

PD Modification Application: MM 25-0243

Zoning Hearing Master Date: May 19, 2025

BOCC Land Use Meeting Date: July 22, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Symmes Development LLC

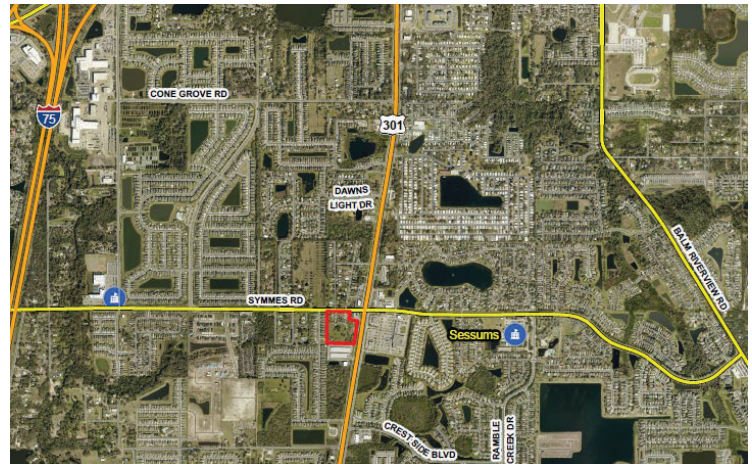
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 7.47 +/-

Community
Plan Area: Riverview

Overlay: None



Introduction Summary:

The subject area consists of two parcels within PD 04-0054 (as most recently modified by PRS 07-1707) and referred to as Parcel B. The PD is approved with a detailed site plan for limited CG zoning district uses, BPO zoning district uses, a mini-warehouse, and a wireless communication support structure. No changes to Parcel A are proposed.

Existing Approval(s):	Proposed Modification(s):
Parcel B: 16,550 sf of BPO uses by building	Parcel B: decrease to 2,000 sf of BPO uses
Parcel B: 61,665 sf of limited CG uses by building	Parcel B: decrease to 21,866 sf of limited CG uses
Parcel B: 35,651 sf of mini-warehouse use by building	Parcel B: increase to 93,000 sf of mini-warehouse use
Parcel B: 113,866 total square footage by building	Parcel B: 113,866 total square footage by use
Parcel B: Building height limited to 35 feet / 2-stories	Parcel B: Building height increase to 55 feet (exclusive of western 100 feet)
Parcel B: Site plan shows three separate buildings. Each building to be 2-story with mixed use.	Parcel B: Site Site plan shows conceptual building envelopes with mini warehouses specified in the northwestern area.
Parcel B: CG zoning district uses permitted, except vehicle sales and major vehicle repair.	Parcel B: CG zoning district uses permitted, except vehicle sales, major vehicle repair, churches (over 301 seats), child care, adult care centers, private and public schools, banquet/reception halls, and wedding chapels.
Overall PD: Billboards and pole signs shall be prohibited.	Parcel B: Remove billboard prohibition

Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	Non Requested as part of this application

APPLICATION NUMBER: MM 25-0243

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Case Reviewer: Michelle Heinrich, AICP

Planning Commission Recommendation:

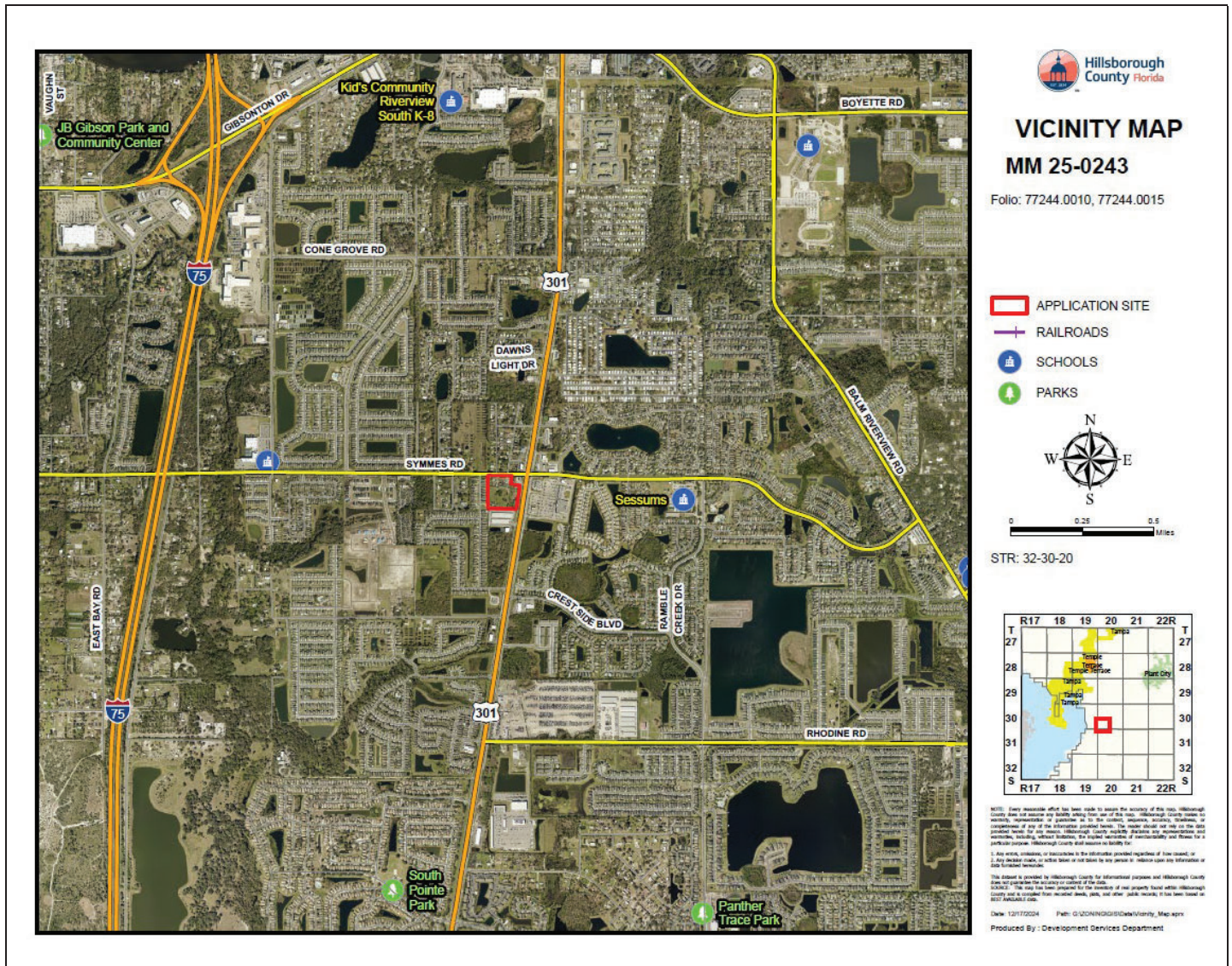
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

