

Rezoning Application: PRS 25-0795

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: July 22, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Riverstone Tampa, LLC (Cutler Martin)

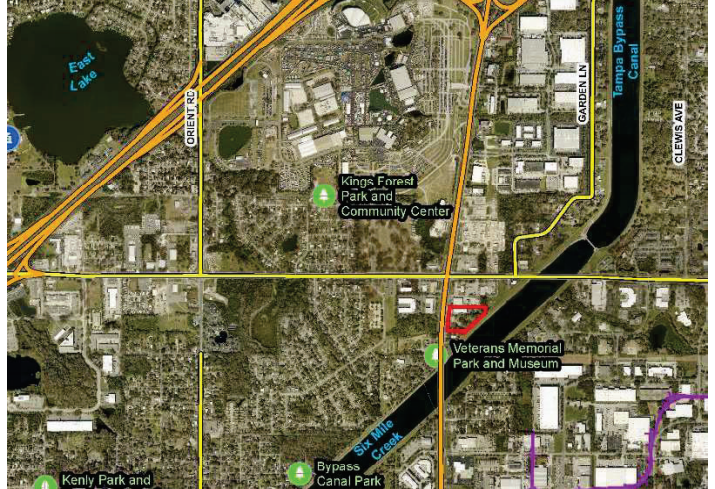
FLU Category: Community Mixed Use – 12 (CMU-12)

Service Area: Urban

Site Acreage: 4.79

Community Plan Area: East Lake/Orient Park

Overlay: None



Introduction Summary

PD 22-1705 was approved in 2023 to allow for the development of a three-story mini warehouse facility and accessory open storage on Parcel A and limited CI uses on Parcel B. The applicant is requesting a modification to Pod A of the PD to replace the mini warehouse use with a warehouse with wholesale distribution.

+

Existing Approvals

Parcel A: 81,420 SF of mini warehouse with up to 600 storage units and 24,426 SF of accessory open storage.

Parcel A: 15-foot Type B buffer along southern and southeastern property boundaries. (Not required per LDC, Section 6.06.06)

Proposed Modifications

Parcel A: (1) 35,283 SF of Wholesale Distribution & Warehouse and (2) alter the building envelop

Parcel A: Reduce the 15-foot Type B buffer along the southeastern property boundary to 6 feet to accommodate a vehicular use area buffer.

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:

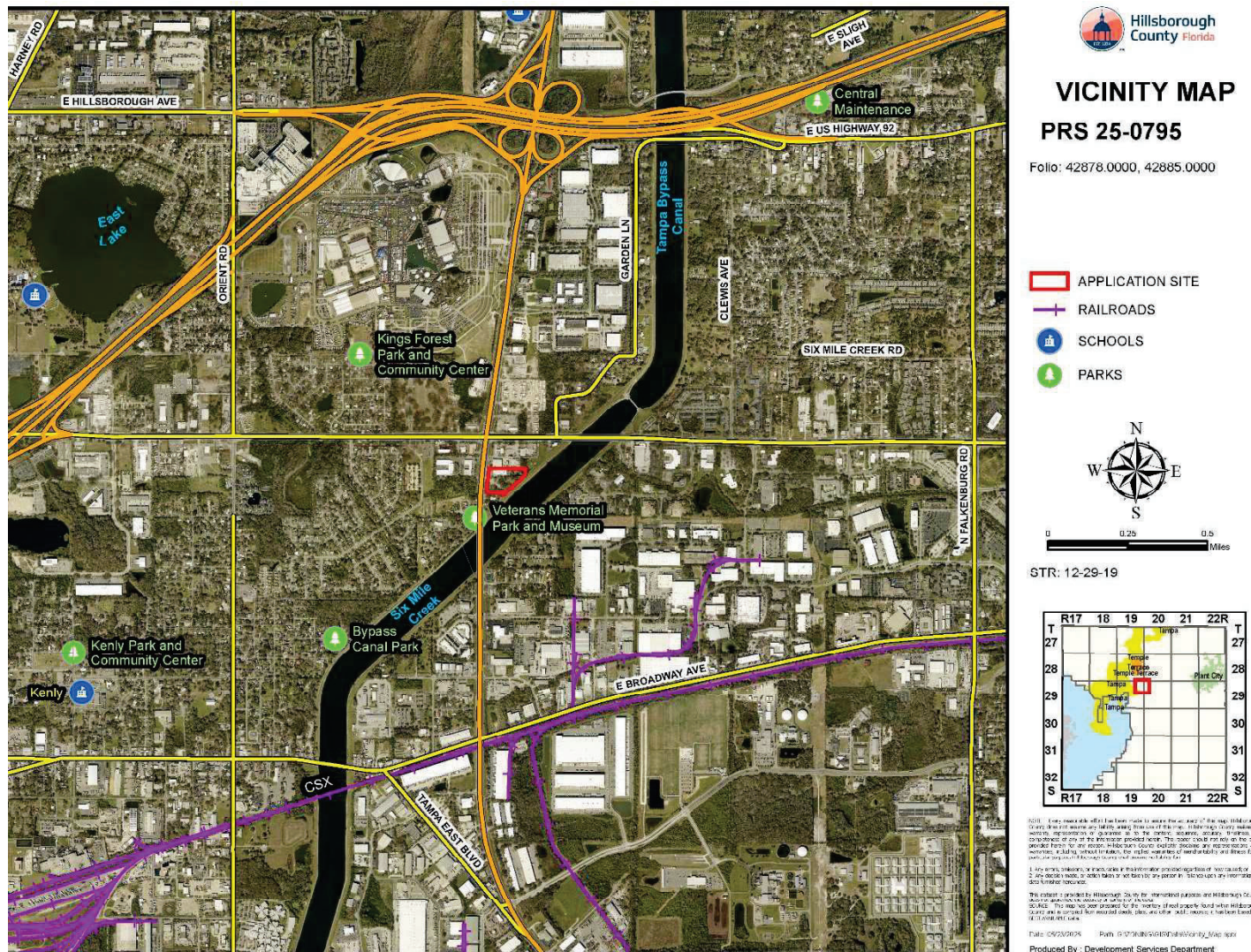
NA

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

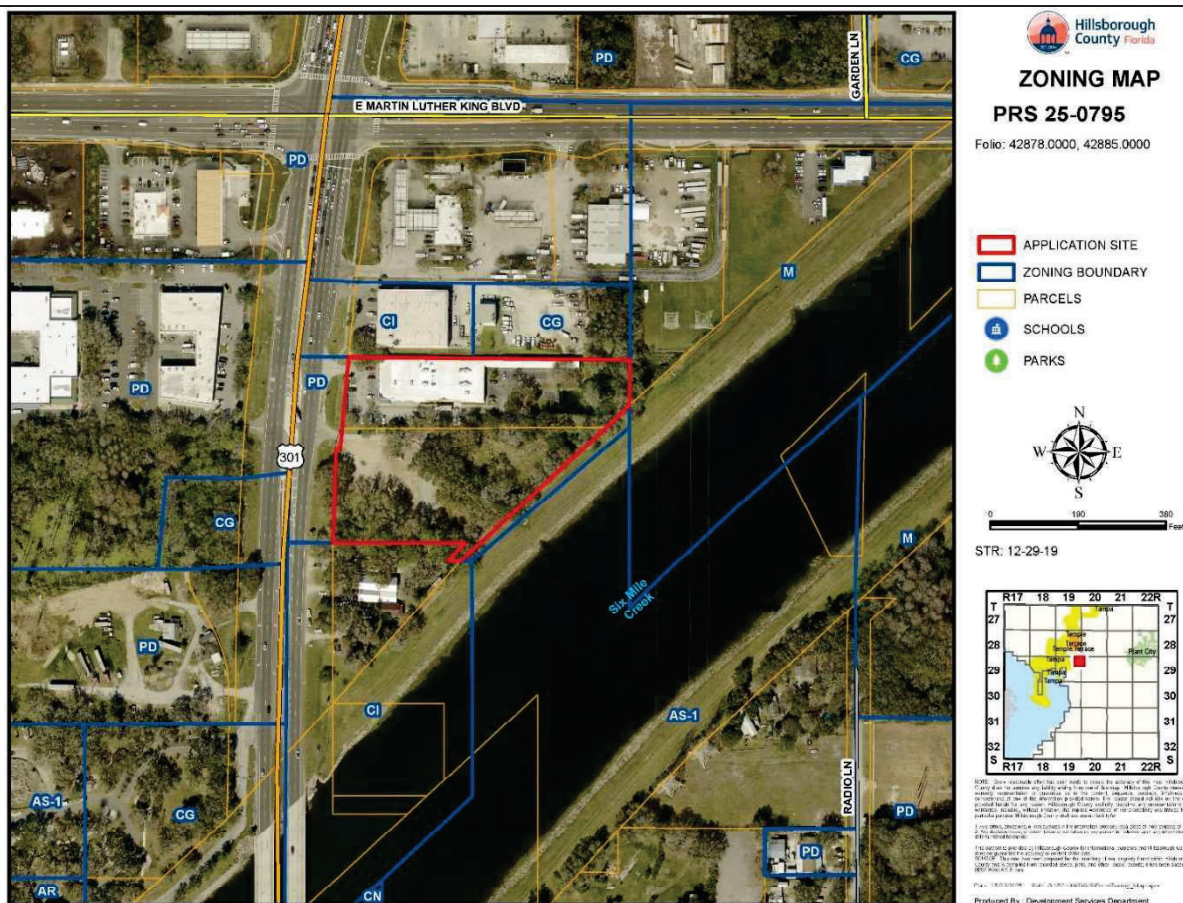


Context of Surrounding Area:

The subject property is located approximately 500 feet south of E Dr. Martin Luther King, Jr. Boulevard along the east side of N US Highway 301. The southeastern portion of the property abuts the western side of the Tampa Bypass Canal. The properties in the general vicinity are developed for a mix of business, utility, retail, and recreational uses. The adjoining property to the south is Zoned CI is developed with mixed uses to include residential and motor vehicle repair. The abutting CG and CI split-zoned property to the north is zoned developed for warehouse use. The property directly east of the subject property is zoned M and is developed for motor vehicle repair. The property to the east is also used for electric power transmission. The property located on the opposite side of N US Highway 301 to the west is zoned PD and is developed for office and warehouse use. The remaining development pattern in the general vicinity includes a mixed-use residential property with auto sales and open storage, three convenience stores with gas pumps, equipment rental, and Veterans Memorial Park.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

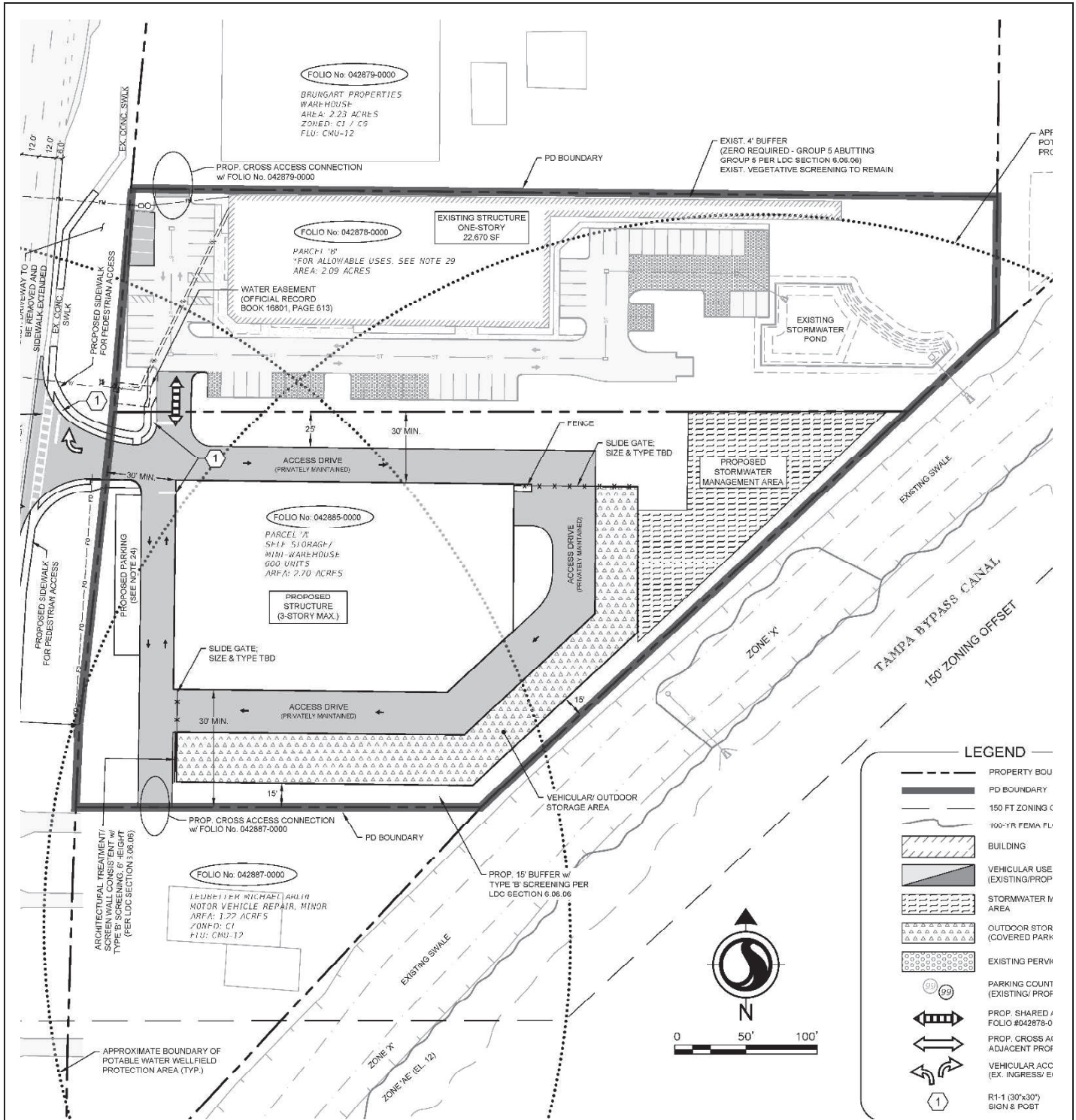


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 22-1705	DU/GA: NA/FAR: 0.25	Limited Commercial Intensive	Commercial
South	CI	DU/GA: NA/FAR: 0.30	Intensive Commercial and Services	Mixed use residential with motor vehicle repair.
East	M	DU/GA: NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, and Other Industrial Uses	Motor vehicle repair and electric power transmission
West	CG	DU/GA: NA/FAR: 0.27	Retail and Services	Vacant, State (DOT) Owned
West	PD 88-0132	DU/GA: NA/FAR: 0.32	Office, warehouse, technical schools, and commercial	Office and Warehouse
Southeast	AS-1 M	DU/GA: 1/FAR NA DU/GA: NA/FAR: 0.75	Agriculture and Single-Family	Tampa Bypass Canal

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: July 22, 2025

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
N US Highway 301	FDOT Principal Arterial - Rural	4 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements Proposed ☐ Substandard Road Improvements Proposed ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,548	20	389
Proposed	2,528	41	408
Difference (+/-)	-20	+21	+19

*Trips reported are based on gross 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	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other Airport Height Restriction				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Off-site Improvement Determination Deferred Fully ☐ Partially ☐ ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☐ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees: 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the intensive nature of the surrounding zoning and existing development pattern in the area, staff finds the proposed modification compatible with the existing uses, zoning districts, and development pattern in the area. Currently approved buffering and screening will remain to the south, which consists of commercial and residential uses (nonconforming). Under this modification, the square footage is decreasing. Permitted maximum height is not proposed to change. Additionally, the currently approved accessory open storage is proposed to be removed.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~March 1, 2023~~ June 26, 2025.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. Development within Parcel A shall be restricted to a maximum of ~~81,420~~ 35,283 s.f. of wholesale distribution and warehouse use. ~~mini-warehouse uses with a maximum of 600 storage units, and up to 24,426 s.f. of accessory outdoor open storage uses.~~
3. Development within Parcel B shall be restricted to up to 22,670 s.f. of Commercial Intensive (CI) uses excluding banks/credit unions, convenience stores with or without gas pumps, gasoline sales and service, restaurants (eating establishments) with or without drive-throughs, and truck stops.
4. Building setbacks shall be required as depicted on the general development plan.
5. Buffering and screening requirements shall be required as depicted on the general development plan.
6. The maximum building coverage shall be 30%.
7. Maximum impervious surface area shall be 75%.
8. The maximum building height shall be 50 feet.
9. 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.
10. 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.
11. 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).
12. 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.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. The project shall be served by, and limited to, one (1) vehicular access connection to US 301 as shown on the PD site plan. All other existing access connections shall be closed, and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
15. ~~Parking for retail uses shall be provided~~ shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC). Lawfully permitted parking for existing uses within Parcel B shall be permitted to remain in its existing configuration until such time as Parcel B develops, redevelops and/or the existing structure

undergoes a change of use, at which time parking within Parcel B shall be brought into conformance with Sec. 6.05 requirements.

