Rezoning Application: PD 25-0452

Zoning Hearing Master Date: July 21, 2025

BOCC Land Use Meeting Date: September 9, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Alexander Baumer / Sunshine Solar

Cold Storage LLC

FLU Category: RES-4 (Flex of HI FLU)

Service Area: Urban

Site Acreage: +/-10.75 acres

Community South Shore Areawide Systems

Plan Area: & Gibsonton

Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 10.75-acre unified development located at the northwestern corner of Donna Toledo Almeida Road and South U.S. Highway 41. The request is for a rezoning from AS-1/AR/PD to PD to allow warehousing and distribution uses.

The applicant is requesting a flex to utilize the **500-foot Future Land Use (FLU) Flex Provision**, as defined under FLUE Policy 2.2.3, to extend the HI Future Land Use designation up to 500 feet into the existing RES-4 designation to allow the warehouse use.

Zoning:		Existing		Proposed
District(s)	AS-1	AR	PD 89-0173	PD 25-0452
Typical General Use(s)	Single-Family Residential/Agricultural	Agricultural Rural	Open storage, commercial vehicle sales, vehicle repair, contractors' office, warehouse, renting of vehicles & equipment, and wholesale distribution.	Warehousing Distribution
Acreage	+/-1.19 acres	+/-7.26 acres	+/-2.3 acres	+/-10.75 acres
Density/Intensity	Density: 1 dwelling unit per 1 acre	Density: 1 dwelling unit per 5 acres Intensity: NA	Density: NA Intensity: 0.20 FAR	Density: NA Intensity: 0.36 FAR
Mathematical Maximum*	1 dwelling	1 dwelling	20,000 sf	154,000 sf

^{*}number represents a pre-development approximation

APPLICATION NUMBER: PD 25-0452

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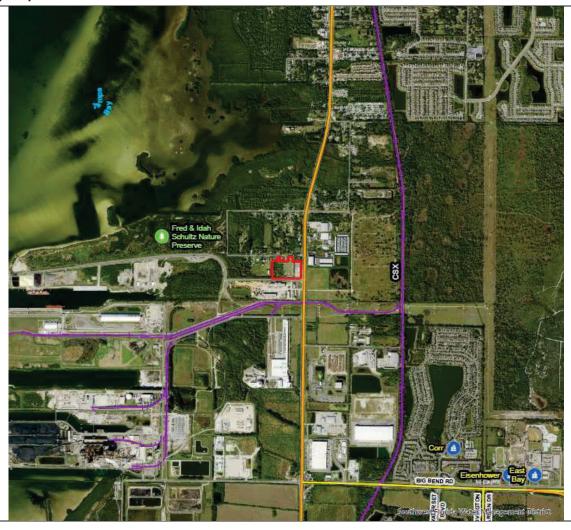
BOCC LUM MEETING DATE: September 9, 2025 Case Reviewer: Tim Lampkin, AICP

Development Standards:	Existing			Proposed
District(s)	AS-1	AR	89-0173	PD 25-0452
Setbacks/Buffering and Screening	Front: 50 ft. Side: 15 ft. Rear: 50 ft.	Front: 50 ft. Side: 25 ft. Rear: 50 ft.	Front: 30 ft. Side: *0' *(Subject to the 2 ft. additional setback for every foot of height over 20 feet.) West & North Buffer: 30' vegetated buffer with 6'-high fence.	Front: 30 ft. Side (North): 100 ft. Side (West): 50 ft West Buffer: 10' Buffer with Masonry Wall (Modified Type "C" screening). North Buffer: 30' with Type "C" Screening
Height	50 ft. Max. Ht.	50 ft. Max. Ht.	30 ft. Max. Ht.	65 ft. Max. Ht.
Additional Information	on:			
PD Variation(s)		LDC Part 6.06.00 (La	andscaping/Buffering)	
Waiver(s) to the Land Development Code		None requested as	part of this application.	
Planning Commissio CONSISTENT	n Recommendation:	Development Servi APPROVABLE, Subje	ces Recommendation: ect to Conditions.	

ZHM HEARING DATE: July 21, 2025 BOCC LUM MEETING DATE: September 9, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Case Reviewer: Tim Lampkin, AICP

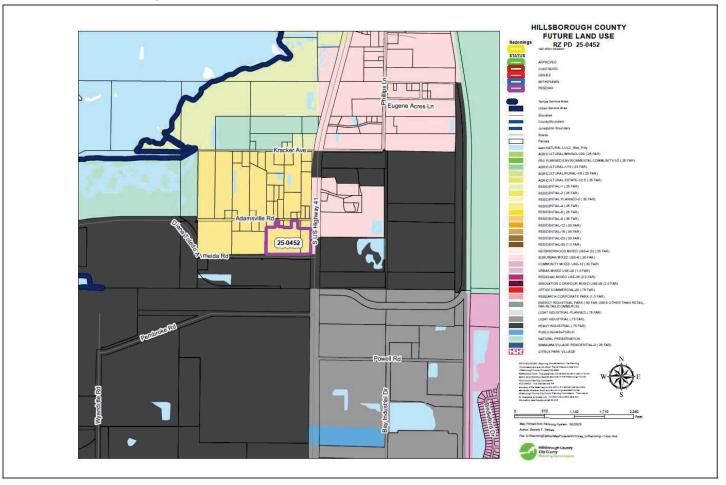
Context of Surrounding Area:

The subject property is located at the northwestern corner of Donna Toledo Almeida Road and South U.S. Highway 41. The surrounding area exhibits a mix of land uses, with distinct transitions in character moving in each direction. To the south of Donna Toledo Almeida Road, the area is predominantly industrial in nature. This includes a series of industrial developments extending west along Diana Toledo Almeida Road, beyond the SCL railroad tracks, and continuing toward the Tampa Bay shoreline, approximately 3,000 feet west of the site.

To the north, the property abuts a residential area along Adamsville Road, which includes single-family homes extending westward toward the Fred and Idah Schultz Nature Preserve. Further north and northwest, the land use shifts to a combination of residential and agricultural properties, contributing to a more rural suburban development pattern. Overall, the subject site is situated in a transitional area, bordered by industrial uses to the south, east, and west, with residential and agricultural uses predominating to the north and northwest.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



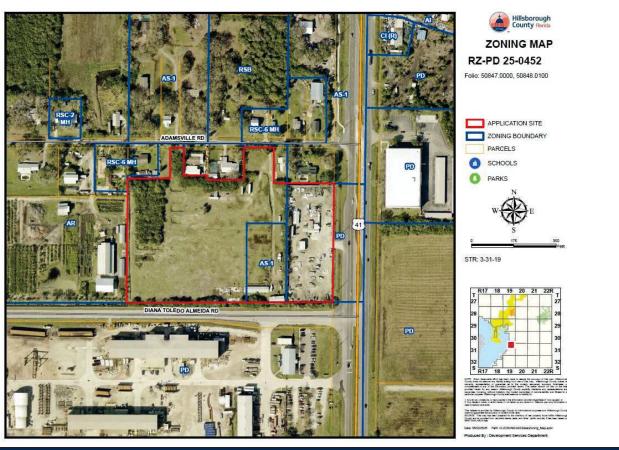
Case Reviewer: Tim Lampkin, AICP

Subject Site Future Land Use Category:	RES-4 Heavy Industrial (HI)
Maximum Density/F.A.R.:	RES-4: Up to 4 du/acre Maximum FAR: Neighborhood commercial, office or multi-purpose projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
	Heavy Industrial (HI): Density N/A Maximum FAR: 0.75
Typical Uses:	RES-4: Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. HI: Agricultural, neighborhood commercial uses, permissible uses: light and heavy industrial uses including the processing, manufacturing and assembly of materials with associated storage as well as existing electric generation plants and expansions. Typical uses include phosphate/nitrate fertilizer manufacturing (excluding phospho-gypsum stack systems), explosive storage and or manufacturing facility, biohazardous waste incinerator and bulk solvent chemical storage and or processing.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Case Reviewer: Tim Lampkin, AICP

	Adjacent Zonings and Uses							
Location:	Zoning: Maximum Density/F.A.R. Permitted by Zoning District: Allowable Use:		Existing Use:					
North	RSC-6	Max. Density: +/-6 du per acre Max. FAR: NA	Residential	Single-family residential				
South	Diana Toledo Almeida Rd. & PD 86-0045 / MM 99-0829	Max. Density: N/A Max. FAR: 0.75	Warehouse, Distribution, Precast Concrete Manufacturing and Light Manufacturing Uses.	Precast Concrete Manufacturing & Associated Office				
Most	AR	Max. Density: 1 du per 5 acres Max. FAR: NA	Residential / Agricultural	Plant Nursery				
West	RSC-6	Max. Density: +/-6 du per acre Max. FAR: NA	Residential	Single-family residential				

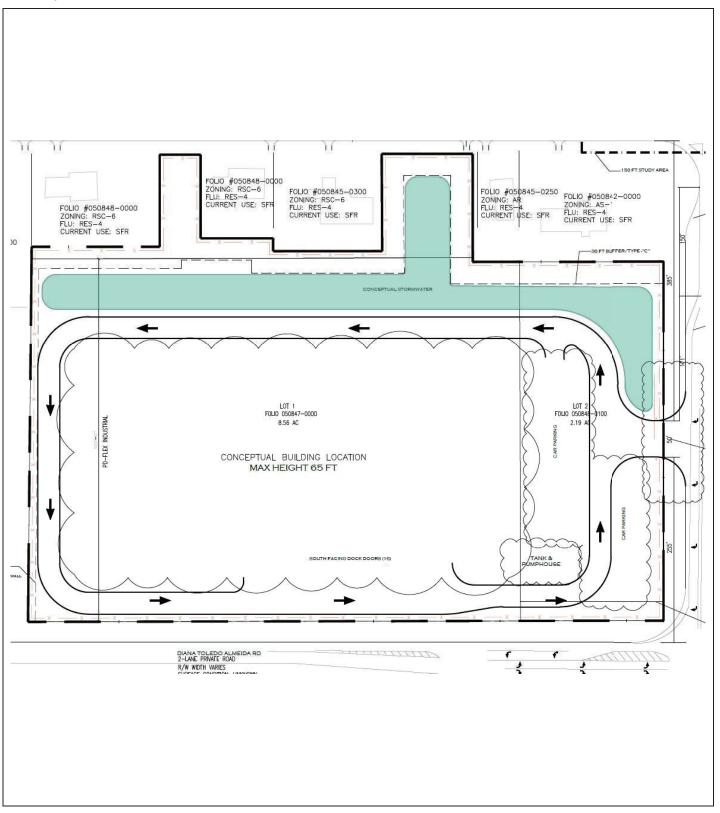
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East	PD 20-0603	Max. Density: NA FAR: Max. 0.75 (M Zoning District Uses) Max. 0.50 (CI Zoning District Uses)	Max. 1,725,000 sf M uses Max. 50,000 sf Cl uses	Vacant Government-owned land (Immediate western portion of PD located directly east across U.S. Hwy. 41)
	PD 05-1887	Max. Density: NA FAR: 0.35	Max. 293,638-sf public commercial storage facility & open storage with max.	Public Storage Facility, and RV/vehicle storage (enclosed and unenclosed)
			500 spaces for RV, boats.	