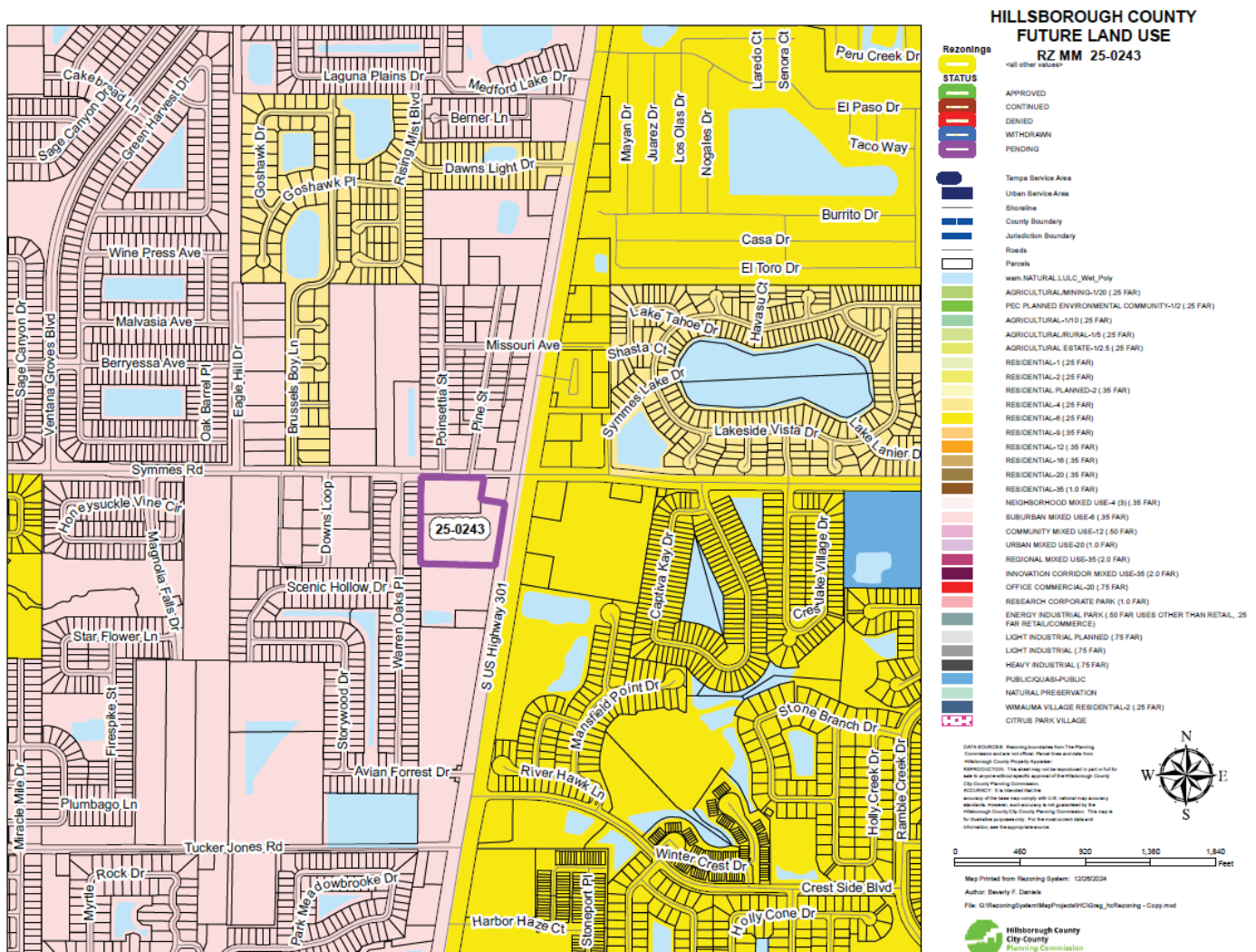


Context of Surrounding Area:

The site is located on the west side of US Hwy 301, south of Symmes Road, in the Riverview community. The area consists of single-family residential, with commercial uses located within the US Hwy 301 corridor. The subject site is located approximately 1.12 miles east of I-75.

2.0 LAND USE MAP SET AND SUMMARY DATA

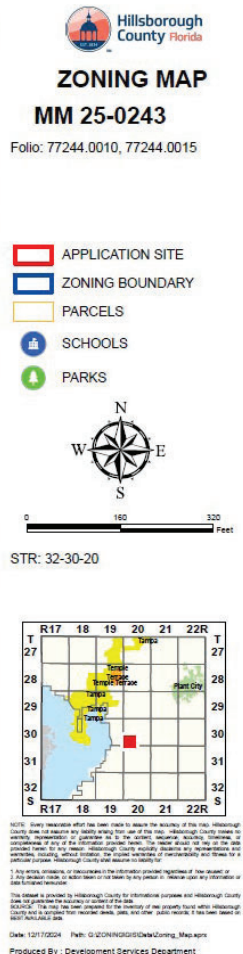
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre / 0.25 – 0.50 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

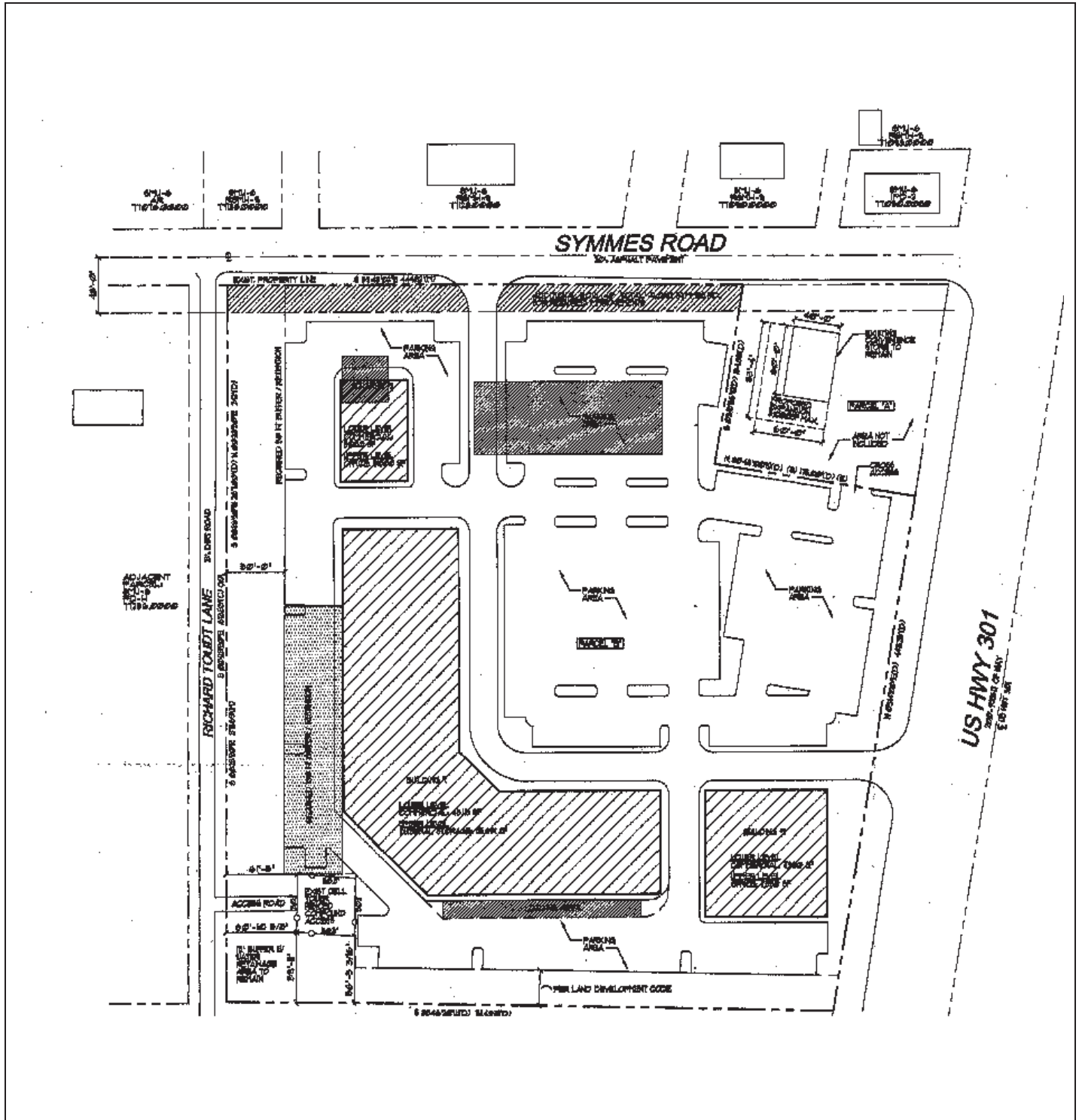


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9 (MH) and PD	RSC-9 (MH) : 9 u/a PD: 0.19 FAR	RSC-9 (MH): Single-Family Residential PD: Limited CN uses	RSC-9 (MH): Single-Family Residential PD: Commercial
South	PD 10-0137 (Parcel A)	0.50 FAR	Mini-warehouse and BPO uses	Mini-warehouse
East	PD 00-0047 (Parcel A)	0.22 FAR	Commercial	Commercial
West	PD 13-0121	4.28 u/a	Single-Family Residential	Single-Family Residential

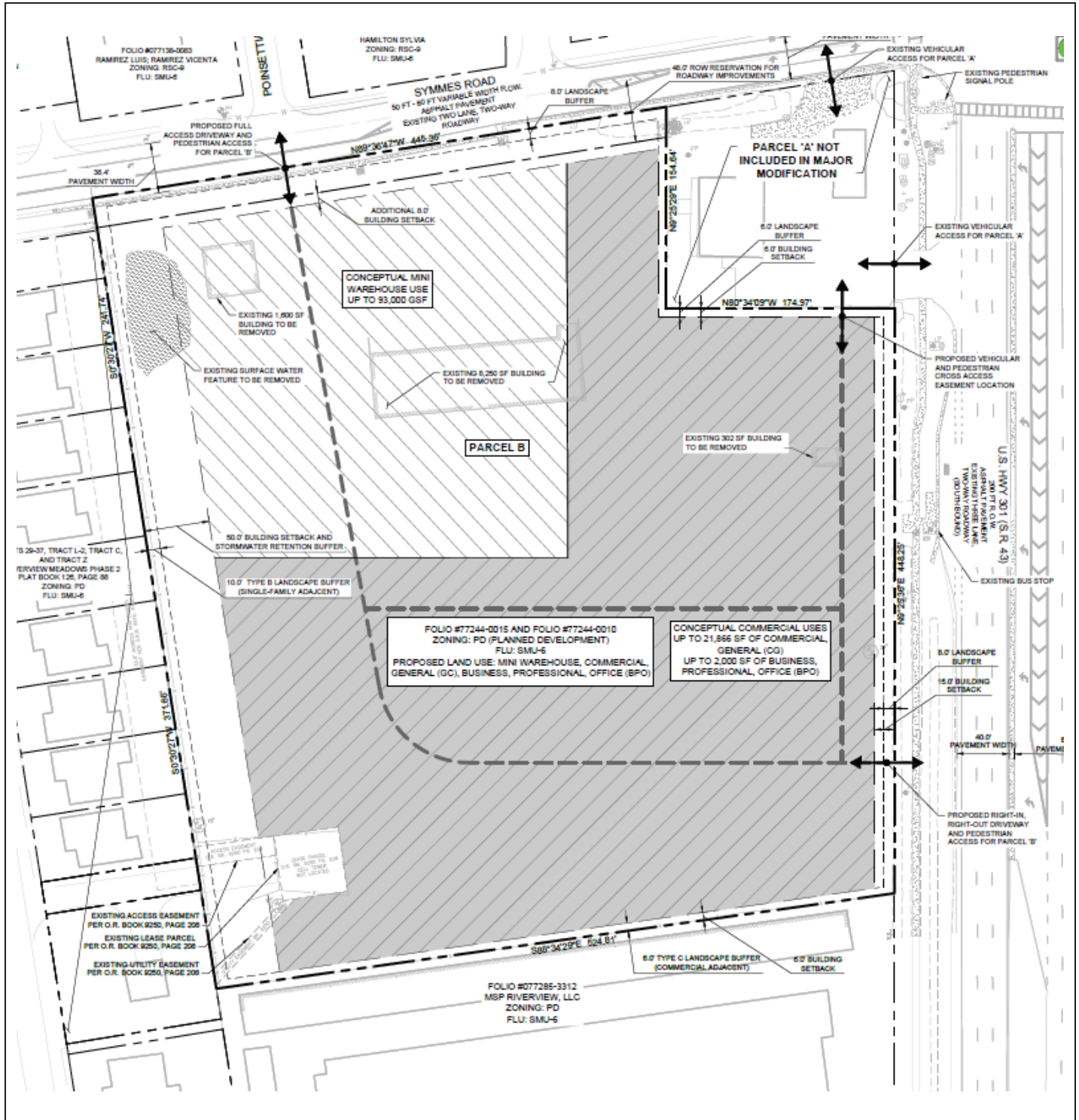
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
Symmes Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. 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 type="checkbox"/> Other
	Choose an item.	Choose an item. 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 type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6,122	257	376
Proposed	4,083	349	341
Difference (+/-)	(-) 2,039	(+) 92	(-) 35

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Symmes Rd./ Substandard Rd.	Design Exception Requested	Approvable
Symmes Rd./ Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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	
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	
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)				
Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34	Gen. Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158	
Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313	Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494 Fire: \$313	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32		
Urban Mobility, South Fire - mini warehouse 93k, 21,866 CG, 2k BPO, communication facility (Wireless tower - no impact fees)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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Planning Commission <div><div><input type="checkbox"/> Meets Locational Criteria</div><div><input checked="" type="checkbox"/> N/A</div></div> <div><div><input type="checkbox"/> Locational Criteria Waiver Requested</div><div></div></div> <div><div><input type="checkbox"/> Minimum Density Met</div><div><input checked="" type="checkbox"/> N/A</div></div>
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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located at the southwest corner of the Symmes Road and Hwy 301 intersection within a mixed use Future Land Use Category. The proposed modification seeks to re-adjust the square footage permitted for each permitted use. No new uses or increase in square footage is being requested. It should be noted that under this modification, additional uses are being excluded. The site is a corner lot with only the western and southern PD boundaries adjacent to other properties. Properties to the west are residential, while property to the south is developed with a mini warehouse facility. To ensure compatibility with the residential found to the west, the site will provide a 50-foot setback and height limitation of 35 feet within 100 feet of the western PD boundary. The proposed western setback exceeds the 2:1 setback/height requirement by 20 feet for a 35-foot high building. The required buffer of 20 feet with Type B screening will be provided, in addition to retention of existing trees. Property to the south is developed with a mini-warehouse facilities and buffering and screening between the two parcels is not required.

Given the above, staff has not identified any compatibility concerns.

5.2 Recommendation

Approvable, subject to proposed conditions.

Requirements for Certification:

1. Western buffer to be corrected from 10 feet to 20 feet on the site plan.
2. Southern buffer to be corrected to remove Type C.
3. Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:
4. Add a second footnote to the bottom of the "Site Data Table" and attribute it to the "Proposed Use" line item, the footnote for which shall state "***Subject to a trip generation cap – see conditions of approval."
5. Modify the label reading "Proposed Vehicular and Pedestrian Cross Access Easement Location" to instead state "Proposed Access/Cross-Access Stubout and Shared Access Facility -See Conditions of Approval".
6. Add crosshatching between the Proposed Access/Cross-Access Stubout and Shared Access Facility connection and the access to US 301 and label as "with folios 77244.0005, 7244.0010 and 77244.0015".
7. Modify the label reading "Existing Bus Stop" to instead read "Potential Bus Bay Relocation/Conversion – See Conditions of Approval".
8. Revise the site plan to relocate the 8-foot landscape buffer along Symmes Rd. such that it is located outside of the "48-foot Right-of-Way Dedication/Preservation Area".
9. Modify the label reading "48-foot ROW Reservation for Roadway Improvements" to instead read "Up to 48-foot Right-of-Way Dedication/Preservation (per Hillsborough County Corridor Preservation Plan) Area – See Conditions of Approval".
10. Revise the site plan to show proposed substandard road and site access improvements along Symmes Rd. and label accordingly.
11. Delete General Notes 3 and 9. Staff notes that there is likely no intent to construct internal roadways (which must comply with TTM requirements for TS-3 roadways), only internal driveways. Regardless, staff notes that single dashed are already indicated to be conceptual in the legend. Also, only minor deviations are permitted at the time of plat/site/construction plan review without a zoning modification.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on site plan received March 11, 2025.

1. The project shall be permitted a maximum of 118,866 square feet of the following uses:

Parcel A: 5,000 square feet of Commercial General (CG) uses (excluding vehicle sales and major vehicle repair)

Parcel B: ~~16,550~~ 2,000 square feet of Business, Professional Office (BPO) uses*
~~61,665~~ 21,866 square feet of Commercial, General (CG) uses (excluding vehicle sales and major vehicle repair, churches with 301 seats or more, child care, adult care centers, private and public schools, banquet/reception halls and wedding chapels)*
~~35,651~~ 93,000 square feet of Mini Warehouse use*
Communication facility, wireless

*The overall square footage in Parcel B shall not exceed 113,866 sf.

The mini warehouse use shall comply with LDC Sections 6.11.60.A, 6.11.60.B, 6.11.60.C, 6.11.60.D, and 6.11.60.F. Outdoor storage of recreational vehicles and boats shall not be permitted.

Notwithstanding the foregoing, or anything on the PD site plan to the contrary, no development shall be permitted within Parcel B that causes cumulative development within Parcel B to exceed 4,083 gross average daily trips, 349 gross a.m. peak hour trips, or 341 gross p.m. peak hour trips, nor shall development be permitted which exceeds 2,239 net new

average daily trips, 187 net new a.m. peak hour trips, or 181 net new p.m. peak hour trips. Additionally:

Concurrent with each increment of development within Parcel B, the developer shall provide a list of existing and previously approved uses within the Parcel B. 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, a 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(s) for the data used to develop such estimates.

Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

2. The project shall be subject to the CG development standards, unless otherwise referenced herein in these conditions or on the general site plan. The westernmost 100 feet of the western PD boundary shall be limited in height to 35 feet. A 50-foot buffer setback shall be provided along the western property boundary. A 20-foot buffer with Type B screening shall be required within the western PD boundary. Within this buffer, existing trees shall be preserved to the greatest extent possible. Any trees or vegetation identified as invasive species by Natural Resources staff shall be removed. An additional 2 feet of setback for every 1-foot over 20 feet in building height shall be required along the western PD boundary only.

Condition 3 through 8 shall apply only to development within Parcel A:

3. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County standards. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If warranted, the Developer, consistent with requirements of the Land Development Code, shall construct the following related turn lanes:
 - 3.1 Construct southbound right turn lanes on US 301 at each project entrance.
 - 3.2 Construct northbound left turn lane on US 301 at each project entrance.
 - 3.3 Construct eastbound right turn lanes on Symmes Rd @ each project entrance.
 - 3.4 Construct westbound left turn lanes on Symmes Rd @ each project entrance.
 - 3.5 If warranted or required to meet Concurrency, Construct an eastbound right turn lane on Symmes @ US 301.
 - 3.6 If warranted or required to meet Concurrency, extend the eastbound left turn lane on Symmes @ US 301.
 - 3.7 If warranted or required to meet Concurrency, extend the southbound right turn lane on US 301 @ Symmes.

4. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 1500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site.
5. Prior to Concurrency approval, the developer shall provide a traffic analysis to determine the LOS on US 301 from Gibsonton Drive to Big Bend Road. The traffic analysis methodology shall be approved by Hillsborough County and shall include vested trips and programmed roadway improvements. If warranted based upon the traffic analysis or as required by Hillsborough County as a condition of Concurrency approval, the developer may be responsible for widening a portion of US 301 to a four lane divided roadway between Gibsonton Drive and Big Bend Rd. The exact location of the improvement, if warranted, shall be determined at Concurrency approval.
6. Prior to Construction Plan approval for any of the development along Symmes Rd, the developer shall reserve up to forty-eight (48) feet of right-of-way on Symmes Rd. along the property boundary. The right-of-way shall be measured from the centerline of the roadway. The right-of-way is needed to accommodate the needed improvements on Symmes Rd and meet the right-of-way standards for a major collector roadway as specified in the Transportation Technical Manual.
7. The developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways.
8. The developer shall construct a paved shoulder on Symmes Rd. The paved shoulder shall be designed and constructed per latest edition of the Transportation Technical Manual.

Conditions 9 through 13 shall apply only to development within Parcel B:

9. With regards to Parcel B access:

- 9.1 Parcel B shall be served by one (1) connection to Symmes Rd. and may be permitted for one (1) connection to US 301, as further described below.
- 9.2 The US 301 connection may be permitted provided the Hillsborough Area Regional Transit (HART) agrees in writing to the relocation of the transit facilities or conversion of the bus bay into a right-turn lane serving the project, and the Florida Department of Transportation (FDOT) issues a permit for same. Should HART and/or FDOT decline to approve/permit the access, the proposed location where the transit facility is to be located, and/or conversion of the existing transit facility into a right-turn lane serving the project, then the US 301 driveway shall not be permitted. If the access is approved/permited, then the developer shall be responsible for constructing all improvements required by HART or FDOT to support such relocation or conversion, prior to or concurrent with the initial increment of development.
- 9.3 The developer shall construct a pedestrian and vehicular access/cross access stubout along the southern boundary of Parcel A. Unless otherwise approved by FDOT, the area between this connection and the US 301 access shall be a Shared Access Facility with folios 77244.0005, 7244.0010 and 77244.0015. The developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the US 301 Parcel B access and Parcel A.
- 9.4 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.
- 9.5 Construction access shall be limited to those locations shown on 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. With regards to site access improvements:

10.1 If the US 301 connection to Parcel B is approved, the developer shall construct a southbound to westbound right turn lane on US 301 into the project driveway, unless otherwise approved by HART.

10.2 Prior to or concurrent with the initial increment of development, the developer shall:

- Construct an eastbound to southbound exclusive right turn lane on Symmes Rd. onto US 301, between US 301 and the project's Symmes Rd. access;
- Construct an westbound to southbound left turn lane on Symmes Rd. at the project access; and,
- Lengthen the existing eastbound to northbound left turn lane on Symmes Rd. onto US 301 to the maximum extent possible.

10.3 Prior to or concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. or in accordance with FDOT criteria, as applicable. The developer shall construct all such turn lanes found to be warranted.

11. The developer shall dedicate and convey or otherwise acquire all rights-of-way necessary to construct required site access improvements. In accordance with the Hillsborough County Corridor Preservation Plan, Symmes Rd. is shown as a future 2-lane enhanced roadway. As such, the developer shall be required to preserve any additional right-of-way necessary such that the total dedication and preservation equals up to 48 feet from the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

12. If MM 25-0243 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated March 3, 2025 and revised May 1, 2025) which was found approvable by the County Engineer (on May 2, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Symmes Rd. access. Approval of this Administrative Variance will permit a +/- 75-foot reduction of the minimum access spacing between the project's Symmes Rd. access and Pine St., resulting in an access spacing of +/- 170 feet.

13. If MM 25-0243 is approved, the County Engineer will approve a Design Exception request (dated March 3, 2025 and revised May 1, 2025) which was found approvable by the County Engineer (on May 2, 2025) for the Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Symmes Rd.

- Lengthen the existing eastbound to northbound left turn lane on Symmes Rd. onto US 301, as further described in condition 10.2, above; and,
- Construct an exclusive eastbound to southbound right turn lane on Symmes RD. onto US 301, as further described in condition 10.2, above.

914. Outdoor lighting shall be full-cutoff light fixtures.

1015. Billboards and pole signs shall be prohibited in Parcel A. Pole signs shall be prohibited in Parcel B.

1116. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

1217. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

- ~~1318~~. 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.
- ~~1419~~. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~1520~~. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- ~~1621~~. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
22. 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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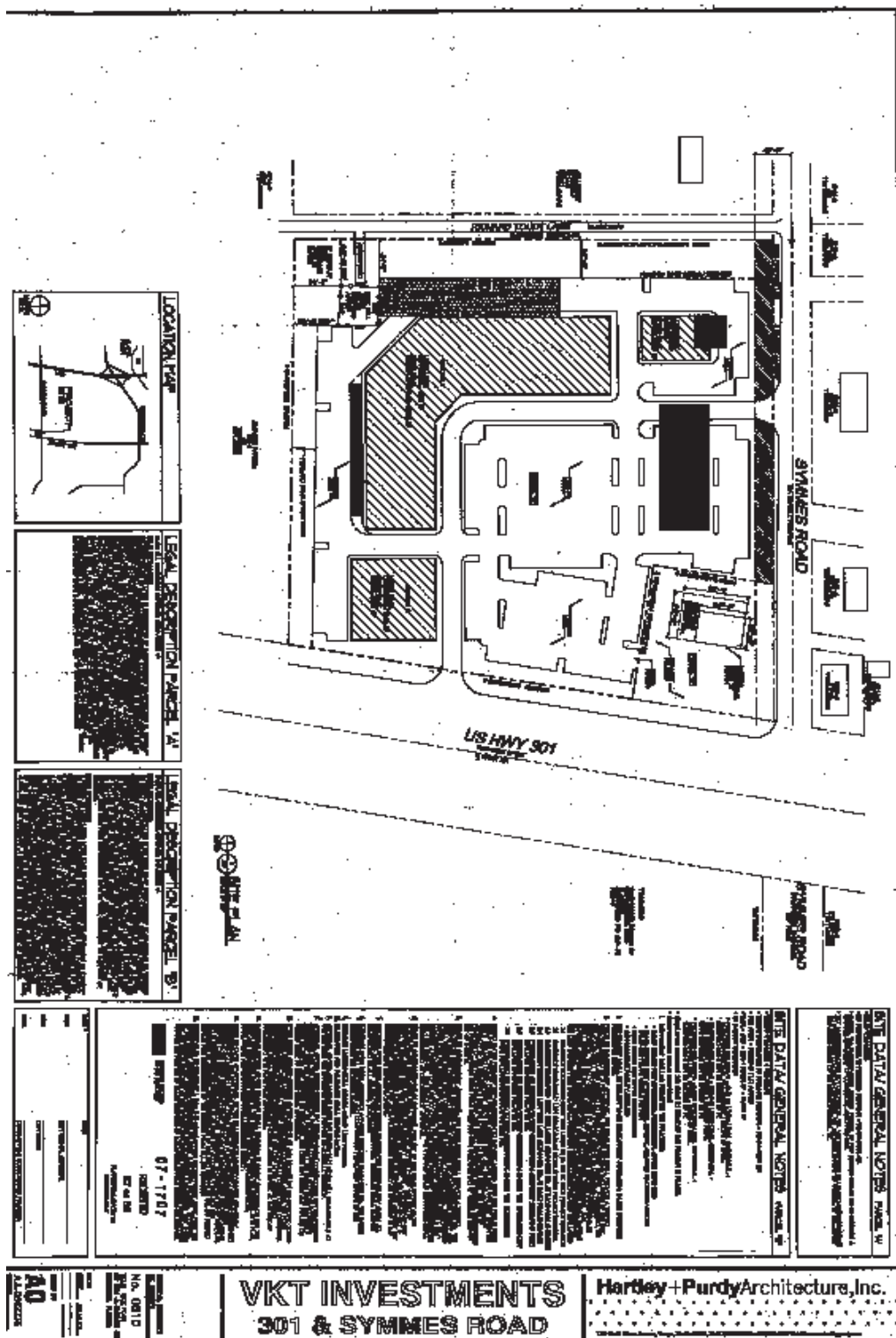
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

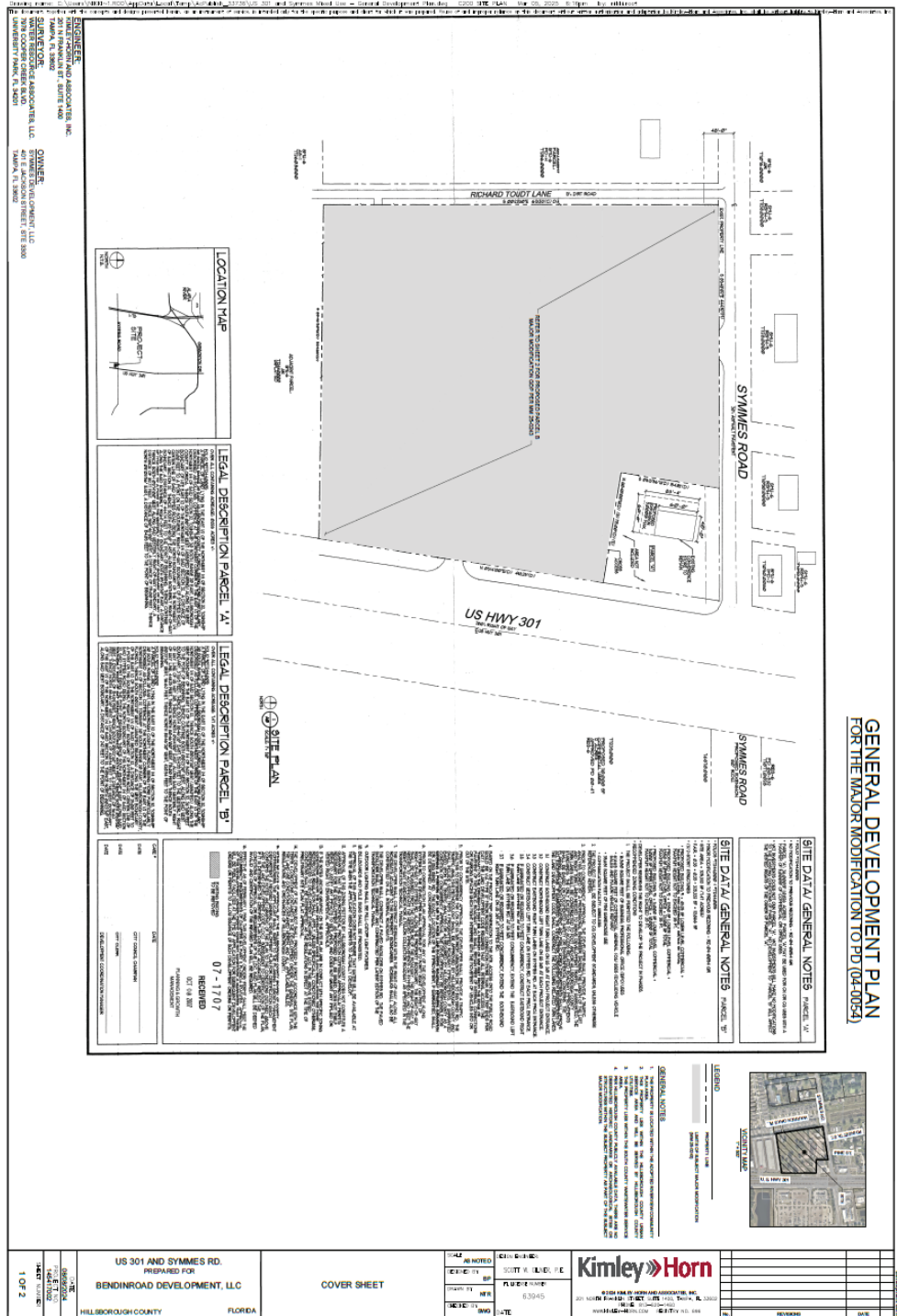
None

8.1 Approved Site Plan (Full)



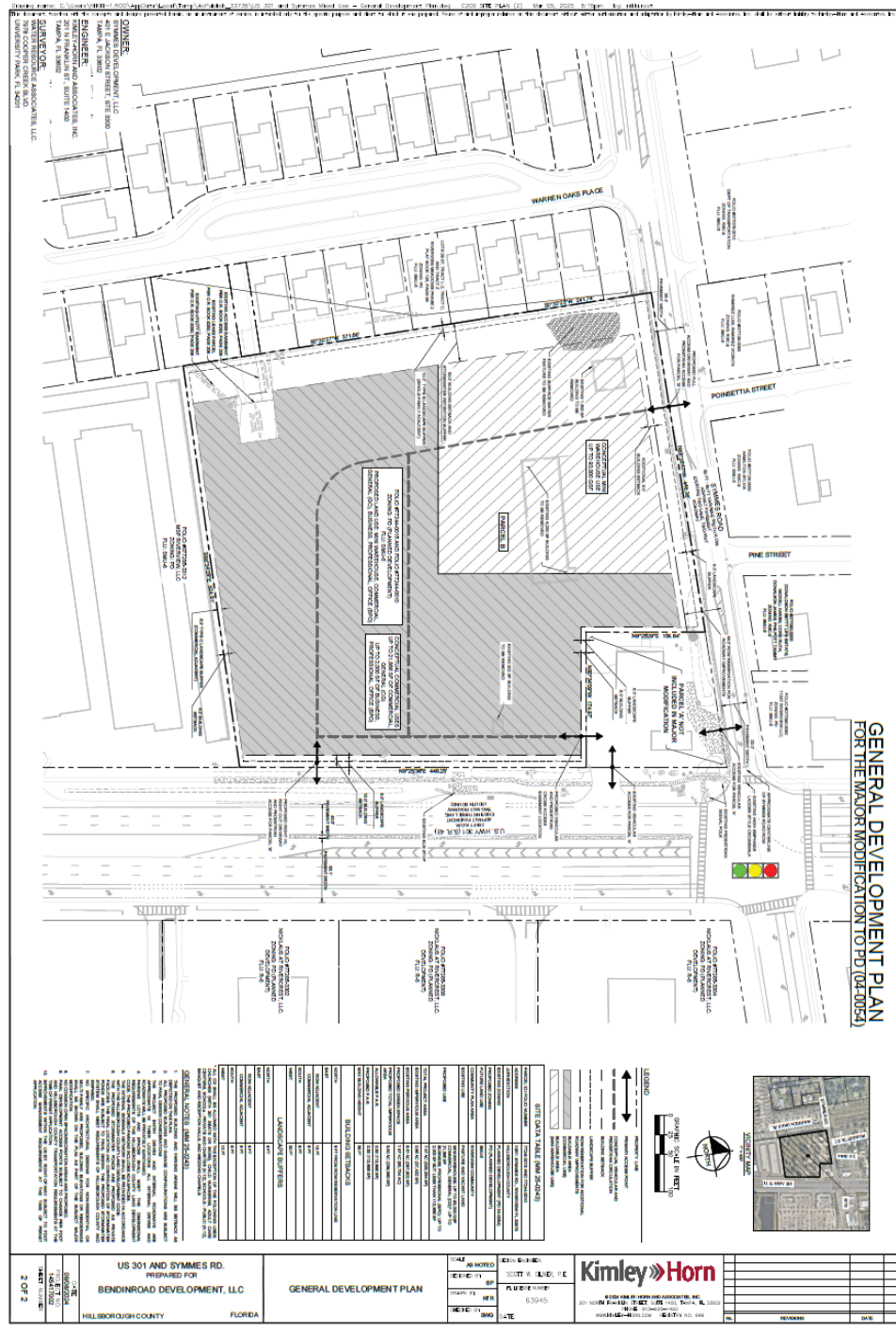
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



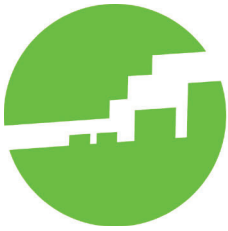
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9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 19, 2025 Report Prepared: May 08, 2025	Case Number: MM 25-0243 Folio(s): 77244.0010 & 77244.0015 General Location: South of Symmes Road, west of South US 301 and north of Avian Forrest Drive
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga; 0.35 FAR)
Service Area	Urban
Community Plan(s)	Riverview
Rezoning Request	Major Modification to develop a mini warehouse 93,000 sf, commercial general 21,866 sf and business professional office uses up to 2,000 sf
Parcel Size	+/- 7.47 acres
Street Functional Classification	Symmes Road – County Collector US Highway 301 S – State Principal Arterial Avian Forest Drive – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed-Use-6	PD	Agricultural
North	Suburban Mixed-Use-6	RSC-9	Single-Family Residential + Light Commercial
South	Suburban Mixed-Use-6	PD	Light Commercial + Light Industrial
East	Suburban Mixed-Use-6 + Residential-6	PD	Light Commercial
West	Suburban Mixed-Use-6	PD	Single-Family Residential + Public/Quasi Public

Staff Analysis of Goals, Objectives and Policies:

The subject site is located south of Symmes Road, west of South US 301 and north of Avian Forrest Drive on ±7.47 acres. The site is in the Urban Service Area and is located within the limits of the Riverview Community Plan. The applicant is requesting a Major Modification (MM) to allow for Mini Warehouse up to 93,000 square feet, Commercial General up to 21,866 square feet and Business Professional Office uses up to 2,000 square feet not to exceed 113,866 square feet for the entire site.

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." The site is currently designated for agricultural uses with light commercial uses being located to the north and east, light industrial uses to the south and single family uses located to the north and west of the subject site. The proposal meets the intent of Objective 1.1.

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 site is in the Suburban Mixed-Use-6 (SMU-6) Future Land Use category. The Suburban Mixed-Use-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park

uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. With 7.47 acres, the subject site can be considered for up to 113,887 square feet of non-residential uses. The proposal for a maximum of 113,866 square feet of non-residential uses is below the maximum Floor Area Ratio (FAR). As the language states above, the commercial uses proposed are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

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). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets 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 of a mix of uses. Light commercial, light industrial and single-family uses surround the site. The proposed request is compatible with the existing development pattern.

The subject site is located within the Riverview Community Plan within the Livable Communities Element. There are no applicable policies related to this proposal.

Overall, staff finds that the proposed use is an allowable use in the SMU-6 category and is compatible with the existing development pattern found within the surrounding area. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

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

Compatibility

Policy 3.1.1: *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

Policy 3.1.2: *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. 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*

Development

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.*

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

Neighborhood/Community Development

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

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

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

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ MM 25-0243

<all other values>

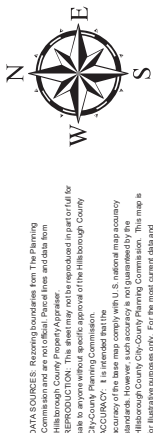
Rezoning

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

warm 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 (9) (.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 USE OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.75 FAR)
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASH-PUBLIC
NATURAL PRESERVATION
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE



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