16. Notwithstanding anything shown on the PD site plan to the contrary, concurrent with the development of Parcel A, the developer shall construct vehicular and pedestrian access/cross-access stubouts to the project's southern boundary as shown on the PD site plan. The pedestrian stubout shall connect the cross access stubout, Parcel A uses, and the minimum 5-foot-wide internal sidewalk network that connects to the proposed sidewalk along US 301 (and shall also provide for a future internal connection to Parcel B uses).
17. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct vehicular and pedestrian cross access stubouts along the project's northern boundary prior to or concurrent with additional development within Parcel B and/or the redevelopment of Parcel B (to include a change of use of the existing structure). Such stubouts shall not be required with the development of Parcel A. The pedestrian stubout shall connect the cross access stubout, Parcel B uses, and the minimum 5-foot-wide internal sidewalk network that connects to the proposed sidewalk along US 301 (and shall also provide an internal connection to the uses within Parcel A).
18. As shown on the PD site plan, the N US Highway 301 access and all internal drive aisles between this access and the access stubouts to the north (Folio 42879.0000) and the south (Folio 42887.0000) shall be considered Shared Access Facilities.
19. 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.
20. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
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.
- ~~18-24.~~ Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development shall be permitted to deviate from the configuration shown on the PD site plan to the minimum extent necessary to comply with minimum LDC and technical requirements
- ~~19-25.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is

granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

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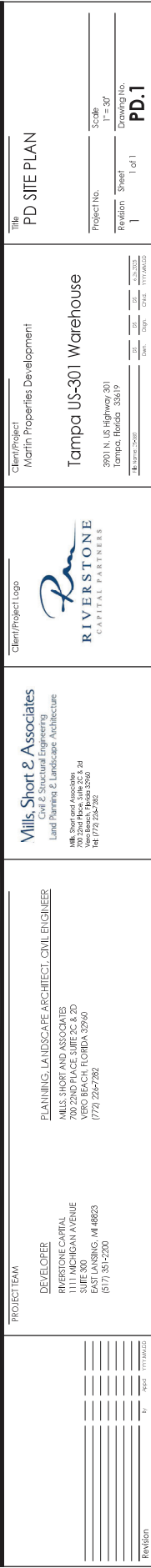
ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PRS 25-0795

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/2/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: EL

PETITION NO: PRS 25-0795

- ☐ 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 Conditions

16. Notwithstanding anything shown on the PD site plan to the contrary, concurrent with the development of Parcel A, the developer shall construct vehicular and pedestrian access/cross-access stubouts to the project's southern boundary as shown on the PD site plan. The pedestrian stubout shall connect the cross-access stubout, Parcel A uses, and the minimum 5-foot-wide internal sidewalk network that connects to the proposed sidewalk along US 301 (and shall also provide for a future internal connection to Parcel B uses).

New Conditions

- As shown on the PD site plan, the N US Highway 301 access and all internal drive aisles between this access and the access stubouts to the north (Folio 42879.0000) and the south (Folio 42887.0000) shall be considered Shared Access Facilities.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 4.79-acre parcel currently zoned Planned Development (PD) 22-1705. The existing PD is approved with entitlements which permit 81,420 square feet of commercial intensive uses on Parcel B and 22,670 square feet of mini warehouse on Parcel A. The applicant is proposing to modify the use and square footage permitted for Parcel A.

Trip Generation Analysis

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, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD – Parcel A, 81,420 Square Feet of Mini-Warehouse (ITE LUC 151)	118	7	12

PD – Parcel B, 22,670 square feet of Commercial Intensive (ITE LUC 899)	2,430	13	377
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Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD – Parcel A, 37,848 square feet of Warehousing (ITE LUC 150)	98	28	31
PD – Parcel B, 22,670 square feet of Commercial Intensive (ITE LUC 899)	2,430	13	377

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-20	+21	+19

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on N US Highway 301, a 4-lane, divided, FDOT maintained, principal arterial rural roadway. The roadway is characterized by 12-foot-wide travel lanes in good condition, no bike lanes, sidewalks on both sides of the roadway within the vicinity of the proposed project, and within +/- 200 feet of the right of way. N US Highway 301 is on the MPO's 2045 Long Range Transportation Plan; however, a letter from FDOT was submitted by the applicant identifying no additional right of way is needed for this segment of N US Highway 301.

SITE ACCESS

The existing PD permits one access connection to N US Highway 301 to serve the proposed project. There are no proposed changes to the previously approved PD access connections.

Access connections to N US Highway 301 will be subject to FDOT review and approval.

CONNECTIVITY

The project is adjacent to a +/- 1.22-acre parcel (Folio 42887.0000) to the south and a +/- 2.23-acre parcel (Folio 42879.0000) to the north, both of which are zoned for commercial intensive development. The project is approved to stub out to adjacent parcels to reciprocate the future pedestrian and vehicular connectivity consistent with the County LDC, Sec. 6.02.01. connectivity requirements. The Tampa Bypass Canal to the east of the project site prevents interconnectivity to this site.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
N US Highway 301	Alamo Drive	SR 574/MLK Jr Boulevard	C	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 1, 2023.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. Development within Parcel A shall be restricted to a maximum of 81,420 s.f. of mini-warehouse uses with a maximum of 600 storage units, and up to 24,426 s.f. of accessory outdoor open storage uses.
3. Development within Parcel B shall be restricted to up to 22,670 s.f. of Commercial Intensive (CI) uses excluding banks/credit unions, convenience store with or without gas pumps, gasoline sales and service, restaurants (eating establishments) with or without drive-throughs, and truck stops.
4. Building setbacks shall be required as depicted on the general development plan.
5. Buffering and screening requirements shall be required as depicted on the general development plan.
6. The maximum building coverage shall be 30%.
7. Maximum impervious surface area shall be 75%.
8. The maximum building height shall be 50 feet.
9. 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.
10. 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.
11. 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).
12. 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.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

14. The project shall be served by, and limited to, one (1) vehicular access connection to US 301 as shown on the PD site plan. All other existing access connections shall be closed, and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
15. Parking for retail uses shall be provided shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC). Lawfully permitted parking for existing uses within Parcel B shall be permitted to remain in its existing configuration until such time as Parcel B develops, redevelops and/or the existing structure undergoes a change of use, at which time parking within Parcel B shall be brought into conformance with Sec. 6.05 requirements.
16. Notwithstanding anything shown on the PD site plan to the contrary, concurrent with the development of Parcel A, the developer shall construct vehicular and pedestrian cross access stubouts to the project's southern boundary. The pedestrian stubout shall connect the cross access stubout, Parcel A uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301 (and shall also provide for a future internal connection to Parcel B uses).
17. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct vehicular and pedestrian cross access stubouts along the project's northern boundary prior to or concurrent with additional development within Parcel B and/or the redevelopment of Parcel B (to include a change of use of the existing structure). Such stubouts shall not be required with the development of Parcel A. The pedestrian stubout shall connect the cross access stubout, Parcel B uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301 (and shall also provide an internal connection to the uses within Parcel A).
18. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development shall be permitted to deviate from the configuration shown on the PD site plan to the minimum extent necessary to comply with minimum LDC and technical requirements.
19. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/2/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: EL

PETITION NO: PRS 25-0795

- ☐ 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 Conditions

16. Notwithstanding anything shown on the PD site plan to the contrary, concurrent with the development of Parcel A, the developer shall construct vehicular and pedestrian access/cross-access stubouts to the project's southern boundary as shown on the PD site plan. The pedestrian stubout shall connect the cross-access stubout, Parcel A uses, and the minimum 5-foot-wide internal sidewalk network that connects to the proposed sidewalk along US 301 (and shall also provide for a future internal connection to Parcel B uses).

New Conditions

- As shown on the PD site plan, the N US Highway 301 access and all internal drive aisles between this access and the access stubouts to the north (Folio 42879.0000) and the south (Folio 42887.0000) shall be considered Shared Access Facilities.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 4.79-acre parcel currently zoned Planned Development (PD) 22-1705. The existing PD is approved with entitlements which permit 81,420 square feet of commercial intensive uses on Parcel B and 22,670 square feet of mini warehouse on Parcel A. The applicant is proposing to modify the use and square footage permitted for Parcel A.

Trip Generation Analysis

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, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
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TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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SITE ACCESS

The existing PD permits one access connection to N US Highway 301 to serve the proposed project. There are no proposed changes to the previously approved PD access connections.

Access connections to N US Highway 301 will be subject to FDOT review and approval.

CONNECTIVITY

The project is adjacent to a +/- 1.22-acre parcel (Folio 42887.0000) to the south and a +/- 2.23-acre parcel (Folio 42879.0000) to the north, both of which are zoned for commercial intensive development. The project is approved to stub out to adjacent parcels to reciprocate the future pedestrian and vehicular connectivity consistent with the County LDC, Sec. 6.02.01. connectivity requirements. The Tampa Bypass Canal to the east of the project site prevents interconnectivity to this site.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
N US Highway 301	Alamo Drive	SR 574/MLK Jr Boulevard	C	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: May 22, 2025

TO: Daniel Sorrow, Mills, Short and Associates

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
David Ayala, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County

SUBJECT: PRS 25-0795, 3901 N 301 Hwy, Tampa
Folios: 42878.0000, 42885.0000

This project is on a state road, US 301.

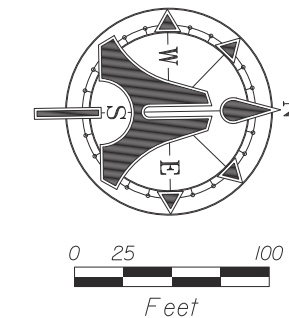
Please be advised that FDOT conducted a Project Development & Environment (PD&E) study to consider widening a portion of SR 43 (US 301) that extends from SR 60 to south of I-4. It does not appear that ROW is needed from this parcel, but the medians are to be modified (closed and directionalized). The concept pages from the PD&E are attached.

There have been two FDOT Pre-App meetings held, one on 8/3/21 and one on 6/7/22. The findings from the meetings are attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Findings
FDOT US 301 PD&E Concept Pages



Existing Southbound
Bridge Number 100012

Existing Northbound
Bridge Number 100103

TAMPA BYPASS CANAL

VETERANS
MEMORIAL
PARK

SEGMENT 2

AERIALS FLOWN IN 2014

AIM ENGINEERING & SURVEYING, INC.
3802 CORPOREX PARK DRIVE, SUITE 225
TAMPA, FLORIDA 33619
TEL: (813) 627-4144
FAX: (813) 664-1899 WWW.AIMENGR.COM

Association with:
Adams Traffic, Inc.
Analytic Engineering, Inc.
Archaeological Consultants, Inc.
I.F. Rooks & Associates, Inc.
KB Environmental Sciences, Inc.
Kislinger Campo & Associates, Corp.
Omni Communications, LLC
Rummel, Klepper & Kahl, LLP
Scheda Ecological Associates, Inc.
Tierra, Inc.

110
--- BASELINE & STATIONS
--- EXISTING R.O.W.
--- PROPOSED R.O.W.

MILLING & OVERLAY
PROPOSED PAVEMENT
PROPOSED BRIDGE
PROPOSED SIDEWALK

TRAFFIC SIGNAL
PAVEMENT REMOVED

US 301 (SR 43) PD&E STUDY
FROM SR 60 (ADAMO DRIVE) TO I-4 (SR 400)

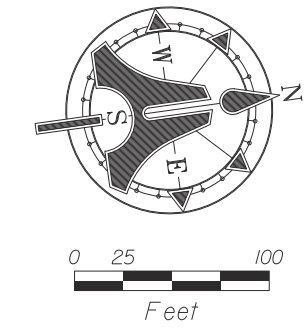
COUNTY:
HILLSBOROUGH COUNTY

WORK PROGRAM SEGMENT
NO. 430050-1



**PLAN SHEET
ALTERNATIVE 2**

SHEET:
9



SEGMENT 2

SEGMENT 3

AIM ENGINEERING & SURVEYING, INC.
3802 CORPOREX PARK DRIVE, SUITE 225
TAMPA, FLORIDA 33619
TEL: (813) 627-4144
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- 110 BASELINE & STATIONS
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US 301 (SR 43) PD&E STUDY
FROM SR 60 (ADAMO DRIVE) TO I-4 (SR 400)
COUNTY: HILLSBOROUGH COUNTY
WORK PROGRAM SEGMENT NO. 430050-1



**PLAN SHEET
ALTERNATIVE 2**



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

August 3, 2021

THIS DOCUMENT IS NOT A PERMIT APPROVAL.

THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER 2/3/2022.

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date:	August 3, 2021	State Road#:	43
Time:	9:30 AM	Section ID #:	10 010 000
Applicant:	Larry Poliner	Mile Post:	24.705
Project:	Shoot Straight	Road Class:	5
Location:	3909 US-301 Tampa, 33619	MPH:	50 MPH
County:	Hillsborough	DW/Sig Spacing:	440' 2640'
Folio#:	042878-0000 & 042885-0000	Median Spacing:	660' 2640'

Dear Mr. Poliner,

The Pre-application review of the subject project was conducted by your request. The purpose of the Pre-application review is to educate both the applicant and the Department of the project, the scope of work being proposed, and the requirements to obtain a permit for allowed development or modification to connections within the state Right of Way. After discussing the project and doing a thorough review of the documentation presented, the following comments are to be considered in the final design and we have determined that

- ☐ We disapprove the concept as presented with the following considerations.
 - ☐ We approve the concept as presented with the following conditions/considerations.
- ☐ We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- ☐ We are prepared to continue the review of the concept with the District Variance Committee.
- ☐ We are prepared to continue the review of the concept as presented with the following considerations.

Improve Safety, Enhance Mobility, Inspire Innovation

www.fdot.gov

Conditions and Comments:

This project proposes modifying access to SR 43, a class 5 roadway, with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 600' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered non-conforming in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. FDOT has an approved PD&E (currently unfunded) for a modification and widening of US-301. Does not appear to require R/W but will likely remove the existing full median opening south of SR 574.
2. Owner's ultimate intent is to sell the southern parcel.
3. Department requests that driveways be consolidated to a single driveway on the southern parcel.
 - a. Two outbound lanes would be required until such time to allow for a dedicated right turn lane and a thru/left lane.
4. 50' (effective) radial driveway is standard given the 50-mph speed limit on US-301.
5. Paved shoulder of driveway will need to wrap around up to the R/W line.
6. Sidewalk will need to be constructed along the frontage of the southern property.
7. Avoid right angles in construction of new sidewalk.
8. ADA pedestrian accommodations will be required.
9. Power and light poles may need to be relocated. If necessary, the new pole locations will need to be shown on the plans. Pole relocation will be the responsibility of the permittee.
10. If light pole needs to be relocated more than 20' the permittee will be responsible for running a new photometric analysis.
11. Development will likely require a drainage exemption. If the existing ditches are impacted a permit will need to be applied for.
12. When the northern driveway is removed it should be regraded to convey water north to the existing ditch bottom inlet (DBI) to minimize construction cost and avoid impact to MES.
13. Access permit should just be for the Shoot Straight traffic.
14. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
15. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
 - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
 - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
 - d. If applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
 - e. Double yellow 6" lane separation lines.
 - f. Directional arrow(s) 25' behind the stop bar.
 - g. Warning mats to be red in color unless specified otherwise.



- h. All markings on concrete are to be high contrast (white with black border).
 - i. All striping within and approaching FDOT R/W shall be thermoplastic.
- 16. **Make a note in the plans** stating that vegetation control, maintenance and restoration is the responsibility of the UAO or Contractor for the duration of the work being done in the ROW for six months after work is complete or until restored vegetation is well established.
- 17. **Include a copy of this letter in the application submittal.**
- 18. **Plans shall be per the current Standard Plans and FDM.**
- 19. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
- 20. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 21. Any project that falls within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
- 22. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. All Associated FDOT Permit #'s)**
 - b. SR # (& Local Road Name) and Road Section ID #**
 - c. Mile Post # and Lt or Rt Roadway**
 - d. Roadway Classification # and Speed Limit (MPH)**
- 23. All Plans and Documents submitted in OSP need to be **signed and sealed**.
- 24. The following FDOT Permits may additionally be required:
 - a. Access Permit / Construction Agreement
 - b. Drainage Permit or Exemption
 - c. Utility Permit – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
 - d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, FL 33619
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the

applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would likely be denied.

If you do not agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, David Ayala at 813-975-6717.

For any other questions or assistance, please feel free to contact me.

Sincerely,

Holly Champion

Permit Coordinator I
Tampa Operations
Office - 813-612-3365
Cell- 813-255-3678

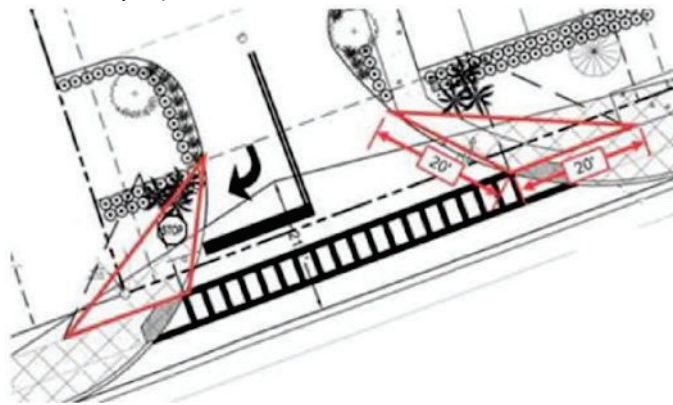
Meeting Attendees:

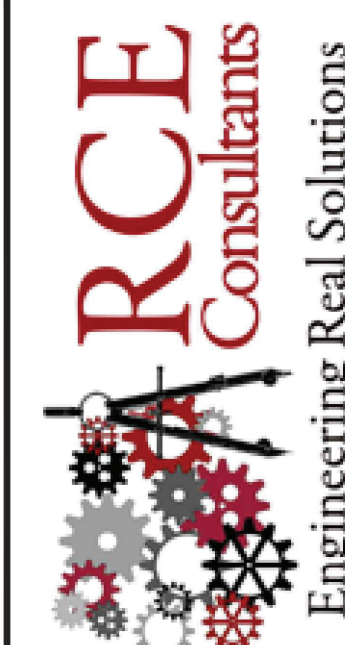
Guests-	Larry Poliner	Larry@reconsultants.net
	Jessee Raun	unkn
	Chris Unkn.	unkn

FDOT-	Matt Campbell	matthew.campbell@dot.state.fl.us
	Todd Crosby	douglas.crosby@dot.state.fl.us
	Mecale' Roth	mecale.roth@dot.state.fl.us
	Holly Champion	holly.champion@dot.state.fl.us
	Joel Provenzano	joel.provenzano@dot.state.fl.us
	Lindsey Mineer	lindsey.miner@dot.state.fl.us
	Dan Santos	daniel.santos@dot.state.fl.us
	Amanda Serra	amanda.serra@dot.state.fl.us
	Tony Celani	anthony.celani@dot.state.fl.us
	Lisa Strout	lisa.strout@dot.state.fl.us
	Andrew Perez	Andrewa.perez@dot.state.fl.us

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)



[illegible]

**CERTIFICATE OF
AUTHORIZATION 29307**

Laurence Poliner
#56974

- This item has been electronically signed and sealed by Laurence Poliner, P.E., on the date delineated using a digital signature.
- Printed copies of this document are not considered signed and sealed and the signs must be verified on any electronic copy.

PROJECT #: 40.2021	
DRAWN: LMP CHECKED: LMP	
JULY 2021	SHEET:
SCALE: 1"=30'	C-1
SITE PLAN	

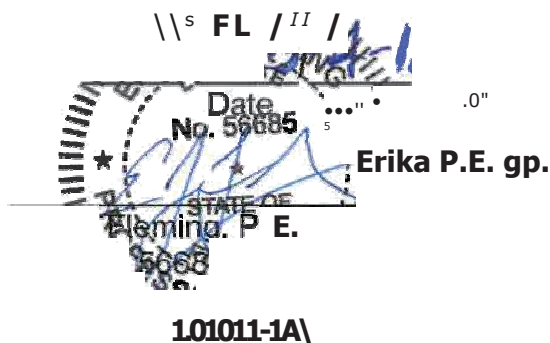
FINAL PRELIMINARY ENGINEERING REPORT

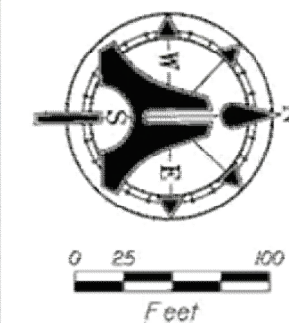
Florida Department of Transportation
District Seven

US 301 (SR 43) Project Development and Environment Study from State Road 60 (Adamo Drive) to south of the 1-4 (SR 400) Hillsborough County, Florida

ETDM No. 3097
WPI Segment No. 430050-1

This roadway capacity improvement project involves widening US 301 from the existing four-lane divided arterial roadway to a divided six-lane arterial roadway to accommodate future travel demand in the study area. The study limits extend from the intersection with State Road 60 to south of the I-4/US 301 ramps in Hillsborough County. The total project length is 3.3 miles.





Existing Southbound
Bridge Number 100012

Existing Northbound
Bridge Number 100103

TAMPA BYPASS CANAL

VETERANS MEMORIAL ARK

-4-
7171klik1.11.11MIMM

SEGMENT 2

AERIALS FLOWN IN 2014

US 301 (SR 43) 1¹⁹04%E STUDY

FROM SR 60 (AMMO DRIVE) TO 1.4 (SR 400)

FDOia

**PLAN SHEET
ALTERNATIVE**

SHEET:
9

AN ENGINEERING & suRvEyING INC.

3802 CORPOREX PARK DRIVE, SUITE 225
TAMPA, FLORIDA 33619
TEL: (813) 627-4144

110
— BASELINE & STATIONS
= = = = EXISTING R.O.W.
■ ■ ■ ■ PROPOSED R.O.W.

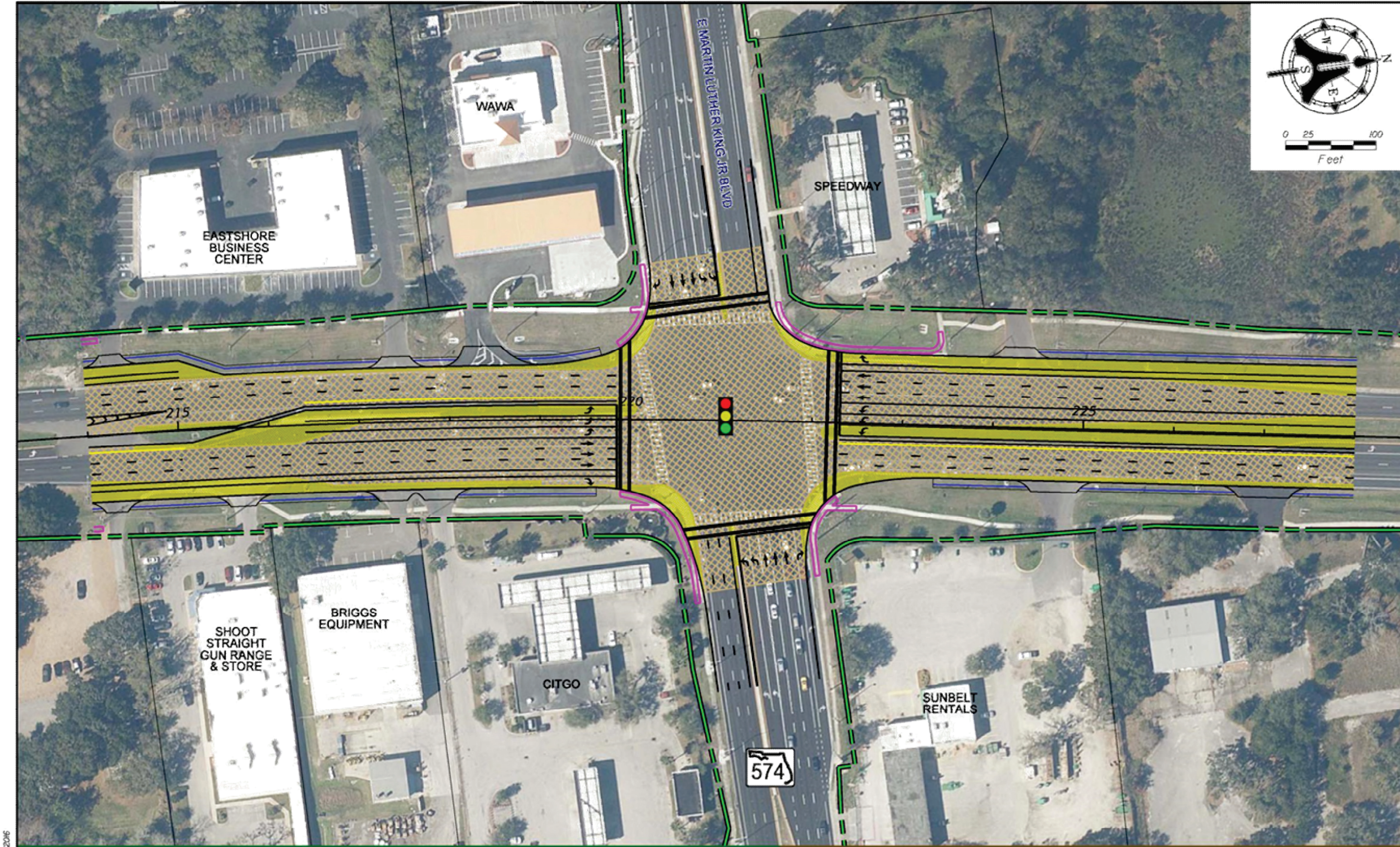
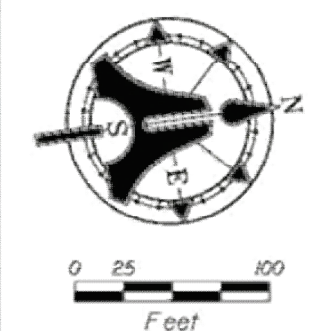
MILLING & OVERLAY

PROPOSED PAVEMENT

PROPOSED BRIDGE

PROPOSED SIDEWALK

ER TRAFFIC SIGNAL
IZZZZM PAVEMENT REMOVED



2/16/2016

AN ENGINEERING & SURVEYING INC. old, modified, Traffic, Inc.
A IIV ogles! Consultants, Inc.
o I.F. Rooks & Associates, Inc.
Environmental Sciences, Inc.
Kisinger Campo & Associates, Corp.
Omni Communications, LLC
Rummel, Klepper & Kahl, LLP
Ecological Associates, Inc.

3802 CORPOREX PARK DRIVE, SUITE 225
TAMPA, FLORIDA 33619
TEL: (813) 627-4144

110
— BASELINE & STATIONS
— EXISTING R.O.W.
— PROPOSED R.O.W.

'XS= MILLING & OVERLAY
PROPOSED PAVEMENT
PROPOSED BRIDGE
PROPOSED SIDEWALK

am TRAFFIC SIGNAL
I ZZZZZM PAVEMENT REMOVED

US 301 (SR 43) PD&E STUDY
FROM SR 60 (AMMO DRIVE) TO 14 (SR 400)
COUNTY: HILLSBOROUGH COUNTY
WORK PROGRAM SEGMENT NO. 430050-1

PLAN SHEET
ALTERNATIVE
SHEET: 10



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

June 7th, 2022

Tampa Self Storage

RE: Pre-Application Meeting Request

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 12/7/2023

Attendees:

Guests: Christian Kline, Zaid Dabsash, and Wesley Rosekrans

FDOT Staff: Todd Croft, Mecale' Roth, Tom Allen, Dan Santos, Lindsey Mineer, and Antonius Lebrun.

Proposed Conditions:

This development is proposing to modify existing access to **SR 43**, a **class 5** roadway with a posted speed limit of **50 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **440'** driveway spacing, **660'** directional, **2640'** full median opening spacing, and **2640'** signal spacing requirements.

FDOT Recommendations:

1. Proposing an $\pm 85\text{Kft}^2$ storage building with RV and vehicle storage and a loading area from a vacant lot.
2. FDOT PD&E for future expansion of US 301 shows the median opening in front of the property being closed. Project is currently in design and is not in the 5-year plan and is unfunded. FDOT project # 430050-1, project manger is Craig Fox craig.fox@dot.state.fl.us



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

3. There is also a resurfacing project underway on US 301 from Bloomingdale to MLK. Be sure to coordinate work schedules and plans during review and prior to construction. FDOT project # 445920-1. Project manager is Michael Ojo michael.ojo@dot.state.fl.us.
4. The new driveway design will need to have 50' radii with 5' paved shoulders that wrap around and tie into the ROW. Label all geometry dimensions on the plans.
5. Provide cross access stub-out to the north.
6. No stub-out to the south will be required.
7. A sidewalk connection to the state road will be required.
8. PD&E shows the sidewalk on the backside of the ROW, it would be recommended to implement this into the new design, but it is not required.
9. If driveway is designed to utilize the existing median opening, 2 outbound lanes and 1 inbound lane will be required in the driveway. If it is designed to be a right in, right out, it may be a single inbound and outbound lane.
10. The site seems to drain to the canal in the current condition.
11. Provide existing and proposed drainage maps.
12. If the property drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
13. If applying for an exception, include the completed questionnaire in the application package submittal.
14. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at joel.provenzano@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000.
15. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.
16. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.

Summary: After reviewing and discussing the information presented in this meeting, the Department has determined we are

☒ in favor (considering the conditions stated above)



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

- ☐ not in favor
- ☐ willing to revisit a revised plan

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC. Contact Traffic Ops, David Ayala, at 813-975-6717.

The access, as proposed in this meeting, would be considered

- ☐ conforming
- ☒ non-conforming
- ☐ N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for on our One Stop Permitting website (osp.fdot.gov):

- ☒ access-category A or B
- ☐ access-category C, D, E, or F
 - ☐ traffic study required
- ☐ access safety upgrade
- ☐ drainage
 - or
- ☒ drainage exception
- ☐ construction agreement
- ☐ utility
- ☐ general Use
- ☐ other _____

Thank you for giving us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Respectfully,

Mecale' Roth

Permit Coordinator II
Tampa Operations
Office - 813-612-3237
M-Th 7 AM-5:30 PM

Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
7. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
8. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)



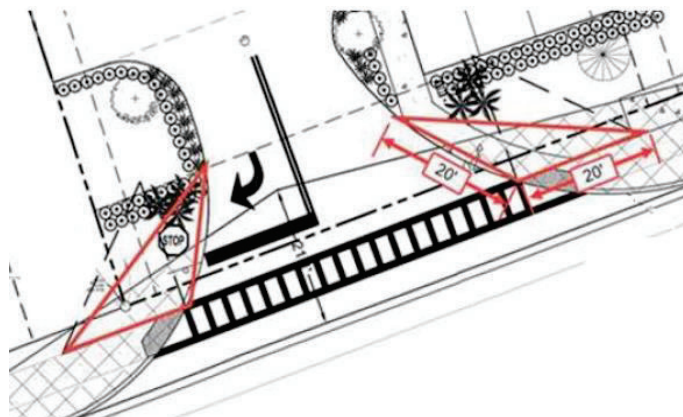
Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

- d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
9. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details:
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
10. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



Land Use: 151

Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 10:30 and 11:30 a.m. and 1:15 and 2:15 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876

Mini-Warehouse (151)

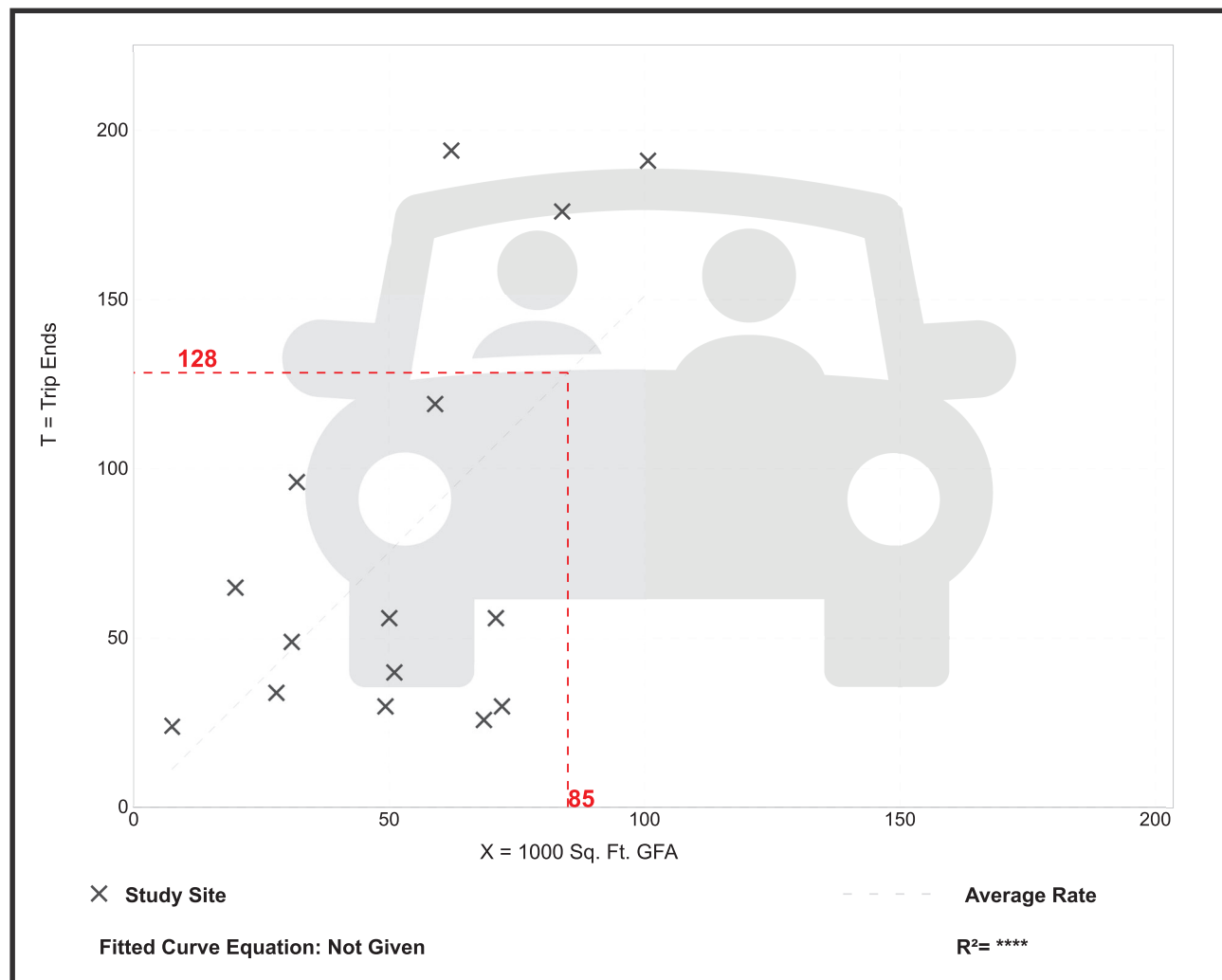
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 52
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.51	0.38 - 3.25	0.95

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

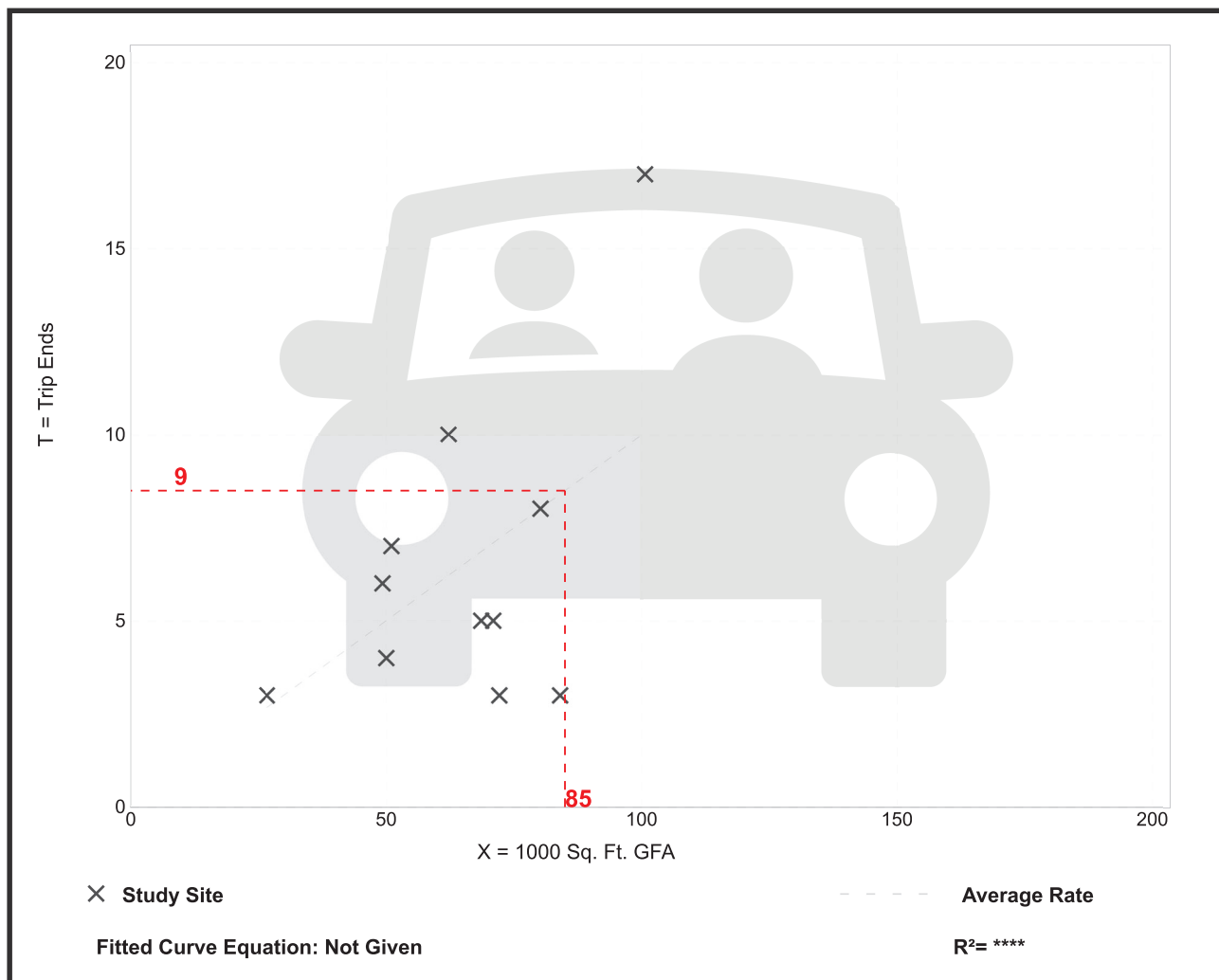
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 11
 Avg. 1000 Sq. Ft. GFA: 65
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.10	0.04 - 0.17	0.05

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

Mini-Warehouse

(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

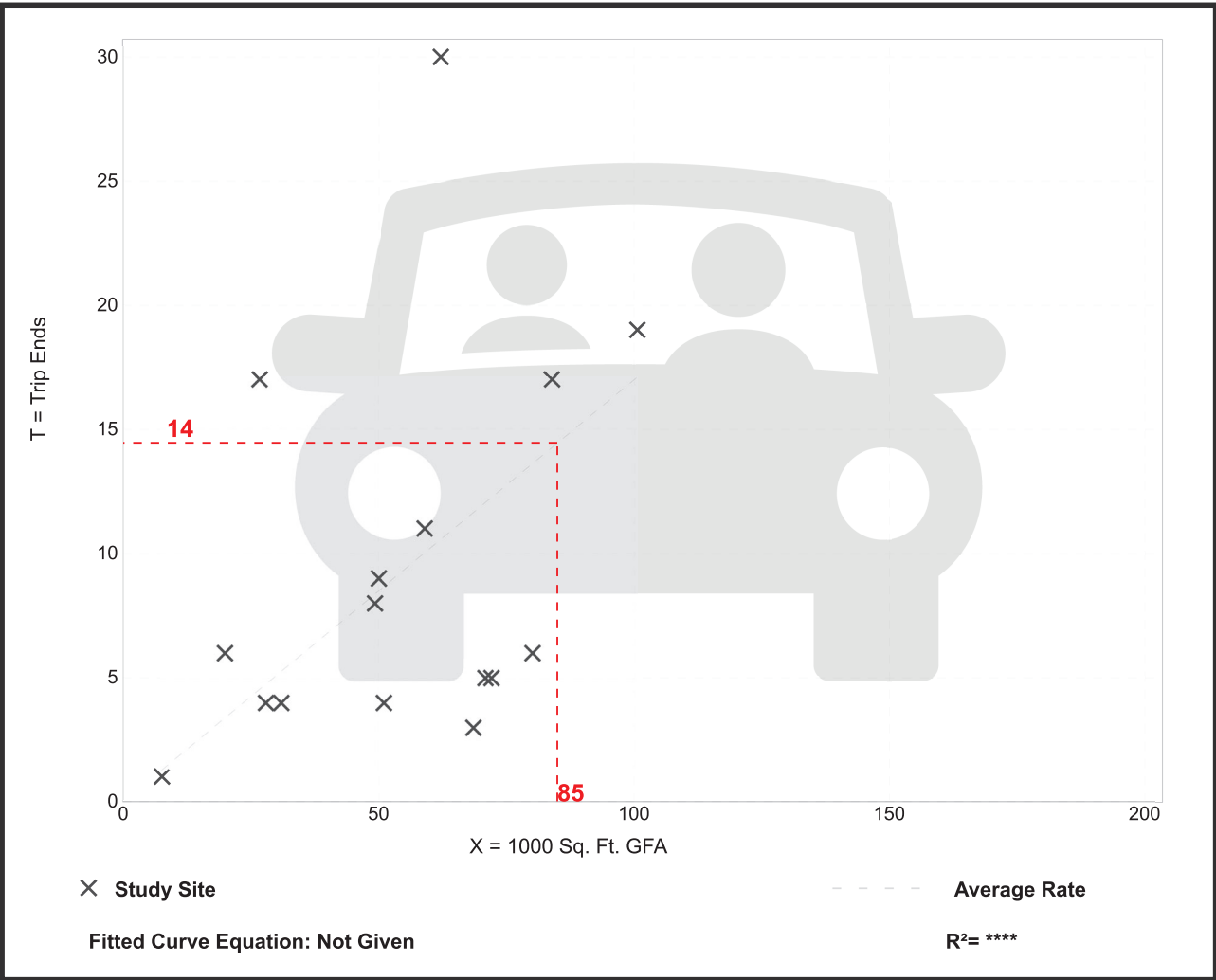
Avg. 1000 Sq. Ft. GFA: 54

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.04 - 0.64	0.14

Data Plot and Equation



May 04, 2022

Re: Pre-Submittal Conference Application Request
Project Name: Tampa Self-Storage, Folio No. 42885-0000

The purpose of this narrative is to request a pre-submittal conference for Tampa Self-Storage Facility. The site is located at 3901 North US Highway 301, south of Martin Luther King Boulevard in Section 12 / Township 29 South / Range 19 East of unincorporated Hillsborough County. The site is approximately 2.70-Acres of vacant land currently and has a 'C-I' (Commercial-Intensive) Zoning.

Stantec Consulting Services, Inc. (Stantec) has been retained by Martin Commercial Properties to provide surveying, engineering and construction services for the new self-storage development.

The project will consist of a 3-story 87,000 SF self-storage building, a circulation road, surface parking to support the development, and all the utility and drainage infrastructure needed to accommodate the development.

Access will be provided via the existing driveway connection on US Highway 301. The existing driveway will be reconstructed to facilitate adequate ingress/ egress for the design vehicle.

The site is located within the City of Tampa Utility Service Area. Water and Wastewater will be connected to the City's systems within US Highway 301.

A Preliminary Site Plan is enclosed for review and comment.

Regards,

Stantec Consulting Services Inc.

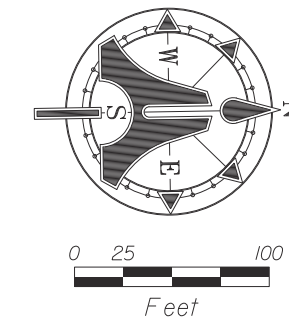


Zaid Dabash, PE

Associate, Senior Project Engineer

Phone: (813) 223-9500

Direct: (813) 746-3814
Mobile: (813) 460-2620
Zaid.Dabash@stantec.com



SEGMENT 2

AIM ENGINEERING & SURVEYING, INC.
3802 CORPOREX PARK DRIVE, SUITE 225
TAMPA, FLORIDA 33619
TEL: (813) 627-4144
FAX: (813) 664-1899 WWW.AIMENGR.COM

Association with:
Adams Traffic, Inc.
Analytic Engineering, Inc.
Archaeological Consultants, Inc.
I.F. Rooks & Associates, Inc.
KB Environmental Sciences, Inc.
Kislinger Campo & Associates, Corp.
Omni Communications, LLC
Rummel, Klepper & Kahl, LLP
Scheda Ecological Associates, Inc.
Tierra, Inc.

