

PD Modification Application: PRS 25-0569**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** May 13, 2025**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** Stonemont Financial Group**FLU Category:** SMU-6**Service Area:** Urban**Site Acreage:** 14.51**Community
Plan Area:** Town N' Country**Overlay:** None**Introduction Summary:**

PD 18-1163 was approved in 2019 to permit the development of 35 single-family detached homes and 27 single-family attached units (townhomes). In 2021, the PD was modified by MM 21-0556, to instead allow a 100,800 square foot warehouse/distribution facility.

The applicant is requesting a minor modification to modify the screening along the northern and western property boundaries by removing the requirement to include a masonry wall. Type C plantings will remain a requirement, which includes a row of evergreen shade trees (minimum height of 10 feet) on 20-foot centers and lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

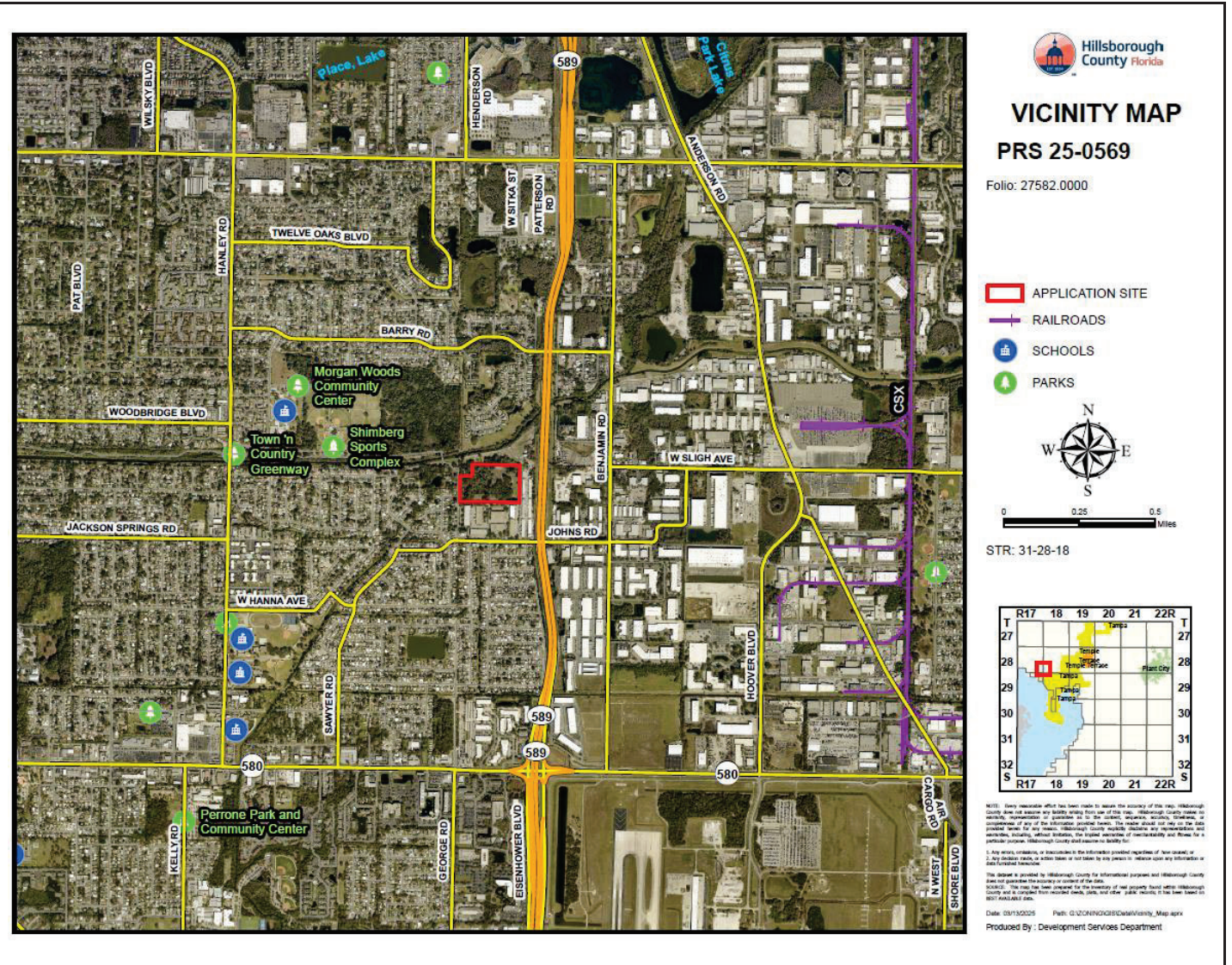
Existing Approval(s):	Proposed Modification(s):
<ul style="list-style-type: none"> - Northern Boundary – 30' Buffer/Type C Screening - Western Boundary - 30' Buffer/Type C Screening 	<ul style="list-style-type: none"> - Northern Boundary – 30' Buffer/Type C Screening, plantings only - Western Boundary - 30' Buffer/Type C Screening, plantings only

Additional Information:	
PD Variation(s):	<u>LDC Part 6.06.00 (Landscaping/Buffering)</u>
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located on the east side of George Road and near Veteran's Expressway N. The area generally consists of industrial uses and single-family residential. Town N Country Greenway is located adjacent to the north.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

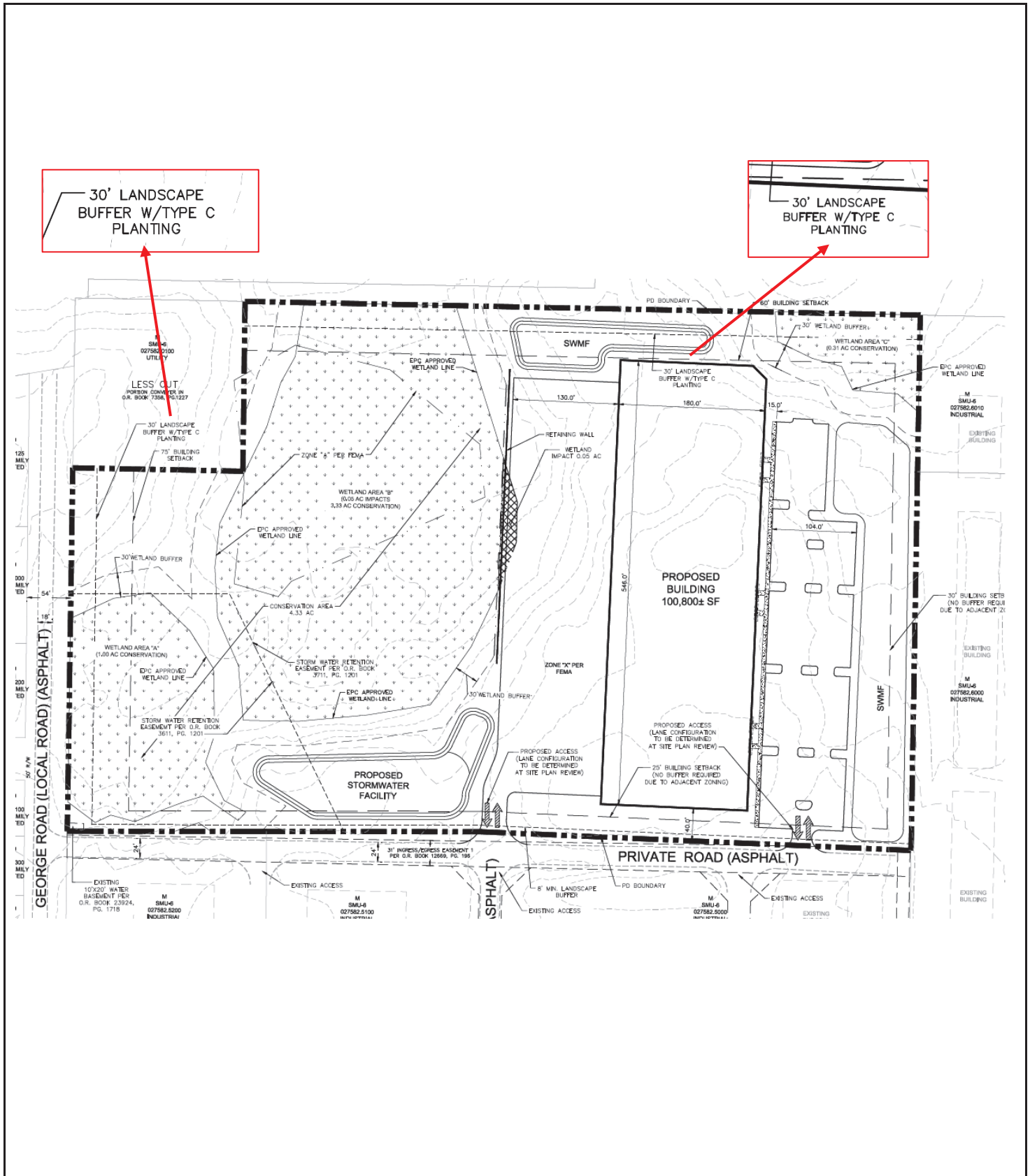