BOCC LUM MEETING DATE: September 9, 2025 Case Reviewer: Tim Lampkin, AICP

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



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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 41	FDOT Principal Arterial - Rural	4 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width Choose an item. Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvement ☐ Other		
	Choose an item.		☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

Project Trip Generation □Not applicable for this request					
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	563	38	59		
Proposed	282	42	45		
Difference (+/-)	(-) 281	(+) 4	(-) 14		

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	2.	None	None	Meets LDC
South	80	None	None	Meets LDC
East	Х	Pedestrian & Vehicular	None	Meets LDC
West	3	None	None	Meets LDC

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item	Choose an item.

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊻ Yes □ No	,
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land		igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☑ No	
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	☐ Yes ⊠ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,337 * 154 = \$205,898 Fire: \$34 * 154 = \$5,236 Urban Mobility, south Fire - 154,000 sq ft Wareho	ouse			

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
	□ No		⊠ No	
☐ Minimum Density Met ☐ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located immediately north of Donna Toledo Almeida Road, which is bordered to the south by industrial development, including a precast concrete manufacturing facility with associated office space. To the north, the property abuts Adamsville Road and an established single-family residential neighborhood. Portions of the subject site extend slightly northward and are designated to remain as a buffer area, which will include the construction of a 6-foot-high masonry wall. Along the northern boundary, the applicant proposes a 30-foot-wide vegetated buffer in compliance with Land Development Code (LDC) Section 6.06.06. Additionally, the site design incorporates a +/-100-foot setback from the northern property line where residential uses are located. This exceeds the required 90' compatibility setback, providing enhanced separation between the proposed development and adjacent homes.

Case Reviewer: Tim Lampkin, AICP

Western Property Boundary - Additional Setback Relief for Height

Along the western boundary, the project will not comply with the additional 2 feet of setback for every 1 foot over 20 feet. Under standard LDC provisions, a 90-foot additional setback would be required, when added to required buffer of 20 feet results in a 110-foot setback. Instead, the applicant proposes a minimum setback of 50 feet from the western property line, which allows for parking to be located along the eastern property line. To mitigate this reduced setback, the applicant proposes to maintain a 6-foot-high masonry wall along the entire western boundary (Type C screening), intended to provide both visual screening and noise attenuation for nearby uses. Property to the west is a 9.58 acre parcel containing a plant nursery and single-family residence. The single-family residence (taking into account the northern setback) is located approximately 200 feet to the northwest of the parcel.

Requested Variations – LDC Section 6.06.00 (Landscaping and Buffering)

The applicant also seeks a variation from **LDC Section 6.06.00**, specifically regarding the **required buffer width** along the **western property boundary**. The request includes:

• A **10-foot-wide buffer** with modified Type "C" screening, in place of the **required 20-foot-wide buffer** with standard Type "B" screening.

Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6, and staff finds that the criteria response is reasonable. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variance meets the criteria for approval. Additional justification was included in the applicant's submittal for the variations.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor anything additional in LDC Section 6.06.00, Landscaping, Irrigation and Buffering Requirements of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County* Comprehensive Plan, subject to the conditions proposed by the Development Services Department.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

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Prior to Site Plan Certification, the applicant will be required to amend the PD site plan as follows:

- Revise "Warehouse Distribution without Distribution Center" to "Warehouse with or without Distribution"
- Revise "*Inclusive of 2:1 Additional Setback" to "*2:1 additional setback shall not apply".
- Add "minimum 75-ft. right-of-way width" to Diana Toledo Almeida Road.
- Revise "Surface Condition: Unknown" listed for Diana Toledo Almeida Road to "Poor, Fair, Good, or Excellent".

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 1, 2025.

- 1. The project shall be limited to the following uses.
 - Warehouse with or without Distribution
- 2. The development shall comply with the standards shown on the July 1, 2025, site plan and the following development standards.

a.	Maximum FAR (HI FLU only):	0.36 FAR
b.	Maximum Impervious:	75 percent
c.	Maximum Building Coverage:	35 percent
d.	Minimum Front Yard (East/South)Building Setback:	30 feet*
e.	Minimum Side Yard (West) Building Setback:	50 feet*
f.	Minimum Side Yard (North) Building Setback:	100 feet**
g.	Maximum Building Height:	65 feet

^{*}Any height greater than 20 feet shall not be subject to Section 6.01.01, endnote 8.

- 3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
 - a. The western property boundary shall provide a 10-foot-wide buffer with modified Type "C" screening. A 6-foot-high masonry wall shall be provided which shall not be included in the 10-foot vegetated buffer measurement.
 - b. The northern property boundary shall provide a 30-foot-wide buffer with Type "C" screening which shall include a 6-foot-high masonry wall.
- 4. The project shall be served by and limited to one (1) right-in/right-out access connection to US 41. Notwithstanding the above or anything shown on the PD site plan to the contrary, the location and configuration of such access shall be subject to approval by the Florida Department of Transportation.
- 5. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 6. 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.
- 7. The developer shall construct any site access or other improvements as may be required by the Florida Department of Transportation (FDOT).

^{**}The additional 2:1 compatibility setback shall not apply.

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8. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

- 9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 10. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 13. 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. 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

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BOCC LUM MEETING DATE:	September 9, 2025	Case Reviewer: Tim Lampkin, AICP

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.

APPLICATION NUMBER: PD 25-0452
ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025 Case Reviewer: Tim Lampkin, AICP

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

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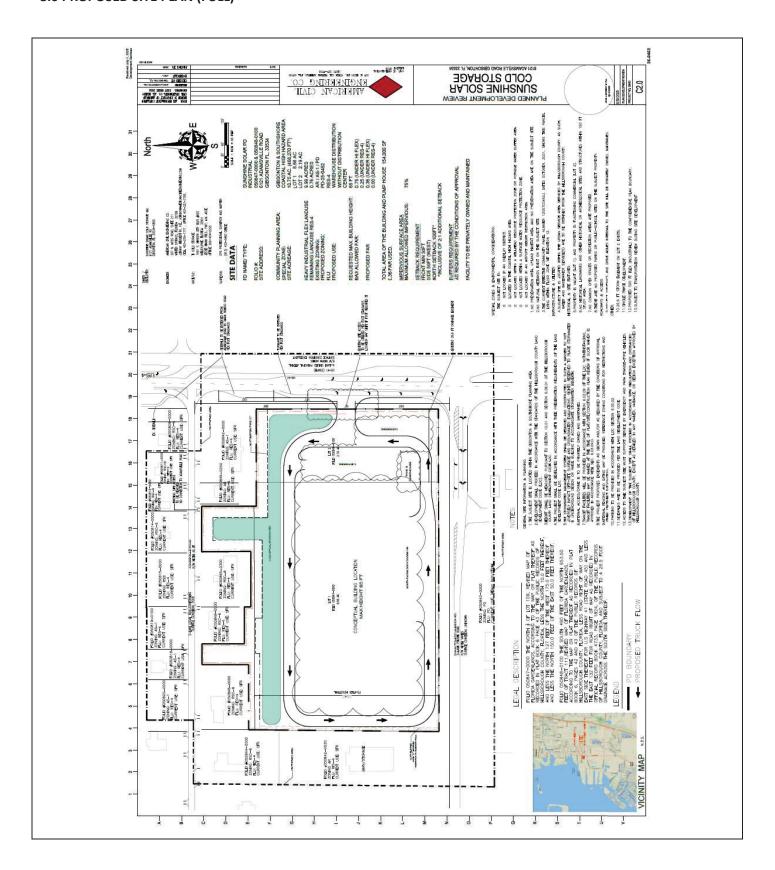
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BOCC LUM MEETING DATE: September 9, 2025 Case Reviewer: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION

8.0 PROPOSED SITE PLAN (FULL)



Case Reviewer: Tim Lampkin, AICP

APPLICATION NUMBER: PD 25-0452

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025 Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZO	TO: ZONING TECHNICIAN, Development Services Department DATE: 07/10/2025		
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Tr	ransportation
PLANNING AREA: GB		PETITION NO: RZ 2	25-0452
	This agency has no comments.		
	This agency has no objection.		
X This agency has no objection, subject to listed or attached conditions.			
This agency objects, based on the listed or attached conditions.			

CONDITIONS OF APPROVAL

- 1. The project shall be served by and limited to one (1) right-in/right-out access connection to US 41. Notwithstanding the above or anything shown on the PD site plan to the contrary, the location and configuration of such access shall be subject to approval by the Florida Department of Transportation.
- 2. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. 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.
- 4. The developer shall construct any site access or other improvements as may be required by the Florida Department of Transportation (FDOT).

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone two parcels, totaling +/- 10.75 ac., from Agricultural Single-Family 1 (AS-1), Agricultural Rural (AR) and Planned Development (PD) 89-0173 to PD. The existing PD which compromises a part of the project closest to US 41 is approved for up to 20,000 s.f. of the following uses:

The development in the PD-C project shall be limited to open storage, commercial vehicle sales, motorized vehicle repair (major, minor), contractors office, warehouse, rental and leasing of vehicles and heavy equipment, and wholesale distribution.

The applicant is seeking entitlements to permit a 154,000 s.f. of "Warehouse Distribution Without Distribution Center" uses. Staff assumes this means Warehouse Distribution With and Without Distribution Center uses.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and stie access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning

designations, utilizing a generalized worst-case scenario. Data presented below is based on the institute of Transportation Engineer's <u>Trip Generation Manual</u>, *I1*th *Edition*.

Existing Zoning:

Land Use/Size	24 Hour Two-Way	Total Peak Hour Trips	
Land Ose/Size	Volume	AM	PM
AS-1 and AR, 2 Single Family Detached Dwellings Units (LUC 210)	19	1	2
PD 89-0173, 20,000 s.f., Vehicle Sales (LUC 840)	544	37	57
Subtotal:	563	38	59

Proposed Use:

I 1 II/C:	24 Hour Two-Way	Total Pe	ak Hour Trips
Land Use/Size	Volume	AM	PM
PD, 154,000 s.f. Warehouse (LUC 150)	282	42	45

Land Hag/Circ	24 Hour Two-Way	Total Pe	ak Hour Trips
Land Use/Size	Volume	AM	PM
Difference	(-) 281	(+) 4	(-) 14

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 41 is a publicly maintained (by FDOT), 4-lane, divided, principal arterial roadway characterized by +/-12-foot-wide travel lanes in average condition. The roadway lies within a +/- 180-foot-wide right-of-way. There are +/- 4-foot-wide bicycles lanes on both sides of US 41 in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along both sides of US 41 in the vicinity of the proposed project.

The segment of US 41 on which the parcel has frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. The existing right-of-way is sufficient to accommodate its future widening.

SITE ACCESS

Vehicular access to the site will be to/from US 41. The applicant will have to construct any site access or other improvements which may be required by FDOT.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 41	Big Bend Rd.	Symmes Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0452
Hearing date:	July 21, 2025
Applicant:	Sunshine Solar Cold Storage LLC,
	Alexander Baumer
Request:	Rezone to Planned Development
Location:	6121 Adamsville Road and 12719 South U.S. Highway 41, located on the south side of Adamsville Road, west side of South U.S. Highway 41, north side of Diana Toledo Almeida Road, Gibsonton
Parcel size:	10.75 acres +/-
Existing zoning:	AR, AS-1, and PD 89-0173
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Gibsonton Community Plan and
	Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: PD 25-0452

Zoning Hearing Master Date: July 21, 2025

BOCC Land Use Meeting Date: September 9, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Alexander Baumer / Sunshine Solar

Cold Storage LLC

FLU Category: RES-4 (Flex of HI FLU)

Service Area: Urban

Site Acreage: +/-10.75 acres

Community South Shore Areawide Systems

Plan Area: & Gibsonton

Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 10.75-acre unified development located at the northwestern corner of Donna Toledo Almeida Road and South U.S. Highway 41. The request is for a rezoning from AS-1/AR/PD to PD to allow warehousing and distribution uses.

The applicant is requesting a flex to utilize the **500-foot Future Land Use (FLU) Flex Provision**, as defined under FLUE Policy 2.2.3, to extend the HI Future Land Use designation up to 500 feet into the existing RES-4 designation to allow the warehouse use.

Zoning:	Existing			Proposed
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Typical General Use(s)	Single-Family Residential/Agricultural	Agricultural Rural	Open storage, commercial vehicle sales, vehicle repair, contractors' office, warehouse, renting of vehicles & equipment, and wholesale distribution.	Warehousing Distribution
Acreage	+/-1.19 acres	+/-7.26 acres	+/-2.3 acres	+/-10.75 acres
Density/Intensity	Density: 1 dwelling unit per 1 acre	Density: 1 dwelling unit per 5 acres Intensity: NA	Density: NA Intensity: 0.20 FAR	Density: NA Intensity: 0.36 FAR
Mathematical Maximum*	1 dwelling	1 dwelling	20,000 sf	154,000 sf

^{*}number represents a pre-development approximation

APPLICATION NUMBER: PD 25-0452

ZHM HEARING DATE: July 21, 2025

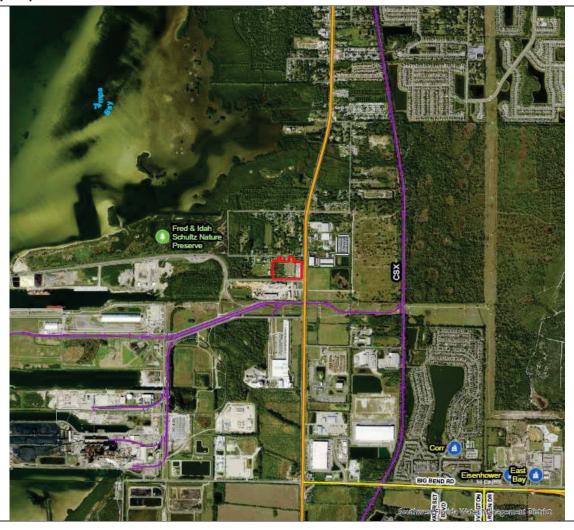
BOCC LUM MEETING DATE: September 9, 2025 Case Reviewer: Tim Lampkin, AICP

Development Standards:	Existing			Proposed
District(s)	AS-1	AR	89-0173	PD 25-0452
Setbacks/Buffering and Screening	Front: 50 ft. Side: 15 ft. Rear: 50 ft.	Front: 50 ft. Side: 25 ft. Rear: 50 ft.	Front: 30 ft. Side: *0' *(Subject to the 2 ft. additional setback for every foot of height over 20 feet.) West & North Buffer: 30' vegetated buffer with 6'-high fence.	Front: 30 ft. Side (North): 100 ft. Side (West): 50 ft West Buffer: 10' Buffer with Masonry Wall (Modified Type "C" screening). North Buffer: 30' with Type "C" Screening
Height	50 ft. Max. Ht.	50 ft. Max. Ht.	30 ft. Max. Ht.	65 ft. Max. Ht.
Additional Information	on:			
PD Variation(s)		LDC Part 6.06.00 (La	andscaping/Buffering)	
Waiver(s) to the Land Development Code		None requested as	part of this application.	
Planning Commission Recommendation: CONSISTENT		Development Servi APPROVABLE, Subje	ces Recommendation: ect to Conditions.	

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Case Reviewer: Tim Lampkin, AICP

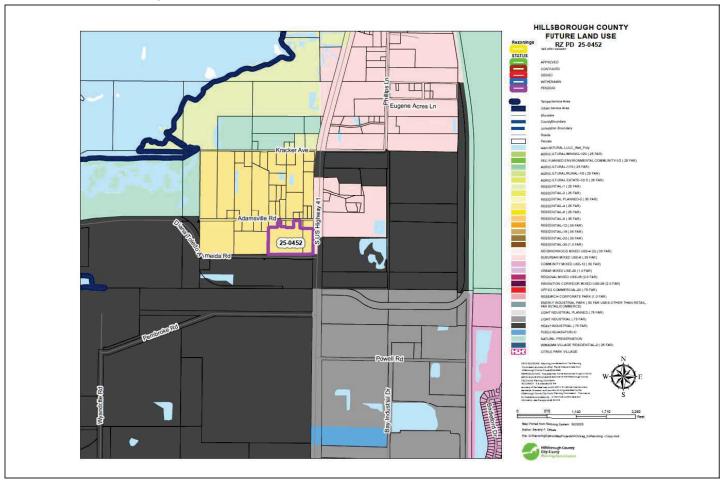
Context of Surrounding Area:

The subject property is located at the northwestern corner of Donna Toledo Almeida Road and South U.S. Highway 41. The surrounding area exhibits a mix of land uses, with distinct transitions in character moving in each direction. To the south of Donna Toledo Almeida Road, the area is predominantly industrial in nature. This includes a series of industrial developments extending west along Diana Toledo Almeida Road, beyond the SCL railroad tracks, and continuing toward the Tampa Bay shoreline, approximately 3,000 feet west of the site.

To the north, the property abuts a residential area along Adamsville Road, which includes single-family homes extending westward toward the Fred and Idah Schultz Nature Preserve. Further north and northwest, the land use shifts to a combination of residential and agricultural properties, contributing to a more rural suburban development pattern. Overall, the subject site is situated in a transitional area, bordered by industrial uses to the south, east, and west, with residential and agricultural uses predominating to the north and northwest.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



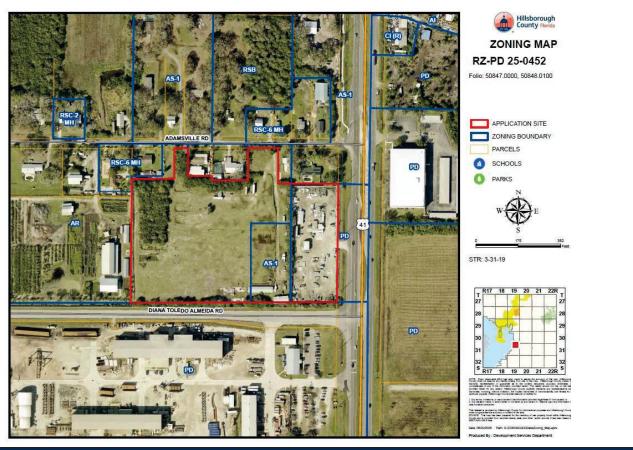
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Subject Site Future Land Use Category:	RES-4 Heavy Industrial (HI)
Maximum Density/F.A.R.:	RES-4: Up to 4 du/acre Maximum FAR: Neighborhood commercial, office or multi-purpose projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
	Heavy Industrial (HI): Density N/A Maximum FAR: 0.75
Typical Uses:	RES-4: Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. HI: Agricultural, neighborhood commercial uses, permissible uses: light and heavy industrial uses including the processing, manufacturing and assembly of materials with associated storage as well as existing electric generation plants and expansions. Typical uses include phosphate/nitrate fertilizer manufacturing (excluding phospho-gypsum stack systems), explosive storage and or manufacturing facility, biohazardous waste incinerator and bulk solvent chemical storage and or processing.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



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	Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:		
North	RSC-6	Max. Density: +/-6 du per acre Max. FAR: NA	Residential	Single-family residential		
South	Diana Toledo Almeida Rd. & PD 86-0045 / MM 99-0829	Max. Density: N/A Max. FAR: 0.75	Warehouse, Distribution, Precast Concrete Manufacturing and Light Manufacturing Uses.	Precast Concrete Manufacturing & Associated Office		
Most	AR	Max. Density: 1 du per 5 acres Max. FAR: NA	Residential / Agricultural	Plant Nursery		
West	RSC-6	Max. Density: +/-6 du per acre Max. FAR: NA	Residential	Single-family residential		

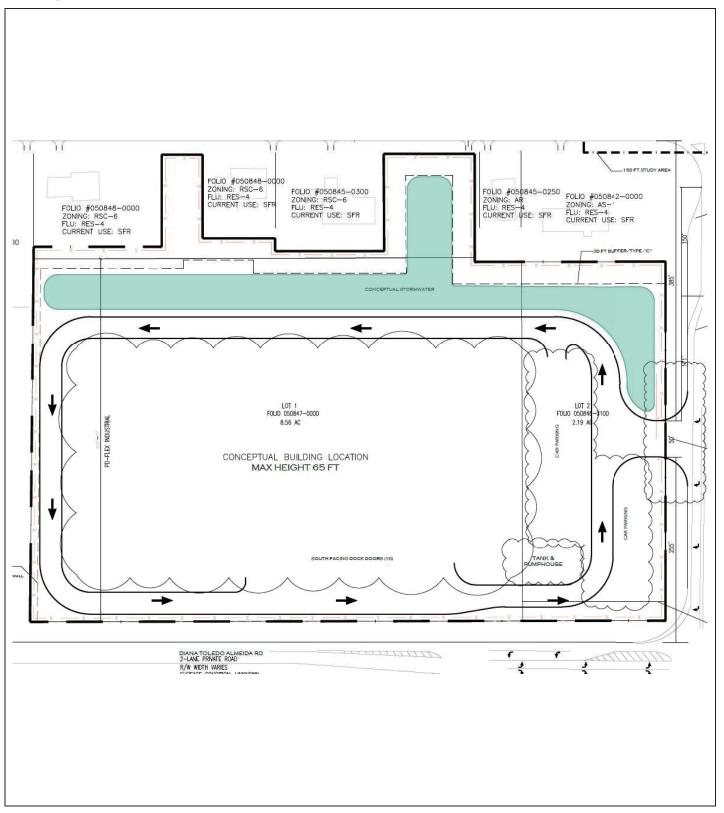
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East	PD 20-0603	Max. Density: NA FAR: Max. 0.75 (M Zoning District Uses) Max. 0.50 (CI Zoning District Uses)	Max. 1,725,000 sf M uses Max. 50,000 sf CI uses	Vacant Government-owned land (Immediate western portion of PD located directly east across U.S. Hwy. 41)
	PD 05-1887	Max. Density: NA FAR: 0.35	Max. 293,638-sf public commercial storage facility & open storage with max. 500 spaces for RV, boats.	Public Storage Facility, and RV/vehicle storage (enclosed and unenclosed)

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



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

Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road □Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request					
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	563	38	59		
Proposed	282	42	45		
Difference (+/-)	(-) 281	(+) 4	(-) 14		

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
21	None	None	Meets LDC
88	None	None	Meets LDC
Х	Pedestrian & Vehicular	None	Meets LDC
34	None	None	Meets LDC
	Primary Access	Primary Access Connectivity/Access None None X Pedestrian & Vehicular	Primary Access Connectivity/Access None None None X Pedestrian & Vehicular None

Road Name/Nature of Request	Туре	Finding	
	Choose an item.	Choose an item	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item	Choose an item.	

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions	Additional Information/Comments
Environmental Protection Commission		☐ Yes ☒ No	Requested ⊠ Yes □ No	mormation/comments
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: ⊠ Wetlands/Other Surface Waters		Vater Wellfield Pro t Wildlife Habitat	tection Area	
☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area	☐ Urban/Su	igh Hazard Area burban/Rural Scer	ic Corridor	
☐ Surface Water Resource Protection Area	□ Adjacent □ Other:	to ELAPP property		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Service Area/ Water & Wastewater ⊠Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	☐ Yes ⊠ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,337 * 154 = \$205,898 Fire: \$34 * 154 = \$5,236 Urban Mobility, south Fire - 154,000 sq ft Wareho	ouse			

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
	□ No		⊠ No	
☐ Minimum Density Met ☐ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located immediately north of Donna Toledo Almeida Road, which is bordered to the south by industrial development, including a precast concrete manufacturing facility with associated office space. To the north, the property abuts Adamsville Road and an established single-family residential neighborhood. Portions of the subject site extend slightly northward and are designated to remain as a buffer area, which will include the construction of a 6-foot-high masonry wall. Along the northern boundary, the applicant proposes a 30-foot-wide vegetated buffer in compliance with Land Development Code (LDC) Section 6.06.06. Additionally, the site design incorporates a +/-100-foot setback from the northern property line where residential uses are located. This exceeds the required 90' compatibility setback, providing enhanced separation between the proposed development and adjacent homes.

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Western Property Boundary - Additional Setback Relief for Height

Along the western boundary, the project will not comply with the additional 2 feet of setback for every 1 foot over 20 feet. Under standard LDC provisions, a 90-foot additional setback would be required, when added to required buffer of 20 feet results in a 110-foot setback. Instead, the applicant proposes a minimum setback of 50 feet from the western property line, which allows for parking to be located along the eastern property line. To mitigate this reduced setback, the applicant proposes to maintain a 6-foot-high masonry wall along the entire western boundary (Type C screening), intended to provide both visual screening and noise attenuation for nearby uses. Property to the west is a 9.58 acre parcel containing a plant nursery and single-family residence. The single-family residence (taking into account the northern setback) is located approximately 200 feet to the northwest of the parcel.

Requested Variations – LDC Section 6.06.00 (Landscaping and Buffering)

The applicant also seeks a variation from **LDC Section 6.06.00**, specifically regarding the **required buffer width** along the **western property boundary**. The request includes:

• A **10-foot-wide buffer** with modified Type "C" screening, in place of the **required 20-foot-wide buffer** with standard Type "B" screening.

Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6, and staff finds that the criteria response is reasonable. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variance meets the criteria for approval. Additional justification was included in the applicant's submittal for the variations.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor anything additional in LDC Section 6.06.00, Landscaping, Irrigation and Buffering Requirements of the Land Development Code. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County* Comprehensive Plan, subject to the conditions proposed by the Development Services Department.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

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Prior to Site Plan Certification, the applicant will be required to amend the PD site plan as follows:

- Revise "Warehouse Distribution without Distribution Center" to "Warehouse with or without Distribution"
- Revise "*Inclusive of 2:1 Additional Setback" to "*2:1 additional setback shall not apply".
- Add "minimum 75-ft. right-of-way width" to Diana Toledo Almeida Road.
- Revise "Surface Condition: Unknown" listed for Diana Toledo Almeida Road to "Poor, Fair, Good, or Excellent".

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 1, 2025.

- 1. The project shall be limited to the following uses.
 - Warehouse with or without Distribution
- 2. The development shall comply with the standards shown on the July 1, 2025, site plan and the following development standards.

a.	Maximum FAR (HI FLU only):	0.36 FAR
b.	Maximum Impervious:	75 percent
c.	Maximum Building Coverage:	35 percent
d.	Minimum Front Yard (East/South)Building Setback:	30 feet*
e.	Minimum Side Yard (West) Building Setback:	50 feet*
f.	Minimum Side Yard (North) Building Setback:	100 feet**
g.	Maximum Building Height:	65 feet

^{*}Any height greater than 20 feet shall not be subject to Section 6.01.01, endnote 8.

- 3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
 - a. The western property boundary shall provide a 10-foot-wide buffer with modified Type "C" screening. A 6-foot-high masonry wall shall be provided which shall not be included in the 10-foot vegetated buffer measurement.
 - b. The northern property boundary shall provide a 30-foot-wide buffer with Type "C" screening which shall include a 6-foot-high masonry wall.
- 4. The project shall be served by and limited to one (1) right-in/right-out access connection to US 41. Notwithstanding the above or anything shown on the PD site plan to the contrary, the location and configuration of such access shall be subject to approval by the Florida Department of Transportation.
- 5. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 6. 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.
- 7. The developer shall construct any site access or other improvements as may be required by the Florida Department of Transportation (FDOT).

^{**}The additional 2:1 compatibility setback shall not apply.

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8. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

- 9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 10. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 13. 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. 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

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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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on July 21, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Sydney Calloway spoke on behalf of the applicant. Mr. Calloway introduced the rezoning request and the applicant's representative, Mr. Alexander Baumer.

Mr. Alexander Baumer stated he is vice president of the applicant, Sunshine Solar Cold Storage. He introduced other applicant representatives. Mr. Baumer described the applicant's business operation and the purpose of the rezoning request, and provided testimony as reflected in the hearing transcript.

Mr. Colloway presented the rezoning request, introduced the applicant's technical team, and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Tim Lampkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript.

Planning Commission

Mr. Tyreck Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application.

Mr. Danny Kushmer spoke in support of the rezoning request and provided testimony as reflected in the hearing transcript. Mr. Kushmer stated his community is the last residential enclave between Gibsonton and Apollo Beach and is surrounded by Port Tampa, TECO, and county properties. He stated the area is subject to flooding, and the highest and best use of the land is not for homes. He described the changes in the surrounding area and stated he and his wife are ready to move on.

Mr. James Kushmer spoke in support of the rezoning request and provided testimony as reflected in the hearing transcript. Mr. Kushmer stated he is Danny Kushmer's cousin and his family was in the produce business and has resided in the area since the early 1900s. He described changes in the surrounding area and stated he felt change was inevitable, with the port operations and railroads in proximity. He stated he has spoken with the applicant to sell his property and he fully supports the rezoning.

Ms. Michele Sanchez spoke in support of the rezoning request and provided testimony as reflected in the hearing transcript. She stated she owns a small farm abutting the Subject Property to the west and her property was affected by recent hurricanes, which caused her difficulties. She stated she fully supports the rezoning.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Calloway stated he would submit to the record some letters in support of the application.

The zoning master closed the hearing on RZ-PD 25-0452.

C. EVIDENCE SUMBITTED

Mr. Calloway submitted to the record at the hearing several letters of support from owners of properties in proximity to the Subject Property.

D. FINDINGS OF FACT

- 1. The Subject Property consists of two folio parcels with a total of approximately 10.75 acres at 6121 Adamsville Road and 12719 South U.S. Highway 41, located on the south side of Adamsville Road, west side of South U.S. Highway 41, north side of Diana Toledo Almeida Road, Gibsonton.
- 2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned AR, AS-1, and PD 89-0173.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Gibsonton Community Plan and the Southshore Areawide Systems Plan.
- 4. The general area surrounding the Subject Property consists of a mix of uses including residential, agricultural, commercial and industrial uses, Port Tampa operations, and preservation lands. Adjacent properties include a single-family residential parcel and a parcel zoned AR with a residence and plant nursery to the west; single-family residential uses and Adamsville Road to the north; a vacant parcel owned by Tampa Port Authority and a mini-warehouse business to the east across South U.S. Highway 41; and a parcel owned and operated by Tampa Port Authority to the south across Diana Toledo Almeida Road.
- 5. The Hillsborough County Property Appraiser's website shows folio 050847-0000 is improved with a manufactured home built in 1995 and folio 50848.0100 is

- improved with manufactured home built in 1990 and several other structures. A specialty fencing and concrete business operates on folio 50848.0100.
- 6. The applicant is requesting to rezone the Subject Property to a Planned Development to allow warehousing and distribution uses. The applicant's representative, Mr. Baumer, testified at the hearing that the proposed warehousing operation is a unique solar-powered cold storage facility that will feature subzero cold storage zones and will be powered by advanced solar arrays. He stated the proposed cold storage facility will help direct frozen cargo that is currently routed through Miami and Jacksonville back to Port Tampa.
- 7. The applicant is requesting to apply the comprehensive plan Future Land Use policy 2.2.3 flex policy to extend the HI Future Land Use designation up to 500 feet into the Subject Property's Res-4 designation to allow the warehouse use.
- 8. The proposed development will have a maximum building height of 65 feet and will not comply with the additional setback of 2 feet for each 1-foot of building height over 20 feet, which would result in a setback of 110 feet along the Subject Property's west boundary. The applicant is proposing a 50-foot setback from the Subject Property's west boundary to allow for a parking area along the east boundary.
- 9. The applicant is requesting a PD variation from LDC section 6.06.06., Buffering and Screening Requirements, to allow a 10-foot-wide buffer and Type C screening in lieu of the required 20-foot-wide buffer and Type B screening along the Subject Property's west boundary.
- 10. The applicant is proposing a 30-foot-wide vegetated buffer and a 100-foot building setback on the Subject Property's north boundary.
- 11. The Subject Property does not meet the comprehensive plan Commercial Locational Criteria and the applicant has requested a waiver. The applicant's waiver request cites the Subject Property's proximity to the waterway and Port Infrastructure, and the economic development benefits of the proposed use. The applicant's waiver request also states that the Subject Property is vulnerable to flooding, which renders it unsuitable for residential development. Planning Commission staff reviewed the waiver request and recommended approval.
- 12. Development Services Department staff found the proposed Planned Development approvable with conditions based on the applicant's general site plan submitted July 1, 2025.
- 13. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.

- 14. Planning Commission staff found the proposed planned development is an allowable use in the flexed area designated as Heavy Industrial (HI), is compatible with the existing development pattern of the surrounding area, and supports the vision of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.
- 15. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for a PD variation from LDC section 6.06.06., Buffering and Screening Requirements, to allow a 10-foot-wide buffer and Type C screening in lieu of the required 20-foot-wide buffer and Type B screening along the Subject Property's west boundary as shown on the applicant's site plan:
 - (1) The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations. Yes. The evidence shows the proposed development will consist of a unique solar-powered cold storage facility. The applicant's Variations Criteria Review form states the building must be situated on the Subject Property as shown on the site plan in order to be functional. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.
 - (2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. Yes. The evidence shows the proposed development will consist of a unique solar-powered cold storage facility. The applicant's Variations Criteria Review form states the building must be situated on the Subject Property as shown on the site plan in order to be functional. The applicant is proposing a landscaped buffer and Type C screening that consists of a masonry wall along the Subject Property's west boundary to provide visual screening and noise attenuation. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.
 - (3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. The evidence shows the proposed development will consist of a unique solar-powered cold storage facility. The applicant's Variations Criteria Review form states the building must be situated on the Subject Property as shown on the site plan in order to be functional. The applicant is proposing a landscaped buffer and Type C screening that consists of a masonry wall along the Subject Property's west boundary to provide visual screening and noise attenuation. The evidence shows the proposed development will bring economic benefits and jobs to the area. The evidence supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in

- the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.
- (4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The applicant is proposing a landscaped buffer and Type C screening that consists of a masonry wall along the Subject Property's west boundary to provide visual screening and noise attenuation. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to a Planned Development to allow warehousing and distribution uses. The applicant is requesting to apply the comprehensive plan Future Land Use policy 2.2.3 flex policy to extend the HI Future Land Use designation up to 500 feet into the Subject Property's Res-4 designation to allow the warehouse use. The proposed development will have a maximum building height of 65 feet and will not comply with the additional setback of 2 feet for each 1-foot of building height over 20 feet, which would result in a setback of 110 feet along the Subject Property's west boundary. The applicant is proposing a 50-foot setback from the Subject Property's west boundary to allow for a parking area along the east boundary. The applicant is requesting a PD variation from LDC section 6.06.06., Buffering and Screening Requirements, to allow a 10-foot-wide buffer and Type C screening in lieu of the required 20-foot-wide buffer and Type B screening along the Subject Property's west boundary. The applicant is proposing a 30-foot-wide vegetated buffer and a 100-foot building setback on the Subject Property's north boundary.

The applicant requested a Commercial Locational Criteria waiver, and the Planning Commission staff recommends approval of the waiver.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted July 1, 2025.

Pamela Qo HatleyAugust 11, 2025Pamela Jo Hatley PhD, JDDate:

Land Use Hearing Officer



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: July 21, 2025	Case Number: PD 25-0452		
Report Prepared: July 10, 2025	Folio(s): 50847.0000 & 50848.0100		
	General Location : West of US Highway 41 South, south of Adamsville Road, and north of Pembroke Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-4 (4 du/ga;0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Gibsonton + SouthShore Areawide Systems		
Rezoning Request	Rezone from Agricultural Rural (AR) and Agricultural Single-Family (AS-1) to Planned Development-Flex (PD-Flex) for a cold storage warehouse.		
Parcel Size	+/- 10.53 acres		
Street Functional Classification	US Highway 41 South – State Principal Arterial Adamsville Road – Local Pembroke Road – Local		
Commercial Locational Criteria	Does not meet; Waiver requested		

Evacuation Area No	lone
--------------------	------

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-4	AR + AS-1 + PD	Agricultural + Heavy Industrial	
North	Residential-4	RSC-6 + AS-1 + RSB	Single-Family Residential + Vacant	
South	Heavy Industrial	PD	Light Industrial + Public/Quasi-Public	
East	Suburban Mixed-Use-6 + Heavy Industrial	PD	Light Industrial + Public/Quasi-Public	
West	Residential-4 + Heavy Industrial	AR + RSC-6	Agricultural + Single- Family Residential	

Staff Analysis of Goals, Objectives and Policies:

The ± 10.53-acre subject site is located west of US Highway 41 South, south of Adamsville Road, and north of Pembroke Road. The site is in the Urban Service Area and is within the limits of the Gibsonton Community Plan and the SouthShore Areawide Systems Plan. The subject site has a Future Land Use (FLU) designation of Residential-4 (RES-4), and the applicant is requesting a Flex of Heavy Industrial Future Land Use category. The applicant is requesting to rezone from Agricultural Rural (AR) and Agricultural Single-Family (AS-1) to Planned Development-Flex (PD-Flex) for a cold storage warehouse. The facility will support frozen food storage and distribution (excluding distribution center functions). The project will be developed in a single phase.

The 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 currently has agricultural and heavy industrial uses, as classified by the Hillsborough County Property Appraiser. Currently, there are single-family residential uses to the north of the site, and the applicant is providing buyout opportunities to nearby homeowners. To the south, the property is adjacent to public/quasi-public and light industrial uses owned by the Tampa Port Authority.

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Further east, across US Highway 41 South, the area consists of vacant land and a drainage pond. The proposal for a cold storage warehouse is compatible with the surrounding area and meets the intent of FLUS Objective 1.1 and Policy 3.1.3.

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 Residential-4 (RES-4) Future Land Use category, which is intended for low density residential development. This land use allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The proposed cold storage warehouse use is not permitted under the current RES-4 Future Land Use category that exists on the subject site. The applicant is requesting a Flex Provision in accordance with FLUS Policy 2.2.3. This policy allows the Board of County Commissioners to adjust the boundaries of Future Land Use categories to accommodate zoning districts that would otherwise be inconsistent with the existing land use designation. Prior to any determination, Planning Commission staff is required to assess and provide a recommendation regarding the request's consistency with the Comprehensive Plan. In this case, the applicant seeks to extend the Heavy Industrial Future Land Use designation by up to 500 feet into the existing RES-4 area. This would result in approximately 9.99 acres being designated as Heavy Industrial, with the remaining 0.76 acres retaining the RES-4 designation and will be utilized as stormwater management. It is important to note that the warehouse use may only be permitted within the flexed area and no additional flex extensions may be made from this newly designated area in the future. Since warehouse uses are permitted in the Heavy Industrial Category, Planning Commission staff recommends approval of the request, as the proposed amendment aligns with the intent of Policy 2.2.3.

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

The proposal 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 includes a mix of single-family residential, agricultural, heavy industrial, and light industrial uses. The proposed request or a cold storage warehouse is compatible with the surrounding area and development. According to the most recent site plan submitted on July 1, 2025, the applicant has incorporated buffering and screening measures to mitigate any impacts on adjacent properties. These measures include a 30-foot buffer, 6-foot masonry wall, and canopy trees to provide an appropriate transition between land uses. Additionally, the applicant has proposed a voluntary buyout option for the homeowners that are located north of the subject site and have experienced flooding while living there. These homes were constructed prior to the implementation of modern floodplain regulations and are located within Flood Zone AE and are within the Coastal High Hazard Area, making them particularly vulnerable. In contrast, the proposed cold storage warehouse will be constructed above Base Flood Elevation on engineered platforms, which will reduce the risk of flooding and contribute to improved site resilience. According to Policy 4.3.6 of the Future Land Use Section (FLUS), development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and evacuation clearance times. Overall, the request demonstrates consistency with FLUS Objective 4.4 and its associated policies by promoting compatible development and providing adequate mitigation and transition between land uses.

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The subject site does not meet Commercial Locational Criteria as established by Objective 4.7 and its associated policies of the Future Land Use Section (FLUS). The closest qualifying intersection is approximately 6,300 feet from the subject site at US Highway 41 South and Big Bend Road. Therefore, a Commercial Locational Criteria waiver request is required. Per FLUS Policy 4.7.10, the Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. The applicant has submitted a waiver request, citing the site's proximity to the waterway and its economic development benefits. The request emphasizes that the proposed cold storage facility capitalizes waterway transportation, the most cost-efficient method for moving goods, making the site an optimal location. Additionally, the site's location near existing port infrastructure enhances regional distribution capabilities and supports longterm industrial investment. The waiver also addresses the site's vulnerability to flooding, which poses significant limitations for residential development. The site is subject to FEMA-designated storm surge exceeding five feet above existing grade, making it unsuitable for housing due to insurance and safety concerns. In contrast, industrial facilities can be engineered to meet flood protection requirements, allowing the site to be developed in a way that maximizes its strategic and economic potential. Planning Commission staff has reviewed the waiver request and recommends approval based on the rationale provided.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 6.2 of the Future Land Use Section, "New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan." EPC determined that a resubmittal is not necessary; therefore, the proposed Planned Development is consistent with FLUS Objective 6.2.

The subject site is within the limits of the Gibsonton Community Plan and SouthShore Areawide Systems Plan. Goal 4 of the Gibsonton Community Plan emphasizes the need for appropriately scaled commercial development. The plan seeks to enhance opportunities for small professional, businesses and specialty neighborhood retail along Gibsonton Drive and U.S. 41. In the Cultural/Historical Objective of the SouthShore Areawide Systems Plan, Strategy C of Goal 3 emphasizes the importance of enhancing existing communities by supporting a broader range of internal mixed-uses. These include mixed-density housing, local-serving goods/shopping, civic uses, and neighborhood scale employment. The proposed cold storage warehouse supports this strategy by introducing neighborhood-scale employment to the area and contributing to economic viability of the area while maintaining compatibility with the surrounding land use pattern. By providing jobs that are accessible to residents and aligning with the areas mix of uses, the request helps to fulfil the intent of a balanced community within the SouthShore area. This is also evident in the Economic Development Objective of the plan that desires to pursue economic development activities that benefit residents, employers, employees, entrepreneurs, and businesses while improving economic prosperity and quality of life. The proposed rezoning to a Planned Development (PD) with a flex of the Heavy Industrial Future Land Use category for a cold storage warehouse aligns well with the Gibsonton Community Plan and the SouthShore Areawide Systems Plan.

Overall, staff finds that the proposed use is an allowable use within the Flexed area designated as Heavy industrial, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Gibsonton and SouthShore Areawide Systems Community Plans. The proposed Planned Development (PD) would allow for development that is consistent with the Goals,

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Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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 des

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.

Policy 2.2.3: The Board of County Commissioners may flex the boundaries of Future Land Use plan categories to recognize or grant a zoning district which is not permitted in the land use category. Prior to

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the determination, Planning Commission staff shall make a recommendation regarding the consistency of the request with the Comprehensive Plan.

Future Land Use categories may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- Through application of the flex provision, the land use category boundaries shall be deemed to
 extend beyond the precise line to include property adjoining or separated by a man made or
 natural feature from the existing boundary line.
- The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.
- No new flexes can be extended from an existing flexed area.
- All flexes must be parallel to the land use category line.
- A flex must be requested as part of a planned development or site controlled rezoning application.
 Major Modifications to approved zonings that changes the intensity, density or the range of uses
 will require that the previous flex request be re-evaluated for consistency and a new flex request
 may be required.
- The Future Land Use category may be flexed a maximum of 500 feet from the existing line, not including right-of-way, but including man-made or natural features. Flexes must be parallel to the adopted Future Land Use category line.
- Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.
- Flexes to increase density are not permitted in the Coastal High Hazard Area.
- Flexes are not permitted from a municipality into the unincorporated county.
- Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined in Policy 2.2.4.

Policy 2.2.4: A flex request must include data and analysis addressing the following criteria:

- The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;
- The compatibility with surrounding land uses and their density and intensity;
- The utilization of the flex furthers other goals, objectives and policies of the Comprehensive Plan.

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

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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

Objective 4.1: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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.

Policy 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.

Land Use Suitability

Policy 4.3.6: Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times

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

Commercial-Locational Criteria

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

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

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

Policy 4.7.6: Within 660 feet of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. Neighborhood-serving commercial uses may be considered up to the following square footage at each quadrant of the intersection. Major local roadways may not be considered to meet this criterion. 75% of the subject property must fall within the specified 660 foot distance from the intersection. All measurements should begin at the edge of the road right-of-way.

Policy 4.7.10: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver.

Environmental Considerations

Objective 6.2: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

LIVABLE COMMUNITIES ELEMENT: GIBSONTON COMMUNITY PLAN

4. ECONOMY

Goal 4a: Gibsonton will enjoy appropriately-scaled commercial development by:

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- Working with developers and the County to amplify the positive aspects of a large retail center at Gibsonton Drive and East Bay Road; and
- Enhancing the opportunities for small professional, businesses and specialty neighborhood retail along Gibsonton Drive and U.S. 41.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS COMMUNITY PLAN

Cultural/Historical Objective: The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

Goal 3; Strategy C: Increase options in the Land Development Code to accommodate the retrofitting of existing communities to include a broader range of internal mixed uses, such as:

- 1.) mixed density housing;
- 2.) local-serving goods/shopping;
- 3.) civic uses and;
- 4.) neighborhood scale employment.

Economic Development Objective: The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The community desires to pursue economic development activities.

PD 25-0452

File: G:\RezoningSystem\MapPro Author: Beverly F. Daniels STATUS Phillips Ln =Powell Rd Bay Industrial Dr-S US Highway 41 Kracker Ave 25-0452 Adamsville Popular Mark Popular Reference Wyandotte Rd

HILLSBOROUGH COUNTY **FUTURE LAND USE** RZ PD 25-0452

<all other values> APPROVED

WITHDRAWN CONTINUED

DENIED

Tampa Service Area Urban Service Area PENDING

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

Jurisdiction Lines

AGRICULTURAL-1/10 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 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)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

1,140

570

Map Printed from Rezoning System: 2/19/2025



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

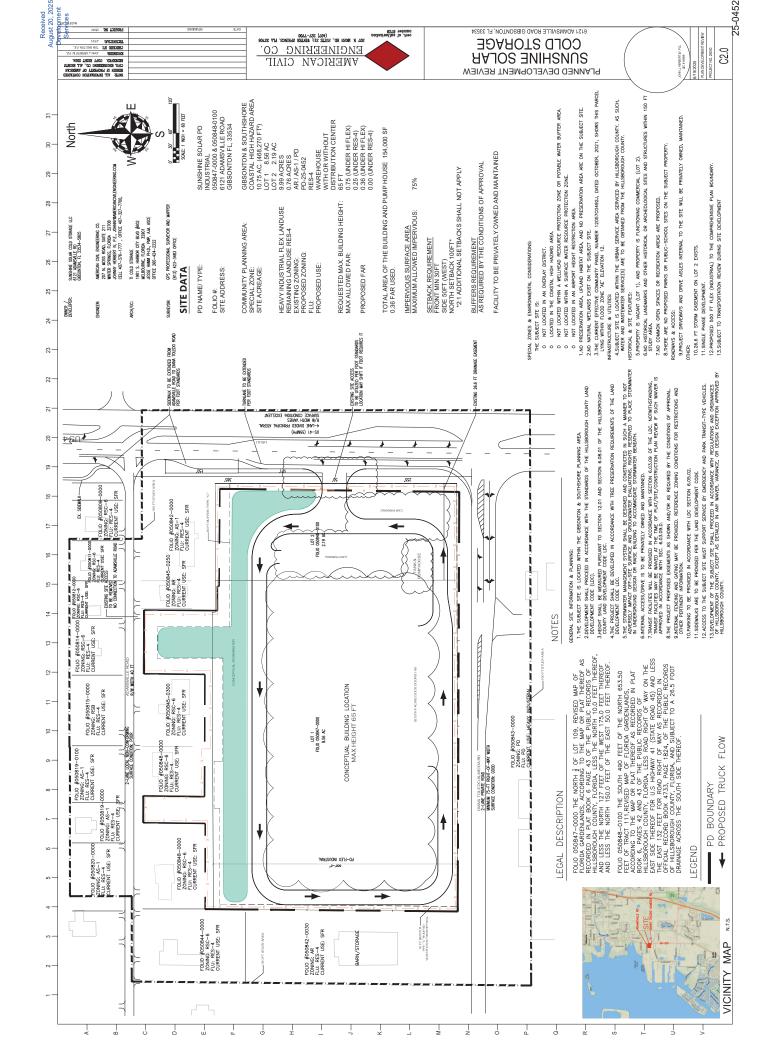
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Sunshine Solar Cold Storage		
Zoning File: RZ-PD 25-0452	Modification: None	
Atlas Page: None	Submitted: 08/20/25	
To Planner for Review: 08/20/25	Date Due: ASAP	
Johnny Herbert - American Civil Engineering Co. Contact Person:	Phone: 407-376-1777/johnny@americancivilengineering.com	
Right-Of-Way or Land Required for	Dedication: Yes No 🗸	
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.	
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General	
Reviewed by: Tim Lampkin	Date: 08-20-25	
Date Agent/Owner notified of Disapp	roval:	



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZO	NING TECHNICIAN, Development Services Depart	rtment	DATE: 07/10/2025
REVIE	REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation		
PLANN	NNING AREA: GB PETITION NO: RZ 25-0452		
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or attached conditions.		
	This agency objects, based on the listed or attached conditions.		

CONDITIONS OF APPROVAL

- 1. The project shall be served by and limited to one (1) right-in/right-out access connection to US 41. Notwithstanding the above or anything shown on the PD site plan to the contrary, the location and configuration of such access shall be subject to approval by the Florida Department of Transportation.
- 2. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. 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.
- 4. The developer shall construct any site access or other improvements as may be required by the Florida Department of Transportation (FDOT).

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone two parcels, totaling +/- 10.75 ac., from Agricultural Single-Family 1 (AS-1), Agricultural Rural (AR) and Planned Development (PD) 89-0173 to PD. The existing PD which compromises a part of the project closest to US 41 is approved for up to 20,000 s.f. of the following uses:

The development in the PD-C project shall be limited to open storage, commercial vehicle sales, motorized vehicle repair (major, minor), contractors office, warehouse, rental and leasing of vehicles and heavy equipment, and wholesale distribution.

The applicant is seeking entitlements to permit a 154,000 s.f. of "Warehouse Distribution Without Distribution Center" uses. Staff assumes this means Warehouse Distribution With and Without Distribution Center uses.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and stie access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning

designations, utilizing a generalized worst-case scenario. Data presented below is based on the institute of Transportation Engineer's <u>Trip Generation Manual</u>, *I1*th *Edition*.

Existing Zoning:

Land Hag/Siza	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
AS-1 and AR, 2 Single Family Detached Dwellings Units (LUC 210)	19	1	2
PD 89-0173, 20,000 s.f., Vehicle Sales (LUC 840)	544	37	57
Subtotal:	563	38	59

Proposed Use:

I 4 II /C:	24 Hour Two-Way	Total Pe	eak Hour Trips
Land Use/Size	Volume	AM	PM
PD, 154,000 s.f. Warehouse (LUC 150)	282	42	45

Land Use/Size	24 Hour Two-Way	Total Pe	eak Hour Trips
Land Use/Size	Volume	AM	PM
Difference	(-) 281	(+) 4	(-) 14

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 41 is a publicly maintained (by FDOT), 4-lane, divided, principal arterial roadway characterized by +/-12-foot-wide travel lanes in average condition. The roadway lies within a +/- 180-foot-wide right-of-way. There are +/- 4-foot-wide bicycles lanes on both sides of US 41 in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along both sides of US 41 in the vicinity of the proposed project.

The segment of US 41 on which the parcel has frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. The existing right-of-way is sufficient to accommodate its future widening.

SITE ACCESS

Vehicular access to the site will be to/from US 41. The applicant will have to construct any site access or other improvements which may be required by FDOT.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 41	Big Bend Rd.	Symmes Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report

COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Joshua Wostal



DIRECTORS

Janet D. Lorton executive director Elaine S. DeLeeuw admin division Sam Elrabi, P.E. water division Diana M. Lee, P.E. air division Michael Lynch wetlands division Rick Muratti, Esq. legal dept Steffanie L. Wickham waste division

AGENCY COMMENT SHEET

REZONING			
HEARING DATE: May 19, 2025	COMMENT DATE: March 5, 2025		
PETITION NO.: 25-0452	PROPERTY ADDRESS: 6121 Adamsville Rd, Gibsonton		
EPC REVIEWER: Abbie Weeks			
CONTACT INFORMATION: (813) 627-2600 x1101	FOLIO #: 0508470000		
,	STR: 03-31S-19E		
EMAIL: weeksa@epchc.org			
REQUESTED ZONING: From AR and AS-1 to PD			
FINDI	NGS		
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	n/a		
WETLAND LINE VALIDITY	n/a		
WETLANDS VERIFICATION (AERIAL PHOTO,	Fish ponds and an other surface water ditch on the		
SOILS SURVEY, EPC FILES)	western property boundary		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
 Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
 necessary for the development as proposed will be issued, does not itself serve to justify any
 impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

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

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

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts impacts to onsite fishponds for the proposed planned development. A review of EPC files, aerial photographs and soils survey data indicate that the proposed construction activity in the other surface waters have been approved for a noticed exemption on March 8, 2018, pursuant to Chapter 1.11.11(1)(b)(iii).
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as
 clearing, excavating, draining or filling, without written authorization from the Executive
 Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of
 Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of
 Chapter 1-11.

Aow/

ec: <u>eddie@sunshinesolarcold.com</u> <u>alex@sunshinesolarcold.com</u> johnny@americancivilengineering.com



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 07/07/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Alexander Baumer/Sunshine Solar Cold Storage LLC **PETITION NO:** 25-0452

LOCATION: 6121 Adamsville Rd

FOLIO NO: 50847.0000

Estimated Fees:

Warehouse (Per 1,000 s.f.)

Mobility: \$1,337 * 154 = \$205,898

Fire: \$34 * 154 = \$5,236

Project Summary/Description:

Urban Mobility, south Fire - 154,000 sq ft Warehouse

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 02/06/2025

Agency: Natural Resources **Petition #:** 25-0452

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise.

References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.: RZ-PD 25-0452 REVIEWED BY: Randy Rochelle DATE: 3/4/2025
FOLI	O NO.:50847.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A 12 inch water main exists (approximately 50 feet from the site), (adjacent to the site), and is located North of the subject property within the North Right-of-Way of Adamsville Road. 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 12 inch wastewater forcemain exists (approximately 650 feet from the project site), (adjacent to the site) and is located southeast of the subject property within the east Right-of-Way of South US Highway 41. 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.
COMM	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

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: 2/21/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/26/2025

PROPERTY OWNER: Sunshine Solar Cold Storage PID: 25-0452

LLC/Heriberto Ruiz Jr.

APPLICANT: Alexander Baumer/Sunshine Solar Cold Storage LLC

LOCATION: 6121 Adamsville Rd. Gibsonton, FL 33534

FOLIO NO.: 50847.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), 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.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	DATE: <u>17 Feb. 2025</u>	
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management				
APP	LICANT: John Herbert	PETITION NO: E	RZ-PD 25-0452	
LOC	CATION: 6121 Adamsville, Rd., Gibsonton, FL 33	<u>534</u>		
FOL	IO NO: <u>50847.0000</u>	SEC: <u>03</u> TWN: <u>3</u>	1 RNG: <u>19</u>	
\boxtimes	This agency has no comments.			
	This agency has no objection.			
	This agency has no objection, subject to listed	or attached condition	ons.	
	This agency objects, based on the listed or atta	ached conditions.		
COMMENTS:				

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zone Hearing Master

Pamela Jo Hatley Zone Hearing Master

DATE: Monday, July 21, 2025

TIME: Commencing at 6:01 p.m.

Concluding at 10:06 p.m.

LOCATION: Hillsborough County BOCC - Development

Services Dept. (LUHO, ZHM, Phosphate)

601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. CER-1654 Digital Reporter

Page 102 MS. HEINRICH: Our next item is item D.4. PD Rezoning 1 2 24-0452. 3 The applicant is requesting to rezone property zoned AR, AS-1 and PD to Plan Development. Tim Lampkin with 4 5 Development Services will provide staff findings after the 6 applicant's presentation. HEARING MASTER: Thank you. Applicant? MR. CALLOWAY: Good evening. My name is Sydney 8 Calloway. I'm with the law firm of Shutts & Bowen located at 9 4301 West Boy Scout Road, here today presenting on behalf of the 10 applicant, Sunshine Solar Cold Storage, LLC. 11 Madam Hearing Officer, what I'd like to do is just 12 take a minute and introduce Sunshine Solar who is led by the 13 14 Vice President Alexander Baumer, as well as the president, Eddie 15 Ruiz. I'm going to ask Mr. Baumer if he could give just a guick 16 description of the property and the proposed use, then we'll 17 follow that with a more specific inquiry into the application that has been submitted by Sunshine Solar to Planning Staff and 18 to Land Development staff as well. 19 20 Mr. Baumer? 21 HEARING MASTER: Thank you. If you would please state 22 your name and your address? Thank you. 23 MR. BAUMER: Good evening. My name is Alexander 24 I reside at 429 Southwest 195th Avenue, Pembroke Pines, 25 I serve as vice president of Sunshine Solar Cold. Florida.

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- 1 With me today are my partners, Eddie Ruiz, Jr., who's already
- 2 been introduced, and our vice president of marketing, Mr. Mike
- 3 Matranga.
- 4 Mr. Danny Woodson (ph), our COO for the facility,
- 5 could not be with us today. We're all long-term, lifetime or
- 6 almost lifetime Florida residents with extensive experience in
- 7 the cold storage and frozen food industries.
- We're here to respectfully request a recommendation
- 9 for zoning approval to convert a storm-damaged, underutilized
- 10 parcel on Adamsville Road into a first-of-its-kind, solar-
- 11 powered cold storage facility. This land, like the rest of the
- 12 surrounding area, was devastated by the 2024 hurricanes. Our
- 13 aim is to revitalize this blighted area, not by expanding into
- 14 undeveloped land, but by building within existing
- 15 infrastructure.
- The facility will feature subzero cold storage zones,
- 17 AI controlled mobile racking systems, advanced solar arrays that
- 18 will utilize TECO net metering to attain a 100 percent solar
- 19 power usage, water reclamation system, and energy efficient LED
- 20 lighting throughout. This project brings clear benefits to our
- 21 community revitalization of storm damaged land into an advanced,
- 22 AI managed, fully digital, and energy efficient cold storage
- 23 facility, serving as a scalable model for next generation solar
- 24 power frozen logistics infrastructure.
- Job creation both in construction and permanent

Page 104 operations, creating 95 new permanent jobs and careers for

- 2 Hillsborough County residents. Increased nearby property values
- 3 with solar integrated industrial development project to raise
- 4 adjacent residential real estate by an estimated 10 to 15
- 5 percent. The project includes pending acquisitions of
- 6 surrounding properties, enabling residents to relocate to safer,
- 7 more resilient communities less vulnerable to hurricanes and
- 8 flooding.
- 9 For Hillsborough County and the Port of Tampa, this
- 10 cold storage hub will strengthen the local food supply chain by
- 11 enhancing agricultural and seafood logistics, while reinforcing
- 12 the enforcing the region's leadership in sustainable
- 13 agriculture, industry -- industry -- industrial infrastructure.
- 14 It will also help us redirect frozen cargo currently routed
- 15 through Miami and Jacksonville, back to the Port of Tampa by
- 16 providing expanded cold storage capabilities upon project
- 17 completion.
- At a state level, this would be the first 100 percent
- 19 solar-powered cold storage facility on the East Coast, reducing
- 20 carbon emissions, supporting clean energy goals, and showcasing
- 21 Florida's potential in solar economy.
- In closing, this is more than a facility. It's a
- 23 resilient, sustainable, job creating project that brings
- 24 economic and environmental value to Hillsborough County and the
- 25 State of Florida. We respectfully ask for your support and

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1 recommendation for zoning approval. Thank you.

- 2 HEARING MASTER: Thank you.
- MR. CALLOWAY: Madam Hearing Officer. The consultant
- 4 teams for this proposed development is Johnny Herbert from
- 5 American Civil Engineering Company. He's here to answer any
- 6 questions that you may have relative to specific site design.
- 7 Also, Jesse Kamm, PhD, the vice president of Ti Cold, he is also
- 8 here to address questions that you may have regarding this.
- 9 This property, as you know, is currently zoned AS-1
- 10 and AR it is a 10.75-acre site. That is in an area that is in
- 11 transition from some residential uses, which are on the northern
- 12 side of this property. As the application reflects the north
- 13 side of this property we are proposing a western border, that
- is -- it'll have a vegetated buffer area, but it will be set.
- 15 Back 100 feet, which is another ten feet beyond what is actually
- 16 required. This buffer zone will also be supported by a six-foot
- 17 masonry wall, which is again consistent with requirements.
- 18 On the west side of the property, we're also proposing
- 19 a 50-foot setback, but we're also including a proposed six-foot
- 20 masonry wall along the western property line. That western
- 21 masonry is -- the wall will be situated to provide visual
- 22 screening and noise attenuation along the property. And as Mr.
- 23 Baumer has said, along that northern border line of the
- 24 property, there are several residential properties who he has,
- 25 and the company has been working with, to secure contracts for

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- 1 the sale.
- 2 This will provide those neighbors an opportunity to
- 3 transition from this area, which is basically a mixed-use and
- 4 heavy industrial use property and area, so that they will have
- 5 some ability to move away from this area where the flooding is
- 6 taking place.
- 7 You will hear from -- the application also makes use
- 8 of a design of a building that will be. Based above flood
- 9 elevations. It will be designed specifically for that. But it
- 10 is also important that that building will roughly be 154,000
- 11 square feet of building space, 21st century technology designed
- 12 to be above the base flood levels. And that is specifically
- important because what we're also asking for Madam, is a
- 14 requested variance under Section 6.06.06 relating to landscape
- 15 and buffering. The landscape and buffering requirement here is
- 16 a ten-foot that -- that we're seeking is a ten-foot landscape
- 17 buffer in lieu of the 20-foot buffer that provides for a -- a
- 18 screening that is Type B. We're proposing a ten-foot buffer
- 19 that will have a Type C screening that is, essentially, again a
- 20 masonry wall, which gives more visual protection, more noise
- 21 attenuation for the surrounding uses.
- 22 And so we're asking that the variance request do --
- 23 are approved based on the documents that are included within our
- 24 application, as well as the statements that you have here before
- 25 you.

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1	The Development Services staff have agreed that this
2	proposed development is approvable with conditions. Planning
3	staff has indicated that the site is consistent with the
4	Unincorporated Comprehensive Plan. They've included a number of
5	objectives and policies that this particular development fits
6	with, and we're asking that the that you approve a
7	recommendation to the Board of County Commissioners with the
8	conditions that we've noted.
9	HEARING MASTER: All right. Thank you, sir. No
10	questions for you.
11	MR. CALLOWAY: Okay.
12	MR. LAMPKIN: Good evening. Tim Lampkin, Development
13	Services.
14	So this is a 10.75 unified development. It's located
15	at the northwestern corner of Diana Toledo Almeida Road and US
16	Highway 41. They're requesting to allow warehouse and
17	distribution uses. Staff notes that the applicant is also
18	requesting a flex to utilize a 500-foot Future Land Use flex
19	provision to extend the HI and future land use designation up to
20	500 feet into the existing RES-4 designation.
21	This property is as the applicant stated, it's
22	bordered to the south by industrial development, including a
23	precast concrete manufacturing facility with associated office
24	space. To the north the property of abuts Allensville Road,
25	it's an stablished single-family residential neighborhood.
1	

1	Page 108 Portions of the site extend slightly northward and
2	are designated to remain as a buffer area, which includes the
3	construction of a six-foot high masonry wall along the northern
4	boundary. The applicant also proposes a 30-foot wide vegetated
5	buffer in compliance with the Land Development Code 6.06.06.
6	Additionally, the site design incorporates and the applicant
7	spoke to this, it's over 100-foot setback from the northern
8	property line where the residential uses are located. This
9	exceeds what would be the required 90-foot compatibility buffer
10	for the two-for-one setback.
11	On the western property boundary, the applicant seeks
12	relief for the height and they will not comply with the two-for-
13	one for every 1 foot over 20. Under standard LDC provisions, a
14	90-foot setback would be required and when added to the buffer
15	of 20 feet, it results in 110 feet and the applicant request
16	relief. Staff notes that the single-family residence, taking
17	into account the northern setback, is located approximately 200
18	feet to the northwest of the parcel.
19	The applicant is requesting a one variation from
20	Land Development Code 6.06.00, landscaping and buffering.
21	They're seeking specifically relief or variation from the
22	required buffer width along the western property boundary. So
23	they're proposing a ten-foot wide buffer with modified type
24	screening. Modified because they're proposing to have that
25	masonry wall there, of the required when the required would

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- 1 be a standard Type B screening.
- 2 Staff has reviewed the justification statement
- 3 submitted by the applicant and finds the criteria responses
- 4 reasonable. Based upon the above, staff finds the request
- 5 supportable, subject to conditions.
- 6 HEARING MASTER: All right. Thank you. No questions
- 7 for you.
- 8 MR. LAMPKIN: Thank you.
- 9 THE COURT: All right. Planning Commission?
- 10 MR. ROYAL: Good evening. Tyreck Royal, Planning
- 11 Commission staff.
- The proposal meets the intent of FLU Objective 4.4.
- and FLU Policy 4.4.1 that require a new development to be
- 14 compatible to the surrounding neighborhood. In this case, the
- 15 surrounding land use pattern includes a mix of single-family
- 16 residential, agricultural, heavy industrial, and light
- 17 industrial uses. The proposed request for a cold storage
- 18 warehouse is compatible with the surrounding area and
- 19 development.
- According to the most recent site plan submitted on
- 21 July 1st, 2025, the applicant has incorporated buffering
- 22 screening measures to mitigate any impacts on adjacent
- 23 properties. The measures include a 30-foot buffer, 6-foot
- 24 masonry wall, and canopy trees to provide appropriate transition
- 25 between land uses.

1	Page 110 The subject site does not meet commercial locational
2	criteria as established by Objective 4.7 and its associated
3	policies in the Future Land Use section. The closest qualifying
4	intersection is approximately 6,300 feet away from the subject
5	site at US Highway 41 and Big Bend Road. Therefore, a
6	commercial location criteria waiver was required. The applicant
7	submitted a waiver request saying that the site's approximate
8	proximity to the waterway and its economic development benefits.
9	The request emphasizes that the proposed cold storage facility
10	capitalizes waterway transportation, the most cost effective
11	method for moving goods, making the site an optimal location.
12	Additionally, the site is located near an existing
13	port infrastructure that enhances regional distribution
14	capabilities and supports long-term industrial investment.
15	Planning Commission staff has reviewed the waiver request and
16	recommends approval based on the rationale provided.
17	Overall, staff finds that proposed uses allow use
18	within the flex area designated as Heavy Industrial is
19	compatible with the existing development pattern found in the
20	area. And based upon the above considerations and the goals,
21	objectives, and policies, staff find that the proposed Planned
22	Development is consistent with Unincorporated Hillsborough
23	County Comprehensive Plan. Thank you.
24	HEARING MASTER: All right. Thank you.
25	Okay. Is there anyone here or online who wishes to

Page 111 speak in support of this application? Please come forward if 1 2 you wish to speak in support of this application. 3 MR. D. KUSHNER: Thank you very much. Danny Kushner, 4 my wife and I reside at 6107 Adamsville Road, Gibsonton, Florida 33534. 5 6 We've seen the signs where the time has come, and my 7 wife and I wanted to provide our view on the proposed changes for zoning that would allow this cold storage unit to be built. 8 9 We are surrounded by Port Tampa, Florida Trustees, TECO, Hillsborough County property, making us the last 10 11 residential enclave between Gibsonton and Apollo Beach. chose to keep our home in Adamsville, knowing at some point in 12 13 time soon, either Port Tampa or a private company would be 14 interested in purchasing this property. 15 Today, and especially since the flood, the highest and 16 best use for this land is not homes. Meaning appraising our property as commercial or even industrial makes the land, not 17 18 the homes, much more valuable. Approximately 30 acres of land 19 is on the south side of Adamsville Road, between 41 and the bay, and about 60 acres on the north side. Now, and after several 20 conversations with the applicant, the developer, my wife and I 21 22 are comfortable providing our support for this project. 23 While we love Adamsville and as a family, we have 24 spent well over 100 years living, farming, working, and playing 25 here, now we are surrounded by industry and we are prepared to

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- 1 move on. Adamsville is no longer a sleepy little community and
- 2 with the last year's flooding, the decision and timing are good
- 3 for us. We believe all our neighbors will benefit greatly.
- 4 Industrial zoning, commercial zoning, it adds an incredible
- 5 value to this property. And with our proximity to the bay, the
- 6 railroad tracks, and the interstate, this change makes sense.
- 7 So thank you.
- 8 And under the current circumstances of this applicant
- 9 and submittal, we're committed to this and we support this
- 10 project 100 percent. Thank you.
- 11 HEARING MASTER: All right. Thank you, sir. Be sure
- 12 and sign in there with the clerk.
- 13 All right. Is there anyone else who wishes to speak
- 14 in support? Please come forward.
- 15 MR. J. KUSHNER: Hello. My name is James Kushner,
- 16 Danny's cousin. My -- at 6123 Adamsville Road, Gibsonton,
- 17 Florida 33534. My family, as Dan had mentioned, has been on
- 18 the -- from the road there and founded it in the early 1900s.
- 19 My family was pretty large in the -- in the produce business, we
- 20 raised tomatoes. And eventually we sold some of our properties
- 21 to people for -- for business projects. In fact 20 to 30 feet
- 22 south of this proposed site we sold to Tampa -- Tampa Steel to
- 23 do a -- to do -- to put in a factory there.
- I give my support, even though I've lived on the same
- 25 street 60 years, because I feel like we are being squeezed in.

- Transcript of Proceedings July 21, 2025 Page 113 We're the last residential enclave between Apollo Beach and 1 Gibsonton, and I feel like it's inevitable. With the proximity 2 to the port and the -- having railroad access, it -- it's just 3 a -- it's a no brainer that that's where we were headed. 4 5 There -- you go by Adamsville, and there's no 6 residences on either side until you get to Apollo Beach. And I 7 fully give my support for this after talking to the -- the applicants. I -- I feel they -- they have the best interest in 8 9 mind of the surrounding community. And after a negotiation, we 10 have spoke about purchasing my property, I feel like this was a step that they made to try to make it better for everyone else, 11 12 as far as having to have industry in their backyard. 13 So to sum it all up, I support this project 100 14 percent and I hope that the zoning is -- is -- reflects that. 15 Thank you. 16 HEARING MASTER: All right. Thank you sir. Is there 17 anyone else who wishes to speak in support? Okay. Please come 18 forward. MS. SANCHEZ: Good evening. My -- my name is Michele 19
- 20 Sanchez. I live at 6101 Adamsville Road, Gibsonton, Florida,
- 21 33534. We have about close to seven acres that abuts the
- 22 applicant's project, proposed project, about 440 feet to their
- 23 west. We have a small farm which had taken on quite a bit of
- 24 water from the -- the hurricanes, and -- and like the previous
- 25 speakers, we too fully support 100 percent this -- this new

Page 114 1 development. 2 We are also feeling the -- the squeeze and -- you know, farming and -- and what we had gone through was quite 3 4 difficult the past few months. So I will leave you with this, 5 that we definitely will support. We hope that it goes through. 6 Thank you. 7 HEARING MASTER: All right. Thank you, ma'am. All right. Anyone else who wishes to speak in support of this 8 9 application? All right. I do you not hear anyone. Is there 10 anyone here or online who wishes to speak in opposition to this 11 application? All right. I do not hear anyone. 12 All right. Development Services, anything further? 13 MS. HEINRICH: No, ma'am. 14 THE COURT: All right. And applicant, anything 15 further? 16 MR. CALLOWAY: Hearing Officer, I'd like to submit 17 some letters of support for the application for purposes of the 18 record. 19 HEARING MASTER: All right. And so that will close 20 the hearing on rezoning PD 25-0452. 21 22 23 24 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 7/21/25, 6PM HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLE	CARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME TOdd Pressman
RZ-24-1155	MAILING ADDRESS 200 and Ave S # 451 CITY St Pere STATE F1 ZIP3779 PHONE 3777
	CITY St Pete STATE F(ZIP) PHONE GOT TO
APPLICATION #	PLEASE PRINT NAME Annie Bannes
RZ 0867	MAILING ADDRESS 401 & Tackson St Ste 2100 Front
75,00	CITY Tampa STATE FL ZIP 3360 PHONE 813-7944800
APPLICATION #	NAME J.M Porter
RZ 24-1116	MAILING ADