~~16.~~15. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns, on US 301, at each median cut adjacent (north and south of the site) to the project where a U-turn/left turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
- ~~17.~~16. 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.
- ~~18.~~17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~19.~~18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
19. 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.
20. 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.

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.

APPLICATION NUMBER: MM 26-0805

ZHM HEARING DATE: July 20, 2026

BOCC LUM MEETING DATE: September 22, 2026

Case Reviewer: Chris Grandlienard, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

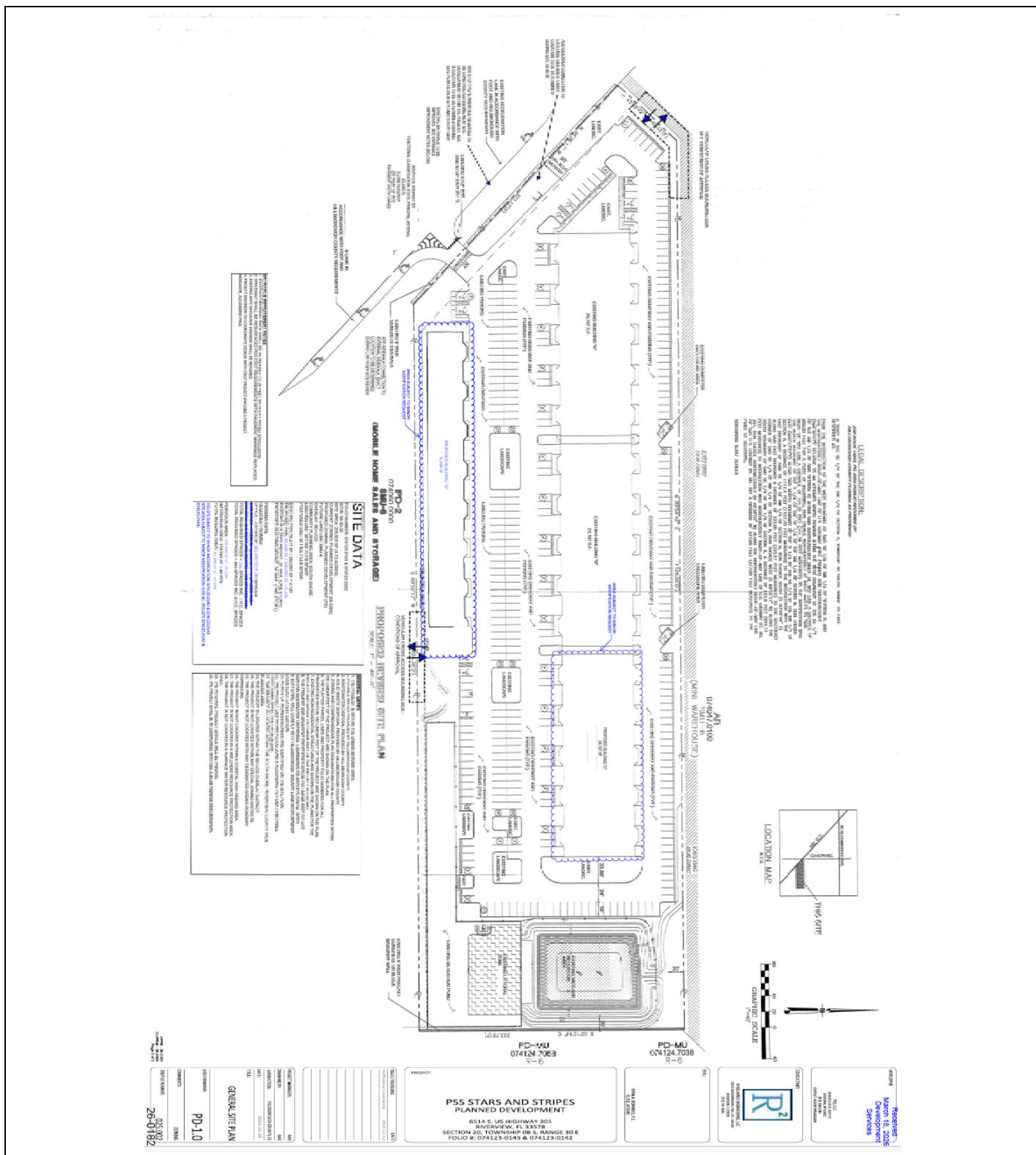
7.1 ADDITIONAL INFORMATION

Property Violation History

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

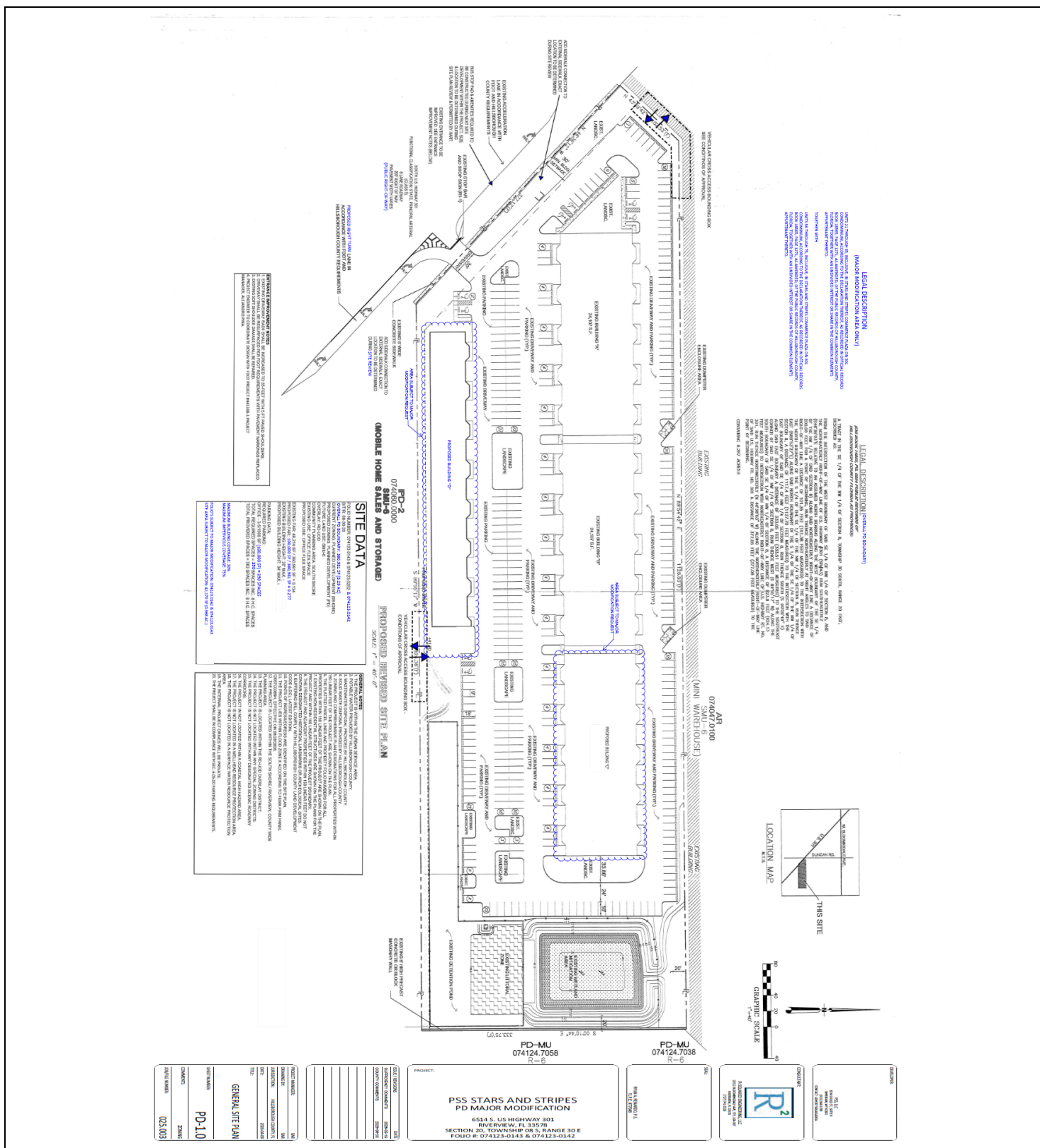
8.0 SITE PLANS (FULL)

8.1.1 Approved Site Plans (Full)



8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/09/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: PRS 26-0805

☐ This agency has no comments.

☒ This agency has no objection.

