

PD Modification Application: PRS 26-0169

Zoning Hearing Master Date:

NA

BOCC Land Use Meeting Date:

January 13, 2026



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: BH Storage Riverview, LLC

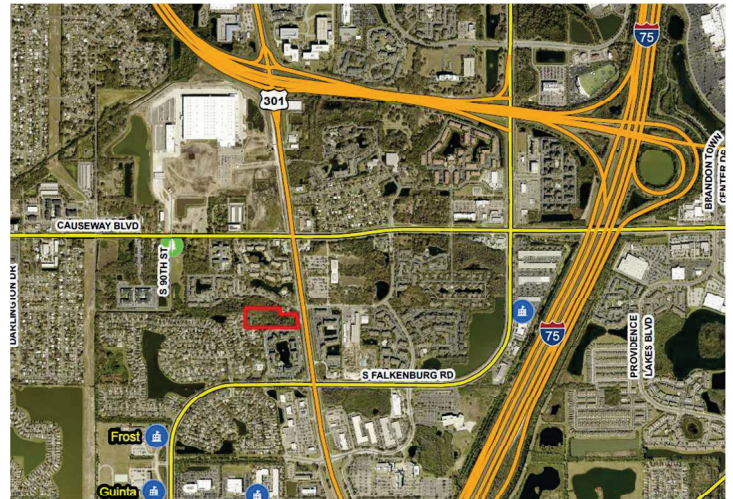
FLU Category: UMU-20 (Urban Mixed Use – 20)

Service Area: Urban

Site Acreage: 6.35

Community
Plan Area: Greater Palm River

Overlay: None



Introduction Summary

The applicant is requesting a modification for PD 88-0884 (PRS 25-0234) to allow for a second access configuration option.

Existing Approvals

Mini-warehouse with up to 90,600 SF of GFA with a maximum FAR of 0.40 on folio #72269.0300 to include direct access to S US 301, a cross access stubout to the north, and a pedestrian cross access connection to the south.

Proposed Modifications

A second access option that would remove all direct access to S US 301, modify the northern access from cross access to a shared access to the north, and retaining the pedestrian cross access connection to the south.

Additional Information

PD Variations

None Requested as part of this application

Waivers to the Land Development Code

None Requested as part of this application

Planning Commission Recommendation:
N/A

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 subject property is located along the west side of US Highway 301 S, approximately 1,000 feet north of S Faulkenberg Road in the Greater Palm River Community Plan Area. The uses in the immediate vicinity include multi-family residential, single-family residential, office, retail, and warehousing.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

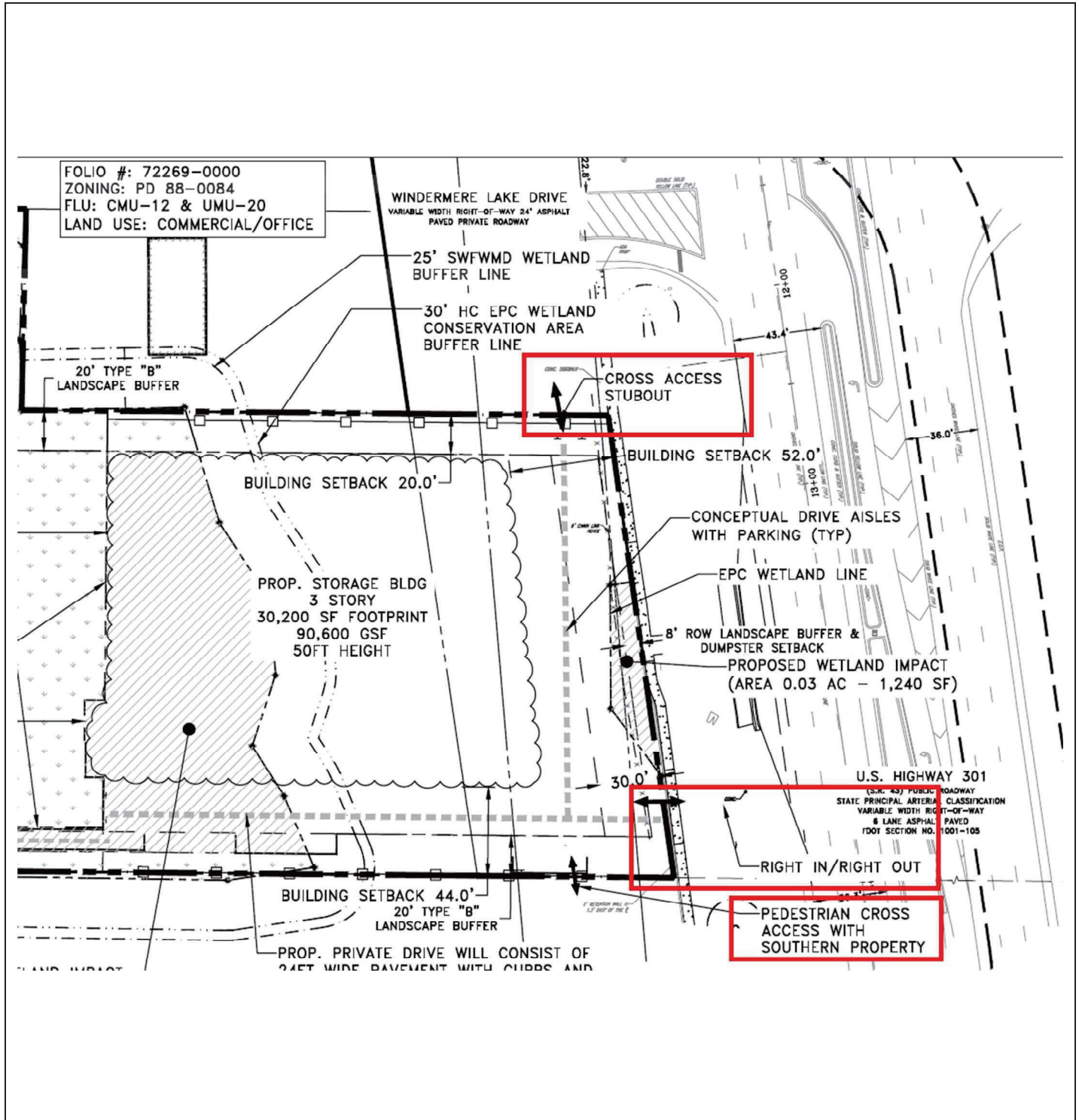


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 88-0084	DU/GA: NA FAR: 0.35	Office and Retail	Office
	PD 89-0051	DU/GA: 22.4 FAR: 0.27	Residential and Office	Multi-Family
South	PD 89-0051	DU/GA: 22.4 FAR: 0.27	Residential and Office	Single-Family, Conventional and Multi-Family
East	PD 98-1462	DU/GA: 35 FAR: 0.35	Business, Retail, Office, Service, Distribution, and Multi-Family	Multi-Family
West	PD 89-0051	DU/GA: 22.4 FAR: 0.27	Residential and Office	Single-Family, Conventional

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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



APPLICATION NUMBER: PRS 26-0169

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Case Reviewer: Sam Ball

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 Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	232	18	23
Proposed	232	18	23
Difference (+/-)	0	0	0

*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	X	None	None	Meets LDC
South		None	Pedestrian	Meets LDC
East		None	None	Meets LDC
West		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.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that the proposed modification, which is limited to creating a second access option, would create an opportunity to reduce an access point along US Highway 301. Access to the north is currently permitted as a cross access point. Based on these considerations, staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Based on the preceding considerations, Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to certification, the site plan shall be revised to: ...identify the plan sheets as Sheet 1 of 2 and Sheet 2 of 2.

Approval - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 24, November 4, 2025.

1. The maximum floor area ratio (FAR) for the proposed major modification PRS 25-0234 area shall be 0.40 the maximum FAR of the property identified as folio number 72269.000 shall be 0.35.
2. Development for the property identified as folio number 72269.0000 shall be limited to PD-C (C) uses with no mini-warehouses. Development for the property identified as folio number 72269.0300 shall be limited to mini warehouse with up to 90,600 SF of GFA subject to the following conditions:
 - 2.1 Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing, or repair.
 - 2.2 No services or sales shall be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited.
 - 2.3 Facilities shall not be used for practice rooms, meeting rooms, or residence.
 - 2.4 No exterior storage of vehicles, material, or articles shall be permitted.
 - 2.5 Storage of explosive or highly flammable material shall be prohibited.
 - 2.6 The building shall be limited to three stories and a maximum height of 50 feet.
 - 2.7 The minimum building setbacks:


Front:	52 feet
Side (north):	20 feet
Side (south):	44 feet
Rear:	614 feet
3. Buffering and screening shall be provided as depicted on the site plan. The existing tree line and vegetation shall be used for the landscape screening requirements to the west to the extent practicable as reviewed and approved by Natural Resources Staff. Dumpster enclosures located on the parcel identified as folio #72269.0300 shall be entirely (100%) screened on the north, south, and eastern elevations from the US 301 Right-of-way with a six-foot-tall evergreen hedge. At the time of planting this hedge shall be at least six feet tall and provide and overall screening opacity of 75 percent.
4. The most eastern located building shall be limited to three stories up to a maximum height of 50. The 2:1 additional setback requirement for building height in excess of 20 feet shall not apply.
5. All buildings shall be set back 30 feet from the ultimate right-of-way line on the north side of the property.
6. The applicant will be required to apply for a permit for access to the State Highway System. For Access Option #1, access on U.S. 301 (SR 43) will be limited to one driveway with right in/right out movements. The permit will be considered to be temporary. This temporary access to U.S. 301 will be permitted until such a time as a roadway that has been proposed adjacent to the applicant's site (Access Option #2) and improvements to U.S. 301 are constructed. When the local facility is in place, the applicant will be required to connect to it at an appropriate location and remove the temporary driveway.

7. ~~If~~ For Access Option #1, if access is via right in, right out drive directly into the site, the design of the access shall conform to FDOT standards.
8. A right-in/right-out restricted access shall be permitted, subject to FDOT approval for Access Option #1.
9. ~~With~~ For Access Option #1, with the initial increment of development, the developer shall make the following Public Transit Facility improvements, subject to review and approval of HART and FDOT:
10. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
 - a. For Access Option #1 Only: Relocate the existing bus pad and bus bay along the project frontage to a location within 1 mile of *the subject property.
 - b. For Access Option #1 Only: The construction of the relocated bus pad and bus bay shall include a bus shelter, seating, trash receptacles and bicycle rack as required per Hillsborough County Land Development Code, Section 6.03.09.C.3.a.
11. ~~Construction~~ For Access Option #1 and Access Option #2, construction access shall be limited to those locations shown on PD site plan which are also proposed a. vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- ~~12. The developer shall dedicate to the County, prior to issuance of Zoning Compliance Permits or at the:~~
 - a. ~~request of the County to coincide with road improvements, whichever comes first, adequate right-of-way to provide for 124 feet of right of way from the center line of U.S. 301, if necessary.~~
- ~~13. Elimination of one or both of the access points from the north, shall not require a Personal Appearance.~~
- ~~14.~~ 12. If the County right-of-way to the north of the subject property is vacated, the property that reverts to the property to the south, will be considered as part of the PD approved, and can be used under the conditions of approval for the PD.
- ~~15.~~ 13. Stormwater detention/retention pond design shall comply with applicable Hillsborough County Land Development Codes.
- ~~16.~~ 14. The developer shall provide (a) fire hydrants, and/or (b) a Fire Protection Plan as determined by the Hillsborough County Fire Department.
 - a. If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Zoning Compliance, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location and installation of the hydrants and water lines shall be subject to approval of the County Fire Department and the City of Tampa Water Department.
 - b. If (b) is required, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Development Services Department prior to issuance of Zoning Compliance Permits along with evidence of approval, from the County Fire Department, of the Plan as submitted.
- ~~17.~~ 15. Prior to Detailed Site Plan certification, the boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff. The developer shall show on the General Development Site Plan the boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Conservation Area" prior to General Development Site Plan certification. Prior to General Development Site Plan certification, the developer shall submit to the Hillsborough County Development

Services Department evidence of approval from the Environmental Protection Commission of the conservation area boundaries and area(s) therein as shown on the General Development Site Plan. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Development Services Department.

- ~~18-16.~~ 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.
- ~~19-17.~~ Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks where applicable. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals that comply with the LDC, Section 4.01.07.B.
- ~~20-18.~~ Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- ~~21-19.~~ 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.
- ~~22-20.~~ 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.
- ~~23-21.~~ 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.
- ~~24-22.~~ Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~25-23.~~ The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- ~~26-24.~~ Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- ~~27-25.~~ Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

- ~~28-26.~~ An easement shall be provided along the ditch that exists on the west property line to comply with Hillsborough County Stormwater Management Policy, as required by Stormwater Management Division.
- ~~29-27.~~ The private drive is required for access to the property. The private drive will consist of 24-footwide pavement with curbs and a sidewalk. Retaining walls will be utilized as necessary to prevent further impacts to the wetlands.
- ~~30-28.~~ The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Conservation Area." The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the detailed site plan. The developer shall submit to the County Department of Development Review evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to detailed site plan approval.
- ~~31-29.~~ The developer shall submit to EPC a mitigation plan for the proposed wetland impacts.
- ~~32-30.~~ All new structures and/or impervious area on site that are not exempt as defined under the LDC, Section 4.01.07.B.5 shall be set back a minimum of 30 feet from the boundaries of the on-site conservation area and any adjacent Conservation Area contiguous to any property boundary of the site, except as specifically approved by the Land Use Hearing Officer.
- ~~33-31.~~ During construction, hay bales or other erosion-prevention control devices must be staked within the setback areas around each wetland to prevent soil erosion into the wetlands.
- ~~34-32.~~ Portions of the project which apply for detailed site plan certification or final plat approval after the Board of County Commissioners formally adopts development standards for the I-75 Corridor Plan shall comply with such standards. In the event applicable I-75 Corridor development standards would significantly impair or alter the design or character of the project as approved in the zoning, the developer shall be entitled to a public hearing on this matter before the Board and may propose alternative mitigative strategies.
- In no event shall the agreed upon standards be less than those specified in the zoning conditions above and in the general site plan dated December 22, 2023, unless such conditions are modified pursuant to the Hillsborough County Zoning Code, as amended.
- ~~35-33.~~ Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable ordinances.
- ~~36-34.~~ Within ninety days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.
- ~~37-35.~~ 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, recertification 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:	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

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BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

APPLICATION NUMBER: PRS 26-0169

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: PRS 26-0169

- ☐ 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

REVISED:

- ~~12. The developer shall dedicate to the County, prior to issuance of Zoning Compliance Permits or at the request of the County to coincide with road improvements, whichever comes first, adequate right of way to provide for 124 feet of right of way from the center line of U.S. 301, if necessary.~~
- ~~13. Elimination of one or both of the access points from the north, shall not require a Personal Appearance.~~
[Staff recommends the above deletions as explained in the comments herein below and supports the other recommended changes as submitted by the applicant.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to Planned Development (PD) 88-0084, as most recently amended by MM 25-0234, to request a plan option allowing the modification area to take access via the larger PD's existing primary access connection to US Hwy 301 in lieu of the previously approved direct access. The Modification Area is approved for 90,600 square feet of mini-warehouse uses, allowing up to 1,250 storage units, on a +/- 6.35 ac. vacant parcel. The proposed changes will not change the uses or maximum square footage. The future land use classification is UMU-20 and CMU-12.

Trip Generation Analysis

No new transportation analysis is required as there is no change in land use or intensity. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved PD (Option 1):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
MM: 1,250 storage units – Mini-warehouse (ITE 151)	232	18	23

Proposed PD Modification (Option 2):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
MM: 1,250 storage units – Mini-warehouse (ITE 151)	232	18	23

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	0	0	0

The proposed PD modification will not result in a change in trips potentially generated.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on the west side of US Hwy 301.

US Hwy 301 is a 6-lane, divided principal arterial FDOT roadway within +/-265 feet. There are sidewalks and paved shoulders along both sides of roadway. There is an existing bus stop and bus bay along the project frontage.

US Hwy 301 was recently improved to a 6-lane facility consistent with the Hillsborough County Corridor Preservation Plan. As such the existing PD Condition of Approval #12 is no longer applicable. Staff is recommending deleting said Condition of Approval.

SITE ACCESS

The approved PD is restricted to right-in/right-out access on US Hwy 301 with vehicular and pedestrian cross access to the north and pedestrian cross access to the south. The proposed modification will allow for a second option that eliminates the direct access to US Hwy 301 and establishes sole access to the north via the adjacent property's existing access to Us Hwy 301.

The proposed option is dependent upon establishing a shared access with the adjacent apartment complex, located with the same PD via the apartment's primary access drive identified as Windemere Lake Dr. The shared access will require an easement agreement between the two parties, to be executed at the time of site construction plan review, in order to build this option. As this access is taken to US Hwy 301, permitting will be subject to FDOT approval. The applicant was advised by staff that coordination with the FDOT District 7 staff is critical to the final permitting of this proposed modification. As of the date of these comments, there are no formal comments from FDOT in the record.

Staff notes that the currently approved option with direct access to US Hwy 301 requires the applicant to relocate an existing HART public transit stop facility to another location. If this option is approved and constructed, the transit stop facility would not need to be relocated.

The existing PD Condition of Approval #13 speaks to the elimination of access points to the north and conflicts with the site access established in both PD site plan options as well as Conditions of Approval # 6 and # 11. A such, staff is recommending the deletion of Condition of Approval # 13.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 301	I-75	CAUSEWAY BLVD	D	F

Source: Hillsborough County 2024 Level of Service Report.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 24, 2025.

1. The maximum floor area ratio (FAR) for the proposed major modification PRS 25-0234 area shall be 0.40 the maximum FAR of the property identified as folio number 72269.000 shall be 0.35.
2. Development for the property identified as folio number 72269.0000 shall be limited to PD-C (C) uses with no mini-warehouses. Development for the property identified as folio number 72269.0300 shall be limited to mini warehouse with up to 90,600 SF of GFA subject to the following conditions:
 - 2.1 Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing, or repair.
 - 2.2 No services or sales shall be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited.
 - 2.3 Facilities shall not be used for practice rooms, meeting rooms, or residence.
 - 2.4 No exterior storage of vehicles, material, or articles shall be permitted.
 - 2.5 Storage of explosive or highly flammable material shall be prohibited.
 - 2.6 The building shall be limited to three stories and a maximum height of 50 feet.
 - 2.7 The minimum building setbacks:

Front:	52 feet
Side (north):	20 feet
Side (south):	44 feet
Rear:	614 feet
3. Buffering and screening shall be provided as depicted on the site plan. The existing tree line and vegetation shall be used for the landscape screening requirements to the west to the extent practicable as reviewed and approved by Natural Resources Staff. Dumpster enclosures located on the parcel identified as folio #72269.0300 shall be entirely (100%) screened on the north, south, and eastern elevations from the US 301 Right-of-way with a six-foot-tall evergreen hedge. At the time of planting this hedge shall be at least six feet tall and provide and overall screening opacity of 75 percent.
4. The most eastern located building shall be limited to three stories up to a maximum height of 50. The 2:1 additional setback requirement for building height in excess of 20 feet shall not apply.
5. All buildings shall be set back 30 feet from the ultimate right-of-way line on the north side of the property.
6. The applicant will be required to apply for a permit for access to the State Highway System. Access on U.S. 301 (SR 43) will be limited to one driveway with right in/right out movements. The permit will be considered to be temporary. This temporary access to U.S. 301 will be permitted until such a time as a roadway that has been proposed adjacent to the applicant's site and improvements to U.S. 301 are

constructed. When the local facility is in place, the applicant will be required to connect to it at an appropriate location and remove the temporary driveway.

7. If access is via right in, right out drive directly into the site, the design of the access shall conform to FDOT standards.
8. A right-in/right-out restricted access shall be permitted, subject to FDOT approval.
9. With the initial increment of development, the developer shall make the following Public Transit Facility improvements, subject to review and approval of HART and FDOT:
10. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
 - a. Relocate the existing bus pad and bus bay along the project frontage to a location within 1 mile of the subject property.
 - b. The construction of the relocated bus pad and bus bay shall include a bus shelter, seating, trash receptacles and bicycle rack as required per Hillsborough County Land Development Code, Section 6.03.09.C.3.a.
11. Construction access shall be limited to those locations shown on PD site plan which are also proposed a. vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
12. The developer shall dedicate to the County, prior to issuance of Zoning Compliance Permits or at the:
 - a. request of the County to coincide with road improvements, whichever comes first, adequate right-of-way to provide for 124 feet of right-of-way from the center line of U.S. 301, if necessary.
13. Elimination of one or both of the access points from the north, shall not require a Personal Appearance.
14. If the County right-of-way to the north of the subject property is vacated, the property that reverts to the property to the south, will be considered as part of the PD approved, and can be used under the conditions of approval for the PD.
15. Stormwater detention/retention pond design shall comply with applicable Hillsborough County Land Development Codes.
16. The developer shall provide (a) fire hydrants, and/or (b) a Fire Protection Plan as determined by the Hillsborough County Fire Department.
 - a. If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Zoning Compliance, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location and installation of the hydrants and water lines shall be subject to approval of the County Fire Department and the City of Tampa Water Department.

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- b. If (b) is required, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Development Services Department prior to issuance of Zoning Compliance Permits along with evidence of approval, from the County Fire Department, of the Plan as submitted.
17. Prior to Detailed Site Plan certification, the boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff. The developer shall show on the General Development Site Plan the boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Conservation Area" prior to General Development Site Plan certification. Prior to General Development Site Plan certification, the developer shall submit to the Hillsborough County Development Services Department evidence of approval from the Environmental Protection Commission of the conservation area boundaries and area(s) therein as shown on the General Development Site Plan. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Development Services Department.
18. 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.
19. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks where applicable. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals that comply with the LDC, Section 4.01.07.B.
20. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
21. 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.
22. 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.
23. 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.
24. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

25. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
26. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
27. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
28. An easement shall be provided along the ditch that exists on the west property line to comply with Hillsborough County Stormwater Management Policy, as required by Stormwater Management Division.
29. The private drive is required for access to the property. The private drive will consist of 24-footwide pavement with curbs and a sidewalk. Retaining walls will be utilized as necessary to prevent further impacts to the wetlands.
30. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Conservation Area." The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the detailed site plan. The developer shall submit to the County Department of Development Review evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to detailed site plan approval.
31. The developer shall submit to EPC a mitigation plan for the proposed wetland impacts.
32. All new structures and/or impervious area on site that are not exempt as defined under the LDC, Section 4.01.07.B.5 shall be set back a minimum of 30 feet from the boundaries of the on-site conservation area and any adjacent Conservation Area contiguous to any property boundary of the site, except as specifically approved by the Land Use Hearing Officer.
33. During construction, hay bales or other erosion-prevention control devices must be staked within the setback areas around each wetland to prevent soil erosion into the wetlands.
34. Portions of the project which apply for detailed site plan certification or final plat approval after the Board of County Commissioners formally adopts development standards for the I-75 Corridor Plan shall comply with such standards. In the event applicable I-75 Corridor development standards would significantly impair or alter the design or character of the project as approved in the zoning, the developer shall be entitled to a public hearing on this matter before the Board and may propose alternative mitigative strategies.

In no event shall the agreed upon standards be less than those specified in the zoning conditions above and in the general site plan dated December 22, 2023, unless such conditions are modified pursuant to the Hillsborough County Zoning Code, as amended.

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35. Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable ordinances.
 36. Within ninety days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: PRS 26-0169

- ☐ 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

REVISED:

- ~~12. The developer shall dedicate to the County, prior to issuance of Zoning Compliance Permits or at the request of the County to coincide with road improvements, whichever comes first, adequate right of way to provide for 124 feet of right of way from the center line of U.S. 301, if necessary.~~
- ~~13. Elimination of one or both of the access points from the north, shall not require a Personal Appearance.~~
- [Staff recommends the above deletions as explained in the comments herein below and supports the other recommended changes as submitted by the applicant.]*

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to Planned Development (PD) 88-0084, as most recently amended by MM 25-0234, to request a plan option allowing the modification area to take access via the larger PD's existing primary access connection to US Hwy 301 in lieu of the previously approved direct access. The Modification Area is approved for 90,600 square feet of mini-warehouse uses, allowing up to 1,250 storage units, on a +/- 6.35 ac. vacant parcel. The proposed changes will not change the uses or maximum square footage. The future land use classification is UMU-20 and CMU-12.

Trip Generation Analysis

No new transportation analysis is required as there is no change in land use or intensity. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved PD (Option 1):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
MM: 1,250 storage units – Mini-warehouse (ITE 151)	232	18	23

Proposed PD Modification (Option 2):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
MM: 1,250 storage units – Mini-warehouse (ITE 151)	232	18	23

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	0	0	0

The proposed PD modification will not result in a change in trips potentially generated.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on the west side of US Hwy 301.

US Hwy 301 is a 6-lane, divided principal arterial FDOT roadway within +/-265 feet. There are sidewalks and paved shoulders along both sides of roadway. There is an existing bus stop and bus bay along the project frontage.

US Hwy 301 was recently improved to a 6-lane facility consistent with the Hillsborough County Corridor Preservation Plan. As such the existing PD Condition of Approval #12 is no longer applicable. Staff is recommending deleting said Condition of Approval.

SITE ACCESS

The approved PD is restricted to right-in/right-out access on US Hwy 301 with vehicular and pedestrian cross access to the north and pedestrian cross access to the south. The proposed modification will allow for a second option that eliminates the direct access to US Hwy 301 and establishes sole access to the north via the adjacent property's existing access to Us Hwy 301.

The proposed option is dependent upon establishing a shared access with the adjacent apartment complex, located with the same PD via the apartment's primary access drive identified as Windemere Lake Dr. The shared access will require an easement agreement between the two parties, to be executed at the time of site construction plan review, in order to build this option. As this access is taken to US Hwy 301, permitting will be subject to FDOT approval. The applicant was advised by staff that coordination with the FDOT District 7 staff is critical to the final permitting of this proposed modification. As of the date of these comments, there are no formal comments from FDOT in the record.

Staff notes that the currently approved option with direct access to US Hwy 301 requires the applicant to relocate an existing HART public transit stop facility to another location. If this option is approved and constructed, the transit stop facility would not need to be relocated.

The existing PD Condition of Approval #13 speaks to the elimination of access points to the north and conflicts with the site access established in both PD site plan options as well as Conditions of Approval # 6 and # 11. A such, staff is recommending the deletion of Condition of Approval # 13.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 301	I-75	CAUSEWAY BLVD	D	F

Source: Hillsborough County 2024 Level of Service Report.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: January 13, 2026	COMMENT DATE: December 12, 2025
PETITION NO.: 26-0169	PROPERTY ADDRESS: US Highway 301, Riverview
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0722690300
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 31-29S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Modification to an Existing PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Along the roadside of US Highway 301; possibly elsewhere
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

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wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Jordan Baldwin, Property Owner – Jordan@BaldwinHowell.com



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:** 11/26/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/10/2025

PROPERTY OWNER: BH Storage Riverview, LLC **PID:** 26-0169

APPLICANT: BH Storage Riverview, LLC

LOCATION: Generally located west of South US Highway 301 and south of Windermere Lake Dr. in Riverview, FL 33578

FOLIO NO.: 72269.0300

AGENCY REVIEW COMMENTS:

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

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

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

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

PETITION NO.: PRS 26-0169

REVIEWED BY: Clay Walker, E.I.

DATE: 12/1/2025

FOLIO NO.: 72269.0300

WATER

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

WASTEWATER

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

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Nov. 2025

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

APPLICANT: Jordan@BaldwinHowell.com

PETITION NO: PRS 26-0169

LOCATION: S. U.S. Hwy 301, Riverview, FL 33578

FOLIO NO: 72269.0300

SEC: 31 TWN: 29 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: _____.