- 110
- BASELINE & STATIONS
 - EXISTING R.O.W.
 - PROPOSED R.O.W.

- MILLING & OVERLAY
- PROPOSED PAVEMENT
- PROPOSED BRIDGE
- PROPOSED SIDEWALK

- AERIALS FLOWN IN 2014
- TRAFFIC SIGNAL
 - PAVEMENT REMOVED

US 301 (SR 43) PD&E STUDY

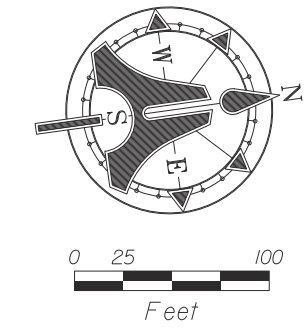
FROM SR 60 (ADAMO DRIVE) TO I-4 (SR 400)

COUNTY:
HILLSBOROUGH COUNTY

WORK PROGRAM SEGMENT
NO. 430050-1



**PLAN SHEET
ALTERNATIVE 2**



SEGMENT 2

SEGMENT 3

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US 301 (SR 43) PD&E STUDY
FROM SR 60 (ADAMO DRIVE) TO I-4 (SR 400)
COUNTY: HILLSBOROUGH COUNTY
WORK PROGRAM SEGMENT NO. 430050-1



**PLAN SHEET
ALTERNATIVE 2**

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 22, 2025	COMMENT DATE: June 17, 2025
PETITION NO.: 25-0795	PROPERTY ADDRESS: 3901 N. US Highway 301, Tampa
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0428780000 and 0428850000
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 12-29S-19E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Modification to an existing PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	August 25, 2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	North to south oriented ditch in the central portion of the parcels
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: • 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 wetland/	

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3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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 contains 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.
- The site plan depicts Other Surface Water (OSW) impacts that have not been authorized by the Executive Director of the EPC. The impacts are indicated for a building and associated parking. 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. **It is recommended that a request for determination of Noticed Exempt Activities ([WEA10 - Exempt Activities in Wetlands \(formsite.com\)](#)) be submitted.**
- 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: Cutler Martin, property owner – cutler.martin@martincommercial.com
Daniel Sorrow, agent – dsorrow@millsshortassociates.com

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Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 5/21/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/5/2025

PROPERTY OWNER: Riverstone Tampa, LLC (Cutler Martin) **PID:** 25-0795

APPLICANT: Riverstone Tampa, LLC (Cutler Martin)

LOCATION: 3901 N 301 Hwy. Tampa, Florida 33619

FOLIO NO.: 42878.0000, 42885.0000

AGENCY REVIEW COMMENTS:

The applicant proposes an amendment to PD-22-1705 to replace the currently approved use of a three-story mini warehouse facility with up to 81,420 square feet and 600 storage units, with a single-story wholesale distribution warehouse not to exceed 35,283 square feet, limited to Parcel A. Parcel B, which contains an existing 22,670 square foot structure with a gun range and retail use.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is located within Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). The site is subject to the restrictions and prohibitions of Part 3.05.00 for the portions of the property located within the SWRPA.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA) and/or Potable Water Wellfield Protection Area (PWPPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

25-0795 Map Aerial



6/16/2025, 6:53:07 AM

Wellhead Protection Zones



Pinellas

Zone 1

Zone 2

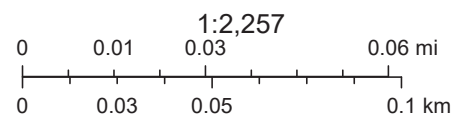


Production Wells

Parcels

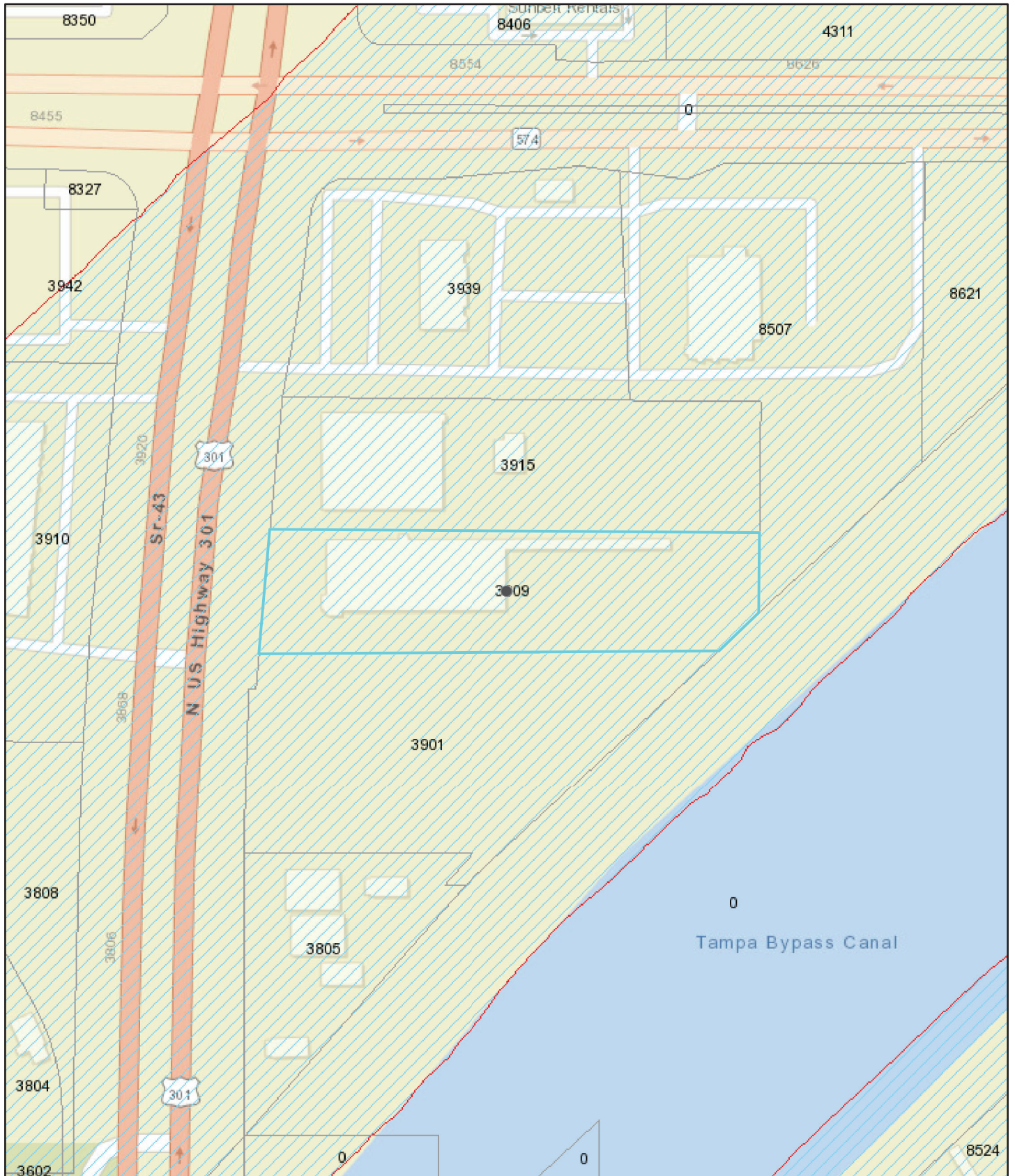


Surface Water Protection Areas



EGIS, Esri, HERE, Garmin, iPC, State of Florida, Maxar, Microsoft

25-0795 Map Aerial



6/16/2025, 6:53:59 AM

Wellhead Protection Zones



Pinellas

Zone 1

Zone 2



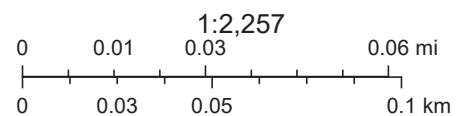
Production Wells



Parcels



Surface Water Protection Areas



RS, University of South Florida, City of Tampa, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, EGIS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 07/02/2025

REVIEWER: Sherri A. Wilson, Conservation and Environmental Lands Management

APPLICANT: Riverstone Tampa, LLC

PETITION NO: 25-0795

(Cutler Martin)

LOCATION: 3901 N 301 Hwy, Tampa, Florida 33619

FOLIO NO: 042878.0000, 42885.0000

SEC: 12 **TWN:** 29 **RNG:** 19

- ☒ 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: _____.

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 06/30/2025

Agency: Natural Resources **Petition #:** 25-0795

☐ This agency has **no comment**

☐ This agency has **no objections**

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

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

1. 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.
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

PETITION NO.: PRS 25-0795 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 5/20/2025

FOLIO NO.: 42878.0000, 42885.0000

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: _____.