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AI	1 DU per acre	Agriculture / Industrial	Agriculture / Greenway Trail
South	M	.75 FAR	Industrial Uses	Light Industrial
East	M	.75 FAR	Industrial Uses	Light Industrial
West	M	.75 FAR	Industrial Uses	Vacant
	RSC-9	1 DU per .11 acres	Single-Family Conventional	Single-Family Residential

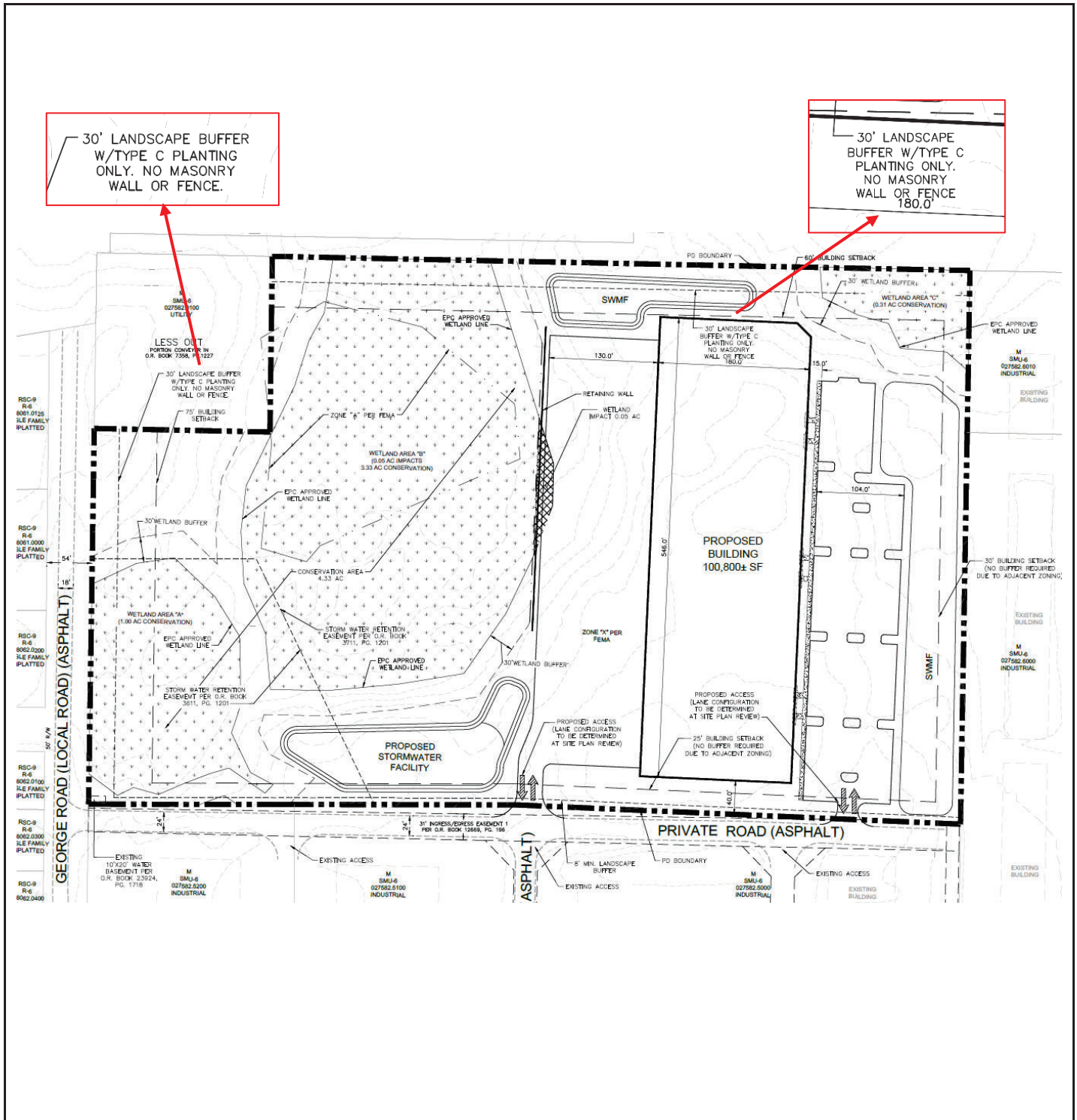
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 25-0569

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Jared Follin

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

Road Name	Classification	Current Conditions	Select Future Improvements
Johns Road	County Collector - Rural	2 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)
George Road	County Local - Rural	2 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)

Modification Area Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	198	36	39
Proposed	198	36	39
Difference (+/-)	+0	+0	+0

*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		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 ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Johns Road	Design Exception Requested	Previously Approved
Notes: Existing DE Approved with PRS 21-0556 Found De Minimis		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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 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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Airport Incompatible Use Area & Airport Height Restriction (70' AMSL)</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" 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 Full Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Applicant looks to modify the site plan of Planned Development 18-1163 (recently modified by 21-0556) in order to alter the screening requirements along the northern and western boundaries, specifically removing the requirement to construct a masonry wall. No use, setback, building height, or square footage change is proposed.

Subject site is located near manufacturing zoned property to the east and south, and near an RSC-9 residential neighborhood to the west. To the north, lies an AI property, currently conducting agricultural uses and includes a greenway trail.

The site plan depicts the proposed building, to be utilized for warehouse and distribution, located along the eastside of the property. The building is separated from the west boundary by a 4.33 acre wetland area. With the building being setback significantly from the west towards the residential development, we have no issues with the screening changes. Development will still be required to maintain a 30' buffer and provide plantings required for Type C screening. The north property screening will also be required to maintain a 30' buffer and provide Type C plantings. There is no residential to the north and the greenway trail is separated by the existing agricultural use and natural vegetation on the property.

Based on above, staff does not have any compatibility concerns with the request.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS**Prior to Certification:**

1. The developer shall amend the label of the internal drive which is currently labeled "Private Road" to "Private Drive" shown on Page 1 of 1 of the site plan.
2. The developer shall remove the roadway measurements and apron detail connecting to George Road shown on Page 1 of 1 of the site plan.
3. The developer shall include directional arrows for each point of access onto Johns Road.

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 6, 2025.

1. The project shall be developed with a maximum of a 100,800 square-foot warehouse/distribution facility.
2. Development standards shall be as follows:

Maximum building height:	55 feet*
Minimum front (west) yard setback:	75 feet
Minimum side (north) yard setback:	60 feet
Minimum side (south) yard setback:	25 feet
Minimum rear (east) yard setback:	30 feet
Maximum building coverage:	75%
Maximum FAR:	0.50
Maximum impervious surface:	75%
3. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, except as provided herein. The developer shall provide a 30-foot buffer and Type C plantings, but no masonry wall, along the western and northern boundaries (as depicted on the General Site Development Plan).
4. The parking shall be in accordance with Part 6.05.00 of the Land Development Code.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, with respect to required pedestrian connectivity, the developer shall construct prior to or concurrent with the initial increment of development:
 - A minimum 5-foot wide sidewalk connecting each project entrance with the primary entrance(s) of the proposed structure; and,
 - A minimum 5-foot wide sidewalk which provides a continuous sidewalk (or painted pedestrian way if found to be acceptable to Hillsborough County at the time of plat/site/construction plan approval) which connects the internal sidewalk network with either:
 - o The existing sidewalk along the project's George Road frontage; or,
 - o The existing sidewalk along John's Road.
 - Where such pedestrian connection traverse's private property outside of the proposed PD, such external sidewalks shall be located within an easement which provides users of the subject PD pedestrian access to the public sidewalk network in perpetuity. Proof of such easement shall be required at the time of plat/site/construction plan approval.

6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
7. If ~~MM 21-0556~~ PRS 25-0569 is approved, the County Engineer will approve a de minimis exception to the previously approved Design Exception (dated June 11, 2021) which was ~~found approvable~~ approved by the County Engineer (on June ~~18 6, 2021~~ 2024). Approval of this Design Exception will allow the following improvements on Johns Road in lieu of the standard TS-7 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC. The developer shall construct a county standard sidewalk to fill in the existing sidewalk gap on the north side of Johns Road between the project and Benjamin Road.
8. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.
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. EPC has received an application for the proposed wetland impacts. 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, which has been received, 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. The vehicle use area to the west of the proposed building shall include the following design features:
 - Retaining wall(s) shall be provided along the western side of the vehicle use area adjacent to the wetland in the area as depicted on the general site plan.
 - The vehicle use area shall be designed with curbs to contain vehicles and stormwater and convey it to the stormwater system for the project.
 - Deviations in the location/alignment of the vehicle use area as shown on the site plan shall only be permitted so as to meet applicable technical design requirements as determined/required by Hillsborough County.

The above design measures shall be designated as Critical Design Features and any request to modify these design features shall require modification of the site plan project in accordance with LDC Section 5.03.07.A.

12. 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).
13. Final design of stormwater, retention areas, and ingress/egress are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approved by the appropriate regulatory agencies.
14. Wetlands or other surface waters are considered Environmental 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.

15. 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.
16. 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.
- ~~14.~~17. 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.
- ~~14.~~18. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~15.~~19. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

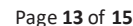
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

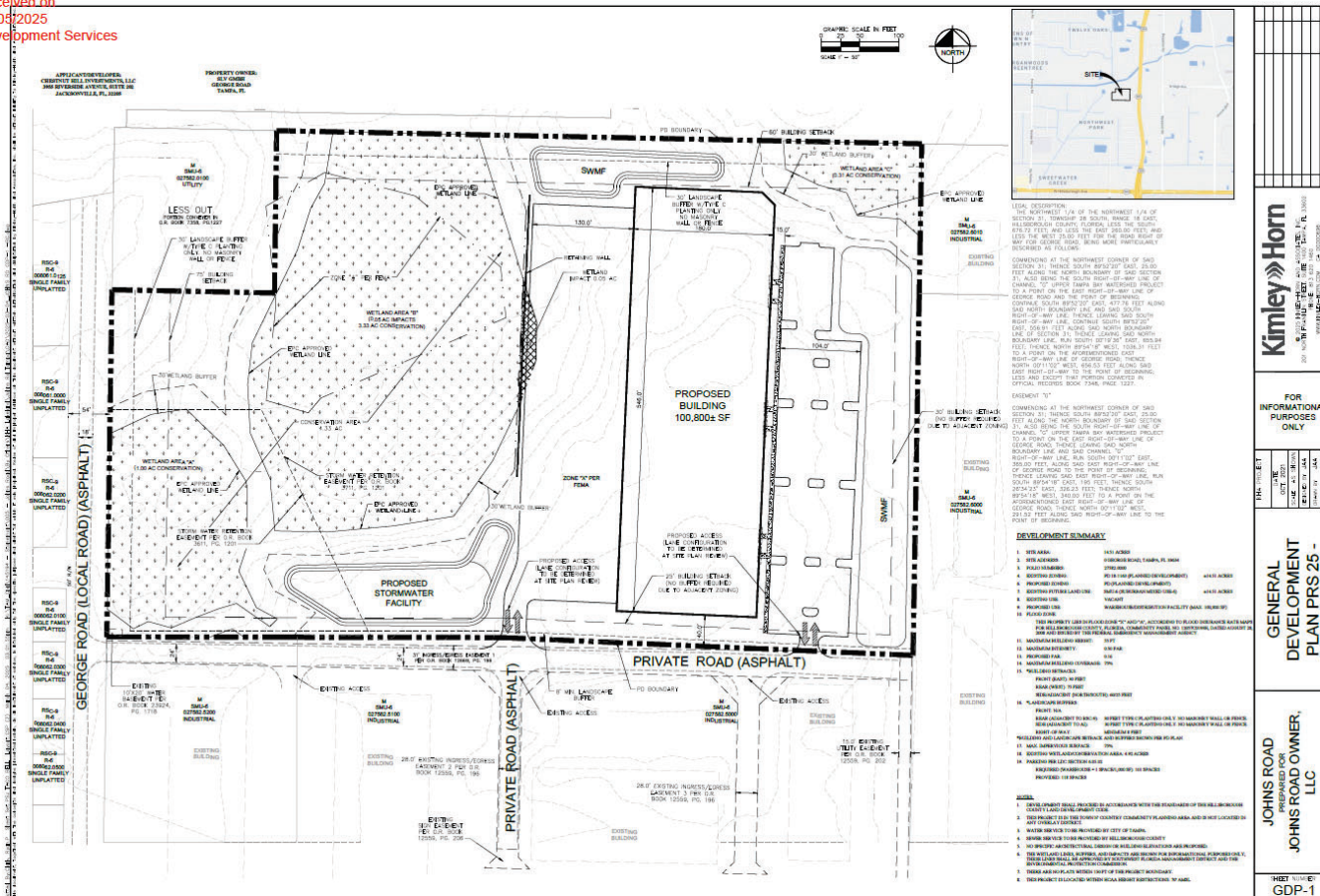
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/28/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/ELOP

PETITION NO: RZ 25-0569

- ☐ 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.

REVISED CONDITIONS

Revised Conditions

7. If [PRS 25-0569](#) ~~MM-21-0556~~ is approved, the County Engineer will approve a [de minimis exception to the previously approved](#) Design Exception ([dated June 11, 2021](#), ~~on June 18, 2021~~) which was ~~found approvable~~ [approved](#) by the County Engineer [on June 6th, 2024](#). ~~Approval of this~~ [This](#) Design Exception ~~will~~ allows the following improvements on Johns Road in lieu of the standard TS-7 typical section of the Hillsborough County Transportation County Technical Manuel required by Section 6.02.07 of the LDC. The developer shall construct a county standard sidewalk to fill in the existing sidewalk gap on the north side of Johns Road between the project and Benjamin Road.

PRIOR TO CERTIFICATION, the applicant will be required to amend the PD site plan to:

- The developer shall amend the label of the internal drive which is currently labeled "Private Road" to "Private Drive" shown on Page 1 of 1 of the site plan.
- The developer shall remove the roadway measurements and apron detail connecting to George Road shown on Page 1 of 1 of the site plan.
- The developer shall include directional arrows for each point of access onto Johns Road.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 18-1163, as most recently amended by PRS 21-0556. The existing Planned Development is approved for aa 100,800sqft warehouse and distribution facility. With this modification, the applicant is proposing a remove the requirements outlined in condition no. 3 of the approved Planned Development, which requires a 30ft type C

landscape buffering and screening along the northern and western frontage of the subject parcel. The future land use is Suburban Mixed Use - 6 (SMU-6).

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 18-1163). These numbers are for the entire planned development.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Warehouse with Distribution (ITE 150) 100,800sqft	198	36	39

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Warehouse with Distribution (ITE 150) 100,800sqft	198	36	39

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on George Road although the subject parcel currently takes access via the only two approved two access connections onto Johns Road through the existing executive industrial park to the south. Johns Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 22 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

George Road is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way

SITE ACCESS

The subject site is currently approved to access onto Johns Road through the existing executive industrial park located to the south of the subject parcel via two right-in right-out vehicular and pedestrian access connections. This application does not propose any changes to the existing approved access connections.

PREVIOUSLY APPROVED DESIGN EXCEPTION and ADMINISTRATIVE VARIANCE REQUEST (AND DEMINIMIS REQUEST) – JOHNS ROAD. SUBSTANDARD RD.

Given that Johns Road is a substandard collector roadway, the applicant's Engineer of Record (EOR) previously submitted a Design Exception request (dated June 11, 2021) for Johns Road to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception (on June 6th, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Collector Roadways) include the following:

- The developer shall construct a county standard sidewalk to fill in the existing sidewalk gap on the north side of Johns Road between the project and Benjamin Road.

As a part of this zoning request, the County Engineer reviewed this request and the previously approved Design Exception and determined the change to be de minimus. As such, if PRS 25-0569 is approved this Design Exception will be permitted to stand as-is.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

George Road and Johns Road are not regulated roadways and are not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

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
Johns Road	County Collector - Rural	2 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)
George Road	County Local - Rural	2 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)

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	198	36	39
Proposed	198	36	39
Difference (+/-)	+0	+0	+0

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 type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Johns Road	Design Exception Requested	Previously Approved
	Choose an item.	Choose an item.
Notes: Existing DE Approved with PRS 21-0556 Found De Minimis		

4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 23, 2021.

1. The project shall be developed with a maximum of a 100,800 square-foot warehouse/distribution facility.
2. Development standards shall be as follows:

Maximum building height:	55 feet*
Minimum front (west) yard setback:	75 feet
Minimum side (north) yard setback:	60 feet
Minimum side (south) yard setback:	25 feet
Minimum rear (east) yard setback:	30 feet
Maximum building coverage:	75%
Maximum FAR:	0.50
Maximum impervious surface:	75%
3. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, except as provided herein. The developer shall provide a 30-foot buffer and Type C screening along the western and northern boundaries (as depicted on the General Site Development Plan).
4. The parking shall be in accordance with Part 6.05.00 of the Land Development Code.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, with respect to required pedestrian connectivity, the developer shall construct prior to or concurrent with the initial increment of development:
 - A minimum 5-foot wide sidewalk connecting each project entrance with the primary entrance(s) of the proposed structure; and,
 - A minimum 5-foot wide sidewalk which provides a continuous sidewalk (or painted pedestrian way if found to be acceptable to Hillsborough County at the time of plat/site/construction plan approval) which connects the internal sidewalk network with either:
 - o The existing sidewalk along the project's George Road frontage; or,
 - o The existing sidewalk along John's Road.
 - Where such pedestrian connection traverse's private property outside of the proposed PD, such external sidewalks shall be located within an easement which provides users of the subject PD pedestrian access to the public sidewalk network in perpetuity. Proof of such easement shall be required at the time of plat/site/construction plan approval.
6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
7. If MM 21-0556 is approved, the County Engineer will approve a Design Exception which was found approvable by the County Engineer (on June 18, 2021). Approval of this Design Exception will allow the following improvements on Johns Road in lieu of the standard TS-7 typical section of the Hillsborough

County Transportation County Technical Manual required by Section 6.02.07. of the LDC. The developer shall construct a county standard sidewalk to fill in the existing sidewalk gap on the north side of Johns Road between the project and Benjamin Road.

8. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.
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. EPC has received an application for the proposed wetland impacts. 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, which has been received, 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. The vehicle use area to the west of the proposed building shall include the following design features:
 - Retaining wall(s) shall be provided along the western side of the vehicle use area adjacent to the wetland in the area as depicted on the general site plan.
 - The vehicle use area shall be designed with curbs to contain vehicles and stormwater and convey it to the stormwater system for the project.
 - Deviations in the location/alignment of the vehicle use area as shown on the site plan shall only be permitted so as to meet applicable technical design requirements as determined/required by Hillsborough County.

The above design measures shall be designated as Critical Design Features and any request to modify these design features shall require modification of the site plan project in accordance with LDC Section 5.03.07.A.

12. 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).
13. Final design of stormwater, retention areas, and ingress/egress are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approved by the appropriate regulatory agencies.
14. 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.

15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/28/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/ELOP

PETITION NO: RZ 25-0569

- ☐ 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.

REVISED CONDITIONS

Revised Conditions

7. If [PRS 25-0569](#) ~~MM-21-0556~~ is approved, the County Engineer will approve a [de minimis exception to the previously approved](#) Design Exception ([dated June 11, 2021](#), ~~on June 18, 2021~~) which was ~~found approvable~~ [approved](#) by the County Engineer [on June 6th, 2024](#). ~~Approval of this~~ [This](#) Design Exception ~~will~~ allows the following improvements on Johns Road in lieu of the standard TS-7 typical section of the Hillsborough County Transportation County Technical Manuel required by Section 6.02.07 of the LDC. The developer shall construct a county standard sidewalk to fill in the existing sidewalk gap on the north side of Johns Road between the project and Benjamin Road.

PRIOR TO CERTIFICATION, the applicant will be required to amend the PD site plan to:

- The developer shall amend the label of the internal drive which is currently labeled "Private Road" to "Private Drive" shown on Page 1 of 1 of the site plan.
- The developer shall remove the roadway measurements and apron detail connecting to George Road shown on Page 1 of 1 of the site plan.
- The developer shall include directional arrows for each point of access onto Johns Road.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 18-1163, as most recently amended by PRS 21-0556. The existing Planned Development is approved for aa 100,800sqft warehouse and distribution facility. With this modification, the applicant is proposing a remove the requirements outlined in condition no. 3 of the approved Planned Development, which requires a 30ft type C

landscape buffering and screening along the northern and western frontage of the subject parcel. The future land use is Suburban Mixed Use - 6 (SMU-6).

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 18-1163). These numbers are for the entire planned development.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Warehouse with Distribution (ITE 150) 100,800sqft	198	36	39

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Warehouse with Distribution (ITE 150) 100,800sqft	198	36	39

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on George Road although the subject parcel currently takes access via the only two approved two access connections onto Johns Road through the existing executive industrial park to the south. Johns Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 22 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

George Road is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way

SITE ACCESS

The subject site is currently approved to access onto Johns Road through the existing executive industrial park located to the south of the subject parcel via two right-in right-out vehicular and pedestrian access connections. This application does not propose any changes to the existing approved access connections.

PREVIOUSLY APPROVED DESIGN EXCEPTION and ADMINISTRATIVE VARIANCE REQUEST (AND DEMINIMIS REQUEST) – JOHNS ROAD. SUBSTANDARD RD.

Given that Johns Road is a substandard collector roadway, the applicant's Engineer of Record (EOR) previously submitted a Design Exception request (dated June 11, 2021) for Johns Road to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception (on June 6th, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Collector Roadways) include the following:

- The developer shall construct a county standard sidewalk to fill in the existing sidewalk gap on the north side of Johns Road between the project and Benjamin Road.

As a part of this zoning request, the County Engineer reviewed this request and the previously approved Design Exception and determined the change to be de minimus. As such, if PRS 25-0569 is approved this Design Exception will be permitted to stand as-is.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

George Road and Johns Road are not regulated roadways and are not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for these roadways can be provided.

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
Johns Road	County Collector - Rural	2 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)
George Road	County Local - Rural	2 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)

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	198	36	39
Proposed	198	36	39
Difference (+/-)	+0	+0	+0

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 type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Johns Road	Design Exception Requested	Previously Approved
	Choose an item.	Choose an item.
Notes: Existing DE Approved with PRS 21-0556 Found De Minimis		

4.0 Additional Site Information & Agency Comments Summary

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

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 13, 2025	COMMENT DATE: March 12, 2025
PETITION NO.: 25-0569	PROPERTY ADDRESS: 6111 Johns Rd., Tampa
EPC REVIEWER: Dessa Clock	FOLIO #: 027582-0000
CONTACT INFORMATION: (813) 627-2600 x 1158	STR: 31-28S-18E
EMAIL: clockd@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Valid to date through SWFWMD ERP
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located as depicted on site plan
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/	

Environmental Excellence in a Changing World

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

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 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.

ec: jcremer@stearnsweaver.com, cwalden@stearnsweaver.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 04/08/2025

Agency: Natural Resources **Petition #:** 25-0569

☐ 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. 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.
2. 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.
3. 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.
4. 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.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 3/11/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/25/2025

PROPERTY OWNER: Johns Road Owner, LLC **PID:** 25-0569

APPLICANT: Stonemont Financial Group

LOCATION: 6111 Johns Rd. Tampa, FL 33634

FOLIO NO.: 27582.0000

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no objections to the applicant's request.

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

PETITION NO.: PRS 25-0569

REVIEWED BY: Clay Walker, E.I. DATE: 3/10/2025

FOLIO NO.: 27582.0000

WATER

- ☐ The property lies within the _____ 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 _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ___ inch wastewater gravity 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: The Water Resources Department has no comments or objections.