

**Rezoning Application: PD 25-0321****Zoning Hearing Master Date:** April 15, 2025**BOCC CPA Public Hearing Date:** June 12, 2025**Hillsborough  
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** 115 S 7<sup>th</sup> St, LLC**FLU Category:** RES-12 (Existing)  
LI-P (Proposed per CPA 25-02)**Service Area:** Urban**Site Acreage:** 4.18 acres**Community  
Plan Area:** Greater Palm River**Overlay:** None**Introduction Summary:**

This is a request to rezone two parcels to Planned Development (PD) to accommodate the current use and to allow use flexibility in the future. The site is subject to Comprehensive Plan Amendment 25-02, requesting a Future Land Use Category of LI-P.

Zoning:	Existing		Proposed
District(s)	CI	CN	PD 25-0321
Typical General Use(s)	Intensive Commercial, Office and Personal Services	Neighborhood Commercial, Office and Personal Services	Limited M uses, Open Storage
Acreage	~3.25 acres	~0.93 acres	4.18 acres
Density/Intensity	.30 FAR	.20 FAR	0.28 FAR
Mathematical Maximum*	42,471 sq. ft.	28,314 sq. ft.	52,000 sq. ft.

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CI	CN	PD 25-0321
Lot Size / Lot Width	20,000 sq. ft. / 100'	7,000 sq. ft. / 70'	NA
Setbacks/Buffering and Screening	Front (North, South and East): 30' West: 0'	Front (North, South and East): 30' West: 0'	Front (East): 30' Side (North): 30' Side (South): 0' Rear (West): 0'
Height	50'	35'	50'

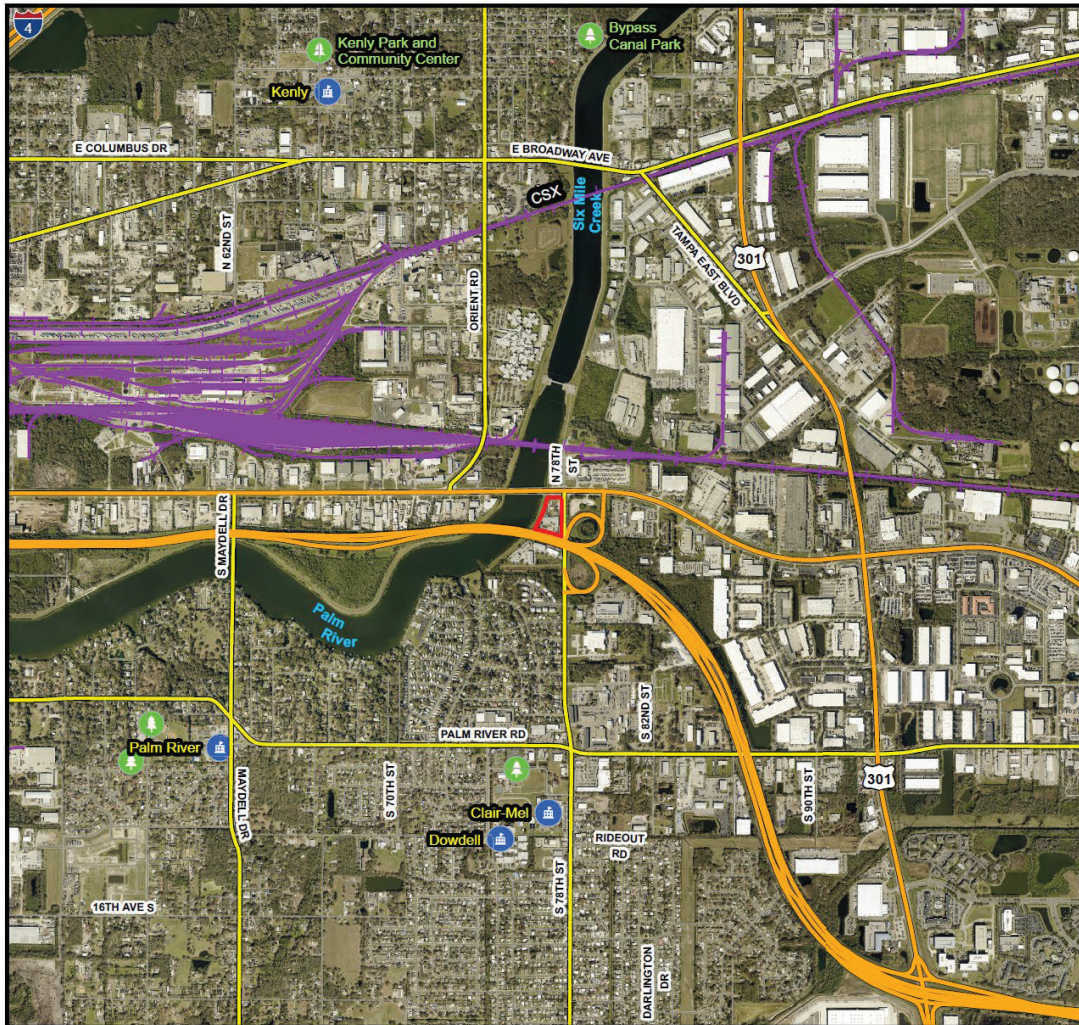
**Additional Information:**

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

**Planning Commission Recommendation:**  
Consistent**Development Services Recommendation:**  
Approvable, subject to the proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



### VICINITY MAP

RZ-PD 25-0321

Folio: 43761.0000, 43763.0000

APPLICATION SITE

RAILROADS

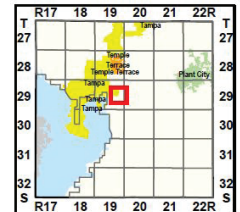
SCHOOLS

PARKS



0 0.25 0.5 Miles

STR: 24-29-19, 23-29-19



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1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or  
2. Any reliance made, or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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Date: 01/06/2025 Path: G:\ZONING\GIS\Data\Kenly\_Map.aprx  
Produced By: Development Services Department

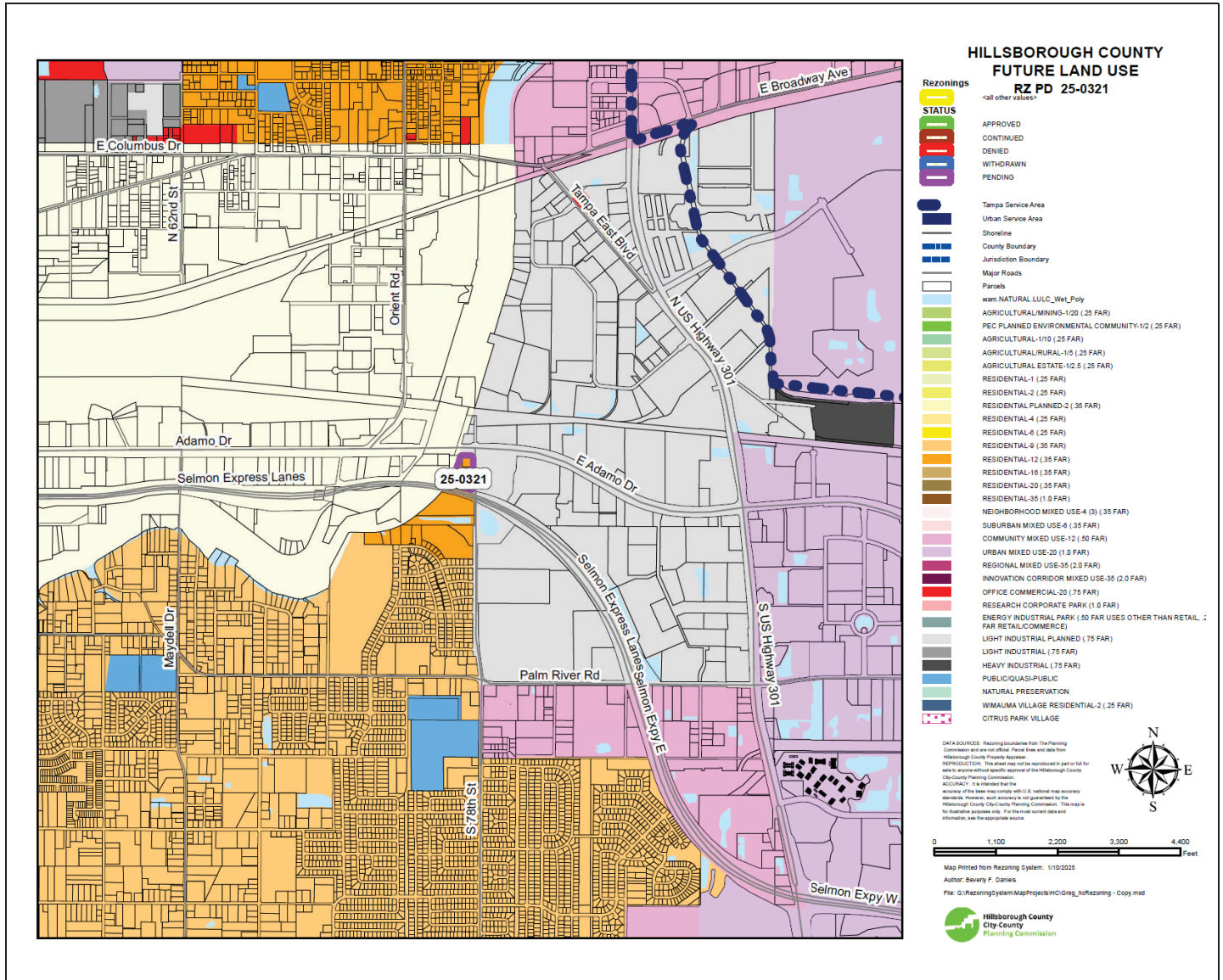
### Context of Surrounding Area:

The subject site is generally located at 115 South 78<sup>th</sup> Street and consists of two folios: #43763.0000 and 43761.0000. The property is within the Urban Service Area and within the Greater Palm River Planned Area. Surrounding properties generally consist of industrial and light industrial uses, primarily zoned M or PD. Property is adjacent to the Lee Roy Selmon Expressway to the south. Single and multi-family residential uses are located about 1,000 feet south of the subject property.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

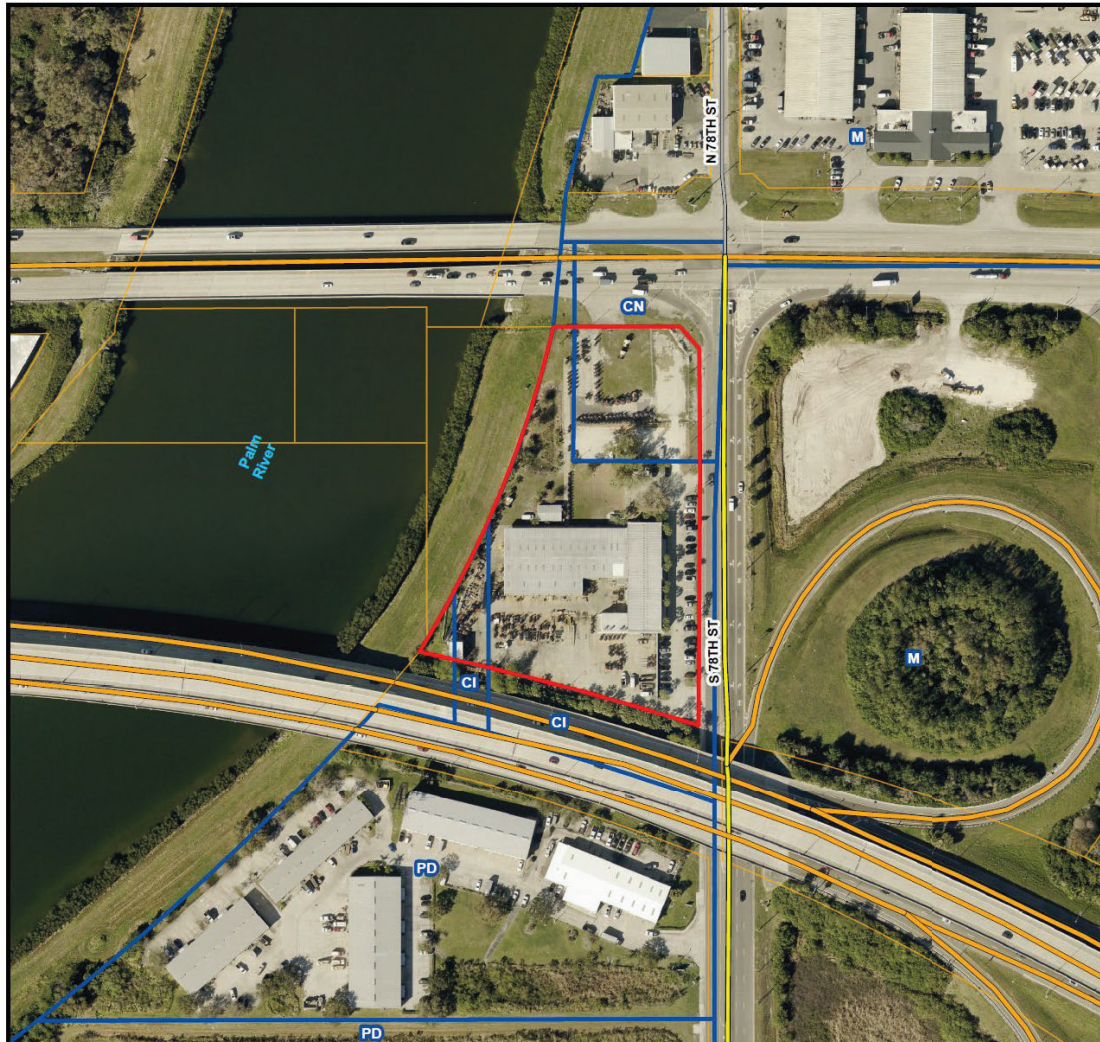
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential- 12 (RES-12) LI-P (Proposed)
Maximum Density/F.A.R.:	RES-12 12.0 dwelling units per gross acre / 0.50 FAR LI-P (Proposed): 0 units per acre / 0.25 - 0.75 FAR
Typical Uses:	RES:-12: Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. LI-P (Proposed): Agricultural, light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and retail uses.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



**Hillsborough County Florida**

**ZONING MAP**  
**RZ-PD 25-0321**  
 Folio: 43761.0000, 43763.0000

0 160 320 Feet

STR: 24-29-19, 23-29-19

**LEGEND:**  
 APPLICATION SITE  
 ZONING BOUNDARY  
 PARCELS  
 SCHOOLS  
 PARKS

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**DATE:** 01/14/2025 **PATH:** G:\ZONING\GISData\Zoning\_Map.aprx  
 Produced By: Development Services Department

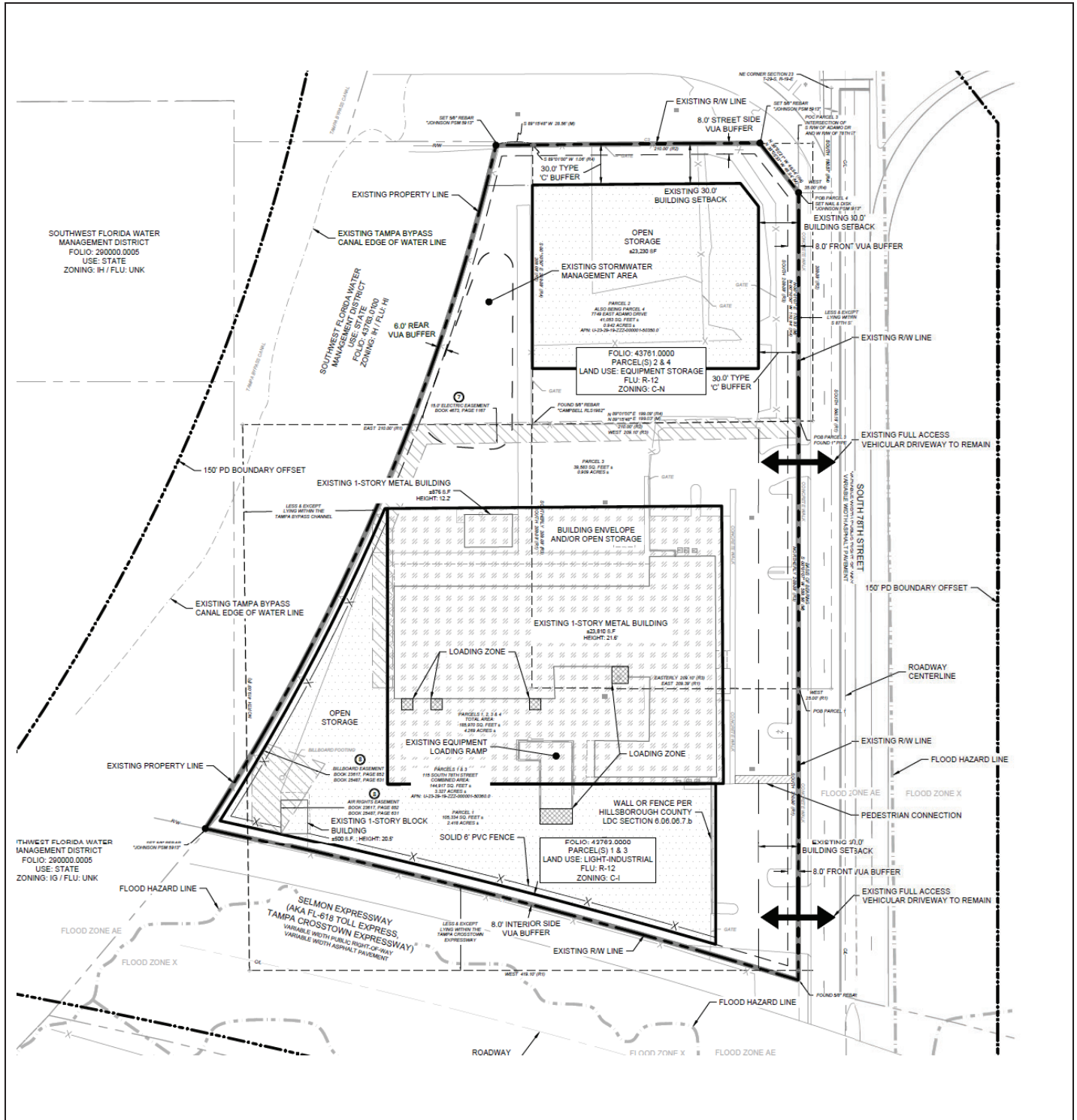
#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	.75 FAR	Industrial/Manufacturing	Industrial
South	PD 86-0100	0.28 (Parcel A) & 0.23 (Parcel B)	Office, distribution, major and minor motor vehicle repair	Office, Distribution, auto repair / Selmon Expressway
East	M	.75	Industrial/Manufacturing	Vacant (Selmon Expressway on ramp)
West	None (Palm River)	NA	NA	Palm River



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



**APPLICATION NUMBER: PD 25-0321**

ZHM HEARING DATE: April 15, 2025

BOCC CPA PUBLIC HEARING DATE: June 12, 2025

Case Reviewer: Jared Follin

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Road Name	Road Name	Road Name
S. 78 <sup>th</sup> St.	County Collector - Urban	4 Lanes <input checked="" 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 checked="" type="checkbox"/> Other (TBD)
E. Adamo Dr.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

**Project Trip Generation**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	16,758	1,465	1,323
Proposed	599	91	109
Difference (+/-)	-16,159	-1,374	-1,323

\*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				
South				
East				
West				
Notes:				

**Design Exception/Administrative Variance ☒ Not applicable for this request**

Road Name/Nature of Request	Type	Finding
Notes:		

## 4.0 ADDITIONAL SITE INFORMATION &amp; 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	No wetlands present
Natural Resources	<input checked="" 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	
Conservation & Environ. Lands Mgmt.	<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 type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" 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
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" 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 Staff Report
<b>Service Area/ Water &amp; Wastewater</b> <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	
<b>Hillsborough County School Board</b> 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Subject site is located in an area dominated by Industrial/Manufacturing uses, with existing said uses located to the north, east, and southeast. of the property. The site is adjacent Palm River to the west and Selmon Expressway to the south. Across Selmon Expressway lies a property developed with office, distribution uses, and minor/major auto repair. The nearest residential uses are approximately 1,000 feet to the south, including multi-family and single-family.

Permitted uses include those primarily permitted by right in the M (Manufacturing) district, which includes both industrial and commercial uses. M zoning district uses which are an accessory use or conditional use in the M zoning district are not proposed. Proposed site plan depicts one building envelope and two areas of open storage. The open storage depicted along the north side of the property is to be standalone and is to be screened from adjacent roadways with a 30' buffer and a 6' masonry wall, in accordance with LDC standards. The southern open storage is to be accessory to the proposed uses. This area is currently screened from 78<sup>th</sup> Street South by a masonry wall.

The applicant has requested a variation to the buffer and screening standards (LDC 6.06.06) for the western boundary of the site along Palm River. The request asks to remove the requirement for 30' Type C buffer and screening, as Palm River is considered a waterfront. Staff finds no issues with this request.

The proposed maximum Floor Area Ratio (FAR) for the development is capped at 0.28, with a max building square footage of 52,000 square feet. Development will be required to be setback at least 30 feet from adjacent roadways. Maximum height for buildings or structures is 50 feet.

Development Services does not foresee any compatibility concerns with the Planned Development. Industrial and/or manufacturing uses is compatible with the surrounding uses and current zoning trends in the area.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.



**Requirements for Certification:**

1. Remove VUA buffers from the site plan and site data table.

**6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 26<sup>th</sup>, 2025.

1. The project shall be limited to open storage and 52,000 square feet of the following uses:
  - Landscaping Contractor's Nursery
  - Research Activities
  - Blueprint
  - Body Shops
  - Commercial, Vocational and Business Schools
  - Contractor's Office, with or without Open Storage
  - Crematoriums, Stand Alone
  - Electric/Electronic Repair, Small
  - Electric/Electronic Repair, Large
  - Exterminator
  - Furniture Refinishing, Repair and Upholstery
  - Industrial Laundry
  - Lawn Care/Landscaping
  - Lumber/Other Building Materials (with or without Open Storage)
  - Microbrewery (applicable conditional or special use permit required for the on-site consumption, off-site consumption, and/or package sales of alcoholic beverages).
  - Motor Vehicle Repair, Minor
  - Motor Vehicle Repair, Major
  - Motor Vehicle Body Work, Painting
  - Open Storage
  - Printing Services
  - Radio-TV Broadcasting Studio
  - Recording Studios
  - Rental and Leasing, Light Equipment
  - Road Services
  - Sales, Rental and Service of New or Used Commercial Vehicles, Buses and Trucks
  - Sign Painting
  - Small Motor Repair
  - Storage Yards for Equipment, Machinery and Supplies for Building and Trades Contractors
  - Utility Buildings and Gazebos
  - Vehicle Auction-Retail
  - Watch, Clock, Jewelry Repair
  - Industrial Dry-Cleaning Plants and Laundries
  - Large-Scale Printing Plants
  - Lumberyards
  - Manufacturing
  - Processing

- Production
- Trucking and Truck Terminal
- Warehousing, with or without Distribution Center
- Wholesale Distribution (Trade)
- Business Services
- Professional Office
- Professional Services
- Garages and Storage Yards for School Buses, Highway Construction Equipment, Telephone Equipment and Utility Trucks and Equipment
- Trade Schools
- Community Disposal Centers
- Recyclable Material Recovery Facilities

2. Development Standards of the project shall be as followed:

Maximum FAR – 0.28

Maximum building height – 50' (no additional setback of 2' for every 1' over 20' in building height shall be required).