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

☐ This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The subject PD is +/- 8.29 acres located with the Riverview Downtown Uptown Overlay and designated future land use of Suburban Mixed Use 6 (SMU-6). The applicant is requesting a Major Modification to PD 05-1787, as amended by PRS 26-0182, which currently allows:

- 81,690 sf business/professional and medical office, contractor's office, storage, and commercial uses with some limitations, the following breakdown is an assumed worst-case scenario:
 - 56,690 sf of flex space, storage and non-retail Commercial General uses
 - 25,000 sf of Commercial General uses
- Convenient stores with or without gasoline sales, stand along banks, and fast-food restaurants are not permitted.

The proposed Major Modification request seeks to:

- Increase the site's total square footage from 81,690 sf to 100,000 sf, to allow an additional 18,310 square feet of business/professional office (excluding medical office), contractor's office, storage and non-retail commercial general uses to be constructed within the Subject Parcels, for a total of 22,200 additional square feet of flex space, storage and non-retail commercial general uses allowed on the Subject Parcels.

The applicant submitted a trip generation and site access analysis. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario. Staff notes that the applicant's submitted trip generation analysis reflects slightly lower trip generation rates for the worst-case scenario.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 25,000 sf, Strip Plaza Retail (ITE LUC 822)	1,285	98	157
PD: 56,690 sf, Medical Office (ITE LUC 720)	2,328	145	228
Total Trips	3,613	243	385

Proposed Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 25,000 sf, Strip Plaza Retail (ITE LUC 822)	1,285	98	157
PD: 56,690 sf, Medical Office (ITE LUC 720)	2,328	145	228
PD: 18,300 sf, Specialty Trade Contractor (ITE LUC 180)	180	30	35
Total Trips	3,793	273	420

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+180	+30	+35

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

U. S. Highway 301 is a 6-lane divided major arterial roadway, maintained by FDOT, which lies within a +/- 200-foot wide right-of-way and is characterized by +/- 12-foot lanes in good condition. There are paved shoulders and sidewalks on both sides within the vicinity of the project.

US Hwy 301 is shown on the County Corridor Preservation Plan as a 6-lane facility. No right of way preservation is needed as the 6-lane facility has already been constructed.

SITE ACCESS AND CONNECTIVITY

The site has an existing restricted right-in/right-out access on US Hwy 301 served by a right turn lane. The applicant's site access analysis concludes that no site access improvements are required. As US Hwy 301 is a state-owned facility, site access is subject to FDOT approval and any required access improvements that may be determined at the time of site.

Vehicular and pedestrian cross access to the adjacent parcels to the north and south is provided for consistent with LDC, Sec. 6.04.03. Q. access management general access standards and Sec. 3.20.04.A. Downtown/Uptown Riverview overlay requirements. The PD site plan provides for said cross accesses within areas designated on the PD site plan as bounding boxes to allow for some flexibility in the final location at the time of site/subdivision construction plan review and approval.

ROADWAY LEVEL OF SERVICE

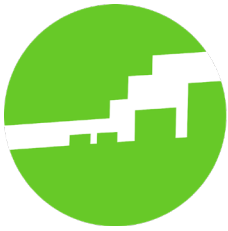
Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US HWY 301	RIVERVIEW DR.	BLOOMINGDALE AVE.	D	F

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

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**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: July 20, 2026 Report Prepared: July 9, 2026	Case Number: MM 26-0805 Folio(s): 74123.0142 & 74123.0143 General Location: North of US Highway 301 and west of Duncan Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
Service Area	Urban
Community Plan(s)	Southshore Areawide Systems Plan and Riverview Community Plan
Rezoning Request	Major Modification to Planned Development (05-1787 (PRS 26-0182)) to increase the site's total square footage of flex space, storage and non-retail uses and retail uses from 81,690 sf to 100,000 sf and allow for a total of 22,20 additional square feet of flex space, storage and non-retail commercial general uses allowed on the Subject Parcels.
Parcel Size	+/- 8.29 acres
Street Functional Classification	US Highway 301 – State Principal Arterial Duncan Road – County Collector

Commercial Locational Criteria	Meets
Evacuation Area	E

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	PD 05-1787	Vacant + Light Industrial
North	Suburban Mixed Use-6 + Community Mixed Use-12 + Residential-16	AS-1 + IPD-2 + PD	Light Industrial + Multifamily + Single Family
South	Suburban Mixed Use-6	IPD-1 + IPD-2 + CG + RSC-6 + ASC-1	Heavy Commercial + Light Commercial + Light Industrial + Heavy Industrial + Single Family
East	Suburban Mixed Use-6 + Residential-6	PD	Single Family + Public/Quasi- Public/Institutions
West	Suburban Mixed Use-6 + Residential-6	CI + CG + CN + ASC-1 + RSC-2 + PD	Light Commercial + Heavy Commercial + Single Family + Public/Quasi- Public/Institutions

Staff Analysis of Goals, Objectives, and Policies:

The 8.29 ± acre subject site is located north of US Highway 301 and west of Duncan Road. The site is in the Urban Service Area (USA) and is located within the limits of the Riverview Community Plan and the Southshore Areawide Systems Plan. The applicant is requesting a Major Modification to Planned Development (05-1787 (PRS 26-0182)) to increase the site's total square footage of flex space, storage and non-retail uses and retail uses from 81,690 sf to 100,000 square feet and allow for a total of 22,20 additional square feet of flex space, storage and non-retail commercial general uses allowed on the Subject Parcels.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. The subject site is surrounded by commercial and industrial uses along US Highway 301, with the residential use oriented further away from the site. The current area is largely commercial with a mix of multifamily and single family residential uses. The proposed Major Modification meets the intent and is consistent with Objective 1.1

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The site has a Future Land Use designation of Suburban Mixed Use-6 (SMU-6). The SMU-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. This category allows for a maximum of 6 dwelling units per gross acre or a 0.25, 0.35, or 0.5 Floor Area Ratio (FAR) based on proposed uses. With a mix of uses largely considered office uses, the site may be considered for a maximum of 0.35 FAR. With the 8.29 acres, the site may be considered for a maximum of 126,389 square feet ($8.29 \text{ acres} \times 43,560 \text{ square feet/acre} = 361,112 \text{ square feet}$ $\times 0.35 \text{ FAR} = 126,389 \text{ square feet}$). The 100,000 total square footage the applicant is proposing with the Major Modification to the Planned Development does not exceed the maximum allowable density or uses allowed within the SMU-6 Future Land Use; therefore, the proposed rezoning is consistent with FLUS Goal 2 and Objective 2.1.

FLUS 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." Additionally, the Neighborhood Protection policies in the Future Land Use Section under Objective 4.4 and Policy 4.4.1 require new development to be compatible with the surrounding neighborhood. The proposed Major Modification will provide additional commercial and office space within a predominantly commercial and industrial area along US Highway 301. The additional square footage will not change the existing character of the subject site from the original approval in 2005, and the increased intensity will not impact adjacent uses, which are similar in nature. The proposed Major Modification is consistent with FLUS Objective 4.4, Policy 4.4.1, and Policy 3.1.3.

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

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Riverview Community Plan and Southshore Areawide Systems Plan. According to the Highway 301 Corridor District Vision of the Riverview Community Plan, this is a mixed-use area with high density and a variety of businesses, and retail and commercial businesses have benefited from the redesign of this corridor. Additionally, Goal 2 further specifies that the Highway 301 Corridor should provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival. Based on the explicit character of the Highway 301 corridor, this Major Modification contributes to the mixed-use

corridor by expanding existing commercial development for more economic opportunities while providing appropriate site design that does not negatively impact the existing corridor or adjacent properties; therefore, the Major Modification is consistent with the Riverview Community Plan. There are no applicable goals or policies within the Southshore Areawide Systems Plan.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area and supports the goals of the Riverview 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 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.

Relationship To The Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

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.

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general

atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Community Context and Compatibility

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

Community Planning

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

Relationship to Land Development Regulations

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

Development

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

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

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

Policy 4.1.6: *Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Neighborhood and Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

Vision

1. Highway 301 Corridor District Vision

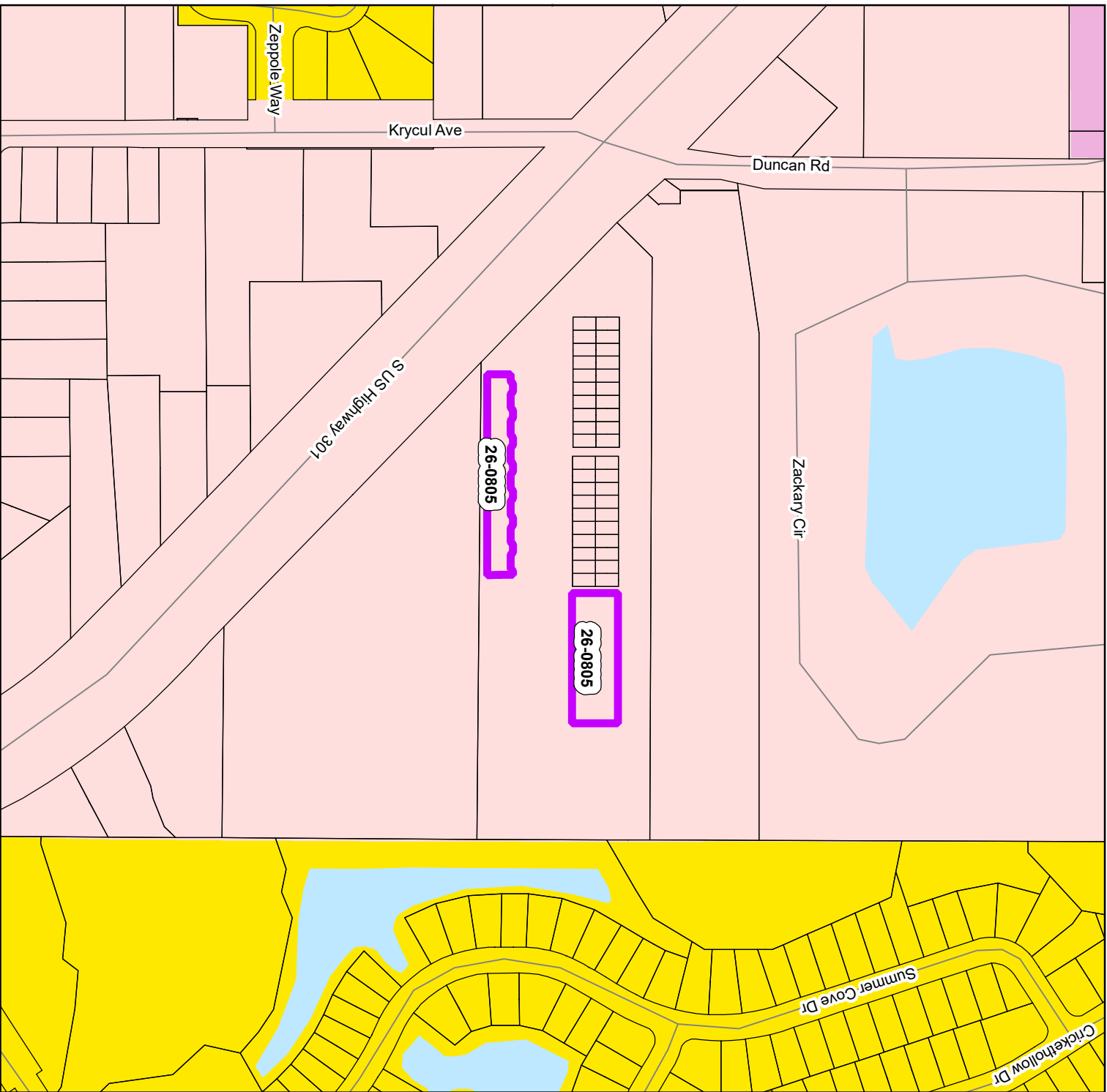
Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

Goal 2: *Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)*

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 1. Hwy 301 Corridor – Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 26-0805



Rezoning STATUS

PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- Water
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2 .5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WILDLIFE VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCE: Rezoning boundaries from The Planning Commission and are not official. Parcel line and data from Hillsborough County Property Appraiser. The map is for informational purposes only and does not constitute a legal document. The map is not to be used for any purpose other than the intended use for which it was created. The map is not to be used for any purpose other than the intended use for which it was created. The map is not to be used for any purpose other than the intended use for which it was created.

Map Printed from Rezoning System: 4/21/2026
Author: A. Corne
File: G:\Rezoning\System\MapProject\HillCounty_JobRezoning.mxd

Hillsborough County
City County
Planning Commission

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