Minimum front yard setback (North and East) – 30' from PD Boundary

Minimum side yard setback (West) – 0' from PD boundary

Minimum front yard setback (South) – 0' from PD Boundary

Minimum side yard setback (internal within PD if subdivided): 30 feet

Maximum Building Coverage: 30%

Maximum Impervious Surface: 75%

3. The subject property shall adhere to the buffer and screening standards as depicted on the general site plan.
4. No development shall be permitted that causes cumulative development to exceed 599 gross average daily trips, 91 gross a.m. peak hour trips, or 109 gross p.m. peak hour trips.
- 4.1 Additionally, concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
5. The subject site shall be prohibited from taking access to E. Adamo Dr. The existing access onto E. Adamo Dr. shall be removed and restored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.
6. The subject site shall be permitted two existing full access connections onto S. 78th St.

7. As S. 78th St. is a substandard local roadway, the developer will be required to improve the public roadway network, between any project access which may be granted to S. 78<sup>th</sup> St. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
8. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
9. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
10. 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.
5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
7. If the notes and/or graphics on the site plan 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.
8. 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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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

PD Variations to buffering and screening:

1. West (Northern Parcel Primary Open Storage Use): 30-foot-buffer with Type C screening required per LDC Section 6.06.06.C.7.a. Applicant requests to remove this requirement.
2. West (Southern Parcel Accessory Storage Use): 15-foot buffer with Type B screening required per LDC Section 6.06.06.A. Applicant request to remove this requirement.

The western adjacent use is an approximately 650-foot wide waterway owned by the Southwest Florida Water Management District and is considered a Group 5 use. Property to the west is within the City of Tampa and used for industrial uses. Staff has no objections to the request.

Received March 26, 2011  
Development Services[illegible]



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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/04/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: C/GPR

PETITION NO: RZ 25-0321

- 
- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input type="checkbox"/>            | This agency has no objection.   |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |
- 

### **CONDITIONS OF APPROVAL**

- No development shall be permitted that causes cumulative development to exceed 599 gross average daily trips, 91 gross a.m. peak hour trips, or 109 gross p.m. peak hour trips. Additionally:
  - Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- The subject site shall be prohibited from taking access to E. Adamo Dr. The existing access onto E. Adamo Dr. shall be removed and restored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.
- The subject site shall be permitted two existing full access connections onto S. 78<sup>th</sup> St.
- As S. 78<sup>th</sup> St. is a substandard local roadway, the developer will be required to improve the public roadway network, between any project access which may be granted to S. 78<sup>th</sup>

St. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

- Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
- Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

## **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 4.18 acres from Commercial Neighborhood (CN) and Commercial Intensive (CI) to Planned Development (PD). The proposed Planned Development is seeking approval for a 52,000sqft Contactor's Office with Open Storage in addition to the following uses; Landscape Contractor's Nursery, Research Activities, Body Shop, Commercial Vocational and Business Schools, Crematoriums, Electronics Repair, Exterminator, Furniture Refinishing Repair and Upholstery, Industrial Laundromat, Lawn Care, Luber Yard with or without Open Storage, Microbrewery, Motor Vehicle Repair, Printing Services, Radio-Tv Broadcasting Studio, Rental and Leasing Office, the Rental Sale and Repair of Commercial Vehicles and Trucks, Open Storage of Domestic Vehicles and Equipment, Vehicle Auction and Retail, Watch Clock and Jewelry Repair, Warehouse with or without Distribution, Professional Office with Business Services, and Recycle Material Recovery Facilities. The site is located in the south-western quadrant of the intersection of E. Adamo Dr. and S. 78<sup>th</sup> St. The Future Land Use designation of the site is Residential - 12 (R-12).

### **Trip Generation**

Consistent with DRPM requirements the applicant did submit a traffic study and site access analysis; however, staff notes that as the analysis did not include estimates for the additional uses proposed for the project outside of the Contractor's Office with Open Storage and therefore does



not represent a worst-case match from that proposed, the analysis does not represent an accurate portrayal of project impacts. Such uses would include Motor Vehicle Repair and other more intense uses, significant additional trip generation could result. On a phone call to discuss the project, the applicant has agreed to address this issue by agreeing to a trip generation cap which will limit the amount of traffic generated by the proposed development to the amounts portrayed in the traffic analysis prepared by the developer.

A comparison of the potential number of trips generated under the existing zoning designation and the traffic generation portrayed in the traffic analysis prepared by the developer, has been prepared.

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, Fast Food with Drive Thru (ITE Code 934) 8,102sqft	3,786	361	267
CI, Fast Food with Drive Thru (ITE Code 934) 9,000sqft	4,208	402	298
CI, CG, Convenience Store with Gas Pumps (ITE Code 945) 7,500sqft Store with 15 Pumps	3,976	240	276
CI, Fast Food without Drive Thru (ITE Code 933) 8,500sqft	3,830	367	282
CI, Bank with Drive Thru (ITE Code 912) 9,550sqft	958	95	200
<b>Total</b>	<b>16,758</b>	<b>1,465</b>	<b>1,323</b>

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Uses Undetermined, Trips Limited by a Trip Cap	599	91	109

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-16,159</b>	<b>-1,374</b>	<b>-1,323</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on E. Adamo Dr. and S. 78<sup>th</sup> St.

S. 78<sup>th</sup> St is a 4-lane, divided, county maintained, urban collector roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 7ft sidewalks on the western side of the roadway, no bike lanes on either side of the roadway within the vicinity of the proposed project, and within +/- 88 ft of the right of way. As stated in this report, the applicant will be required to improve the public roadway network, between any project access which may be granted to S. 78th St. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

E. Adamo Dr. is a 4-lane, divided, FDOT maintained, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 208 ft of the right of way.

### **SITE ACCESS**

It is anticipated that the subject site will take access onto S. 78<sup>th</sup> St via the two existing full access vehicular and pedestrian connections which are proposed to remain. As E. Adamo Dr. is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate with FDOT staff regarding FDOT standards and requirements. As outlined in the conditions of approval, the subject site will be prohibited from taking access to E. Adamo Dr. The existing access onto E. Adamo Dr. will be removed and stored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.

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

A condition restricting cumulative development of the subject site is proposed, such that it does not exceed the number of a.m. or p.m. peak hour trips studied with their analysis (i.e. no more than 91 a.m. peak hour trips and no more than 109 p.m. peak hour trips).

## **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for Adamo Dr. and S. 78<sup>th</sup> St and is reported below

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
Adamo Dr.	Tampa Bypass Canal	US Hwy 301	D	C
S. 78 <sup>th</sup> St	Palm River Rd.	Adamo Dr.	D	C

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



## Transportation Comment Sheet

### 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
S. 78 <sup>th</sup> St	County Collector - Urban	4 Lanes <input checked="" 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 checked="" type="checkbox"/> Other (TBD)
E. Adamo Dr.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

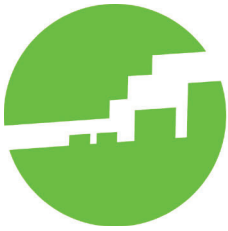
Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	16,758	1,465	1,323
Proposed	599	91	109
Difference (+/-)	-16,159	-1,374	-1,323

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

#### 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> April 15, 2025  <b>Report Prepared:</b> April 4, 2025	<b>Case Number:</b> PD 25-0321  <b>Folio(s):</b> 43761.0000 & 43763.0000  <b>General Location:</b> North of the Selmon Expressway, south of East Adamo Drive and west of North 78 <sup>th</sup> Street
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-12 (12 du/ga; 0.50 FAR) *Pending HC/CPA 25-02 to Light Industrial-Planned (0du/ga; 0.75 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Greater Palm River
<b>Rezoning Request</b>	Rezoning from Commercial Neighborhood (CN) and Commercial Intensive (CI) to Planned Development (PD)
<b>Parcel Size</b>	38.29 ± acres
<b>Street Functional Classification</b>	Selmon Expressway – <b>State Principal Arterial</b> East Adamo Drive – <b>State Principal Arterial</b> North 78 <sup>th</sup> Street – <b>County Arterial</b>
<b>Commercial Locational Criteria</b>	Not Applicable

Evacuation Area	A
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial-Planned	CN + CI	Light Industrial + Heavy Industrial
North	Light Industrial-Planned	M	Heavy Commercial + Light Commercial + Public/Quasi-Public/Institutions + Light Industrial
South	Residential-12	PD + RMC-16 + PDC-12 + RSC-6	Light Industrial + Public/Quasi-Public/Institutions + Multi-Family Residential + Single Family Residential
East	Residential-9 + Residential-20	M + CI + PD + AI + IPD-2	Light Industrial + Heavy Commercial + Light Commercial
West	Residential-9	CG + ASC-1 + PD + RSC-9	Public/Quasi-Public/Institutions + Light Industrial + Light Commercial + Heavy Commercial

**Staff Analysis of Goals, Objectives and Policies:**

The 4.18± acres subject site is located north of the Selmon Expressway, south of East Adamo Drive and west of South 78<sup>th</sup> Street. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan. The applicant is requesting a rezoning from Commercial Neighborhood (CN) and Commercial Intensive (CI) to Planned Development to allow permitted uses in the Manufacturing (M) zoning category.

The subject site is in the Residential-12 (RES-2) Future Land Use (FLU) Category. There is a pending Comprehensive Plan Map Amendment to change the Future Land Use to Light Industrial-Planned (LI-P). This request for a Planned Development is considered concurrent and dependent on the approval of HC/CPA 25-02. Residential-12 (RES-12) Future Land Use category can be considered for a maximum

density of 12 dwelling units per gross acre and a maximum intensity of 0.50 FAR. The analysis provided throughout this staff report is based on the pending LI-P Future Land Use.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. The LI-P Future Land Use category allows for the consideration of light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria. This designation can consider a maximum of 0.75 FAR, however, no residential is allowed except limited accessory residential (e.g. on-site security guard).

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Light and heavy industrial uses are currently on the site. Industrial uses surround the subject site. Light and heavy commercial uses are to the north, east and west. Public/quasi-public/institution uses are directly west as well as to the north across Adamo Drive and south across the Selmon Expressway. The proposal meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3 as there are similar uses in the surrounding area.

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

The proposal does meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of light industrial and heavy commercial uses and is bordered by the Selmon Expressway, the Selmon Expressway ramp, and the Tampa Bypass Canal. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. There should be a gradual transition of intensities between the different land uses given the residential uses around the subject site. According to FLUS Policy 4.7.4, when planning the location of new non-residential developments at intersections meeting locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding character. There are single, two and multi-family uses as well as a mobile home park that are further south; however, those uses would not cause any conflict as industrial and commercial uses are in the immediate area.

The subject site is in the Coastal High Hazard Area (CHHA). According to Policy 4.3.7, within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning



process for commercial or industrial development on more than five acres of land; or residential subdivisions exceeding ten lots. The subject site is less than 5 acres of land and does not consist of residential subdivisions. Therefore, the proposal meets the intent of Policy 4.3.7.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is within the limits of the Greater Palm River Community Plan. In the Planning and Growth/Economic Development Section of the plan, Goal 5a; Strategy 3 encourages and supports new, infill, and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place. Goal 5a; Strategy 8 supports well designed, compatible densities and intensities at appropriate locations. Goal 5b encourages providing opportunities for business growth and jobs in the Palm River Area. Specifically, Strategy 2 recognizes and supports the existing industrial and port areas that contribute to the economy and character of Palm River. With the existing light and heavy industrial uses surrounding the subject site and the concurrent plan amendment, HC/CPA 25-02, to change the Future Land Use category to LI-P, the proposed PD aligns with the goals noted in the Greater Palm River Community Plan of the Livable Communities Element of the Comprehensive Plan.

Overall, staff finds that the proposal is compatible with the existing development pattern found within the surrounding area and does support the vision of the Greater Palm River Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

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

The proposed rezoning is running concurrently with HC/CPA 25-02, which proposes to amend the Future Land Use designation to Light Industrial- Planned (LI-P). Based upon the applicant requesting the rezoning run concurrently with the plan amendment, as such, Planning Commission staff is reviewing the requested rezoning under the proposed Future Land Use category. Because the Planning Commission public hearing for the requested plan amendment had not occurred prior to the rezoning report filing, a Planning Commission consistency recommendation to the BOCC for the plan amendment is not provided at this time. In accordance with the Land Development Code, if the plan amendment is not adopted then the rezoning would be automatically withdrawn.

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

#### **FUTURE LAND USE SECTION**

##### ***Urban Service Area***

***Objective 1.1:*** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon

of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

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

### **Land Use Categories**

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

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

### **Community Planning**

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

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

### **Relationship to Land Development Regulations**

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

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

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

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

#### **Land Use Suitability**

**Policy 4.3.7:** *Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:*

- *Commercial or industrial development on more than five acres of land; or*
- *Residential subdivisions exceeding ten lots*

#### **Neighborhood/Community Development**

**Objective 4.4: Neighborhood Protection** – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

**Policy 4.4.1:** *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

#### **Commercial-Locational Criteria**

**Objective 4.7:** *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

**Policy 4.7.2:** *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or
- Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant

**Policy 4.7.4:** When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.

#### **LIVABLE COMMUNITIES ELEMENT: GREATER PALM RIVER COMMUNITY PLAN**

##### **Planning and Growth/Economic Development**

*Goal 5a: Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs.*

- *Strategy 3: Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place*
- *Strategy 8: Support well designed, compatible densities and intensities at appropriate locations*

*Goal 5b: Economic Development – Provide opportunities for business growth and jobs in the Palm River Area.*

- *Strategy 2: Recognize and support the existing industrial and port areas that contribute to the economy and character of Palm River*



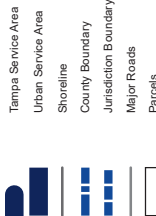
HILLSBOROUGH COUNTY  
FUTURE LAND USE

RZ PD 25-0321

<all other values>

Rezoning

STATUS



- WATER NATURAL/LULC\_Wet\_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended to provide a visual representation of the proposed rezoning and is not intended to be used as a legal document. It is intended that the rezoning be approved by the Hillsborough County Board of County Commissioners. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 1/10/2025

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.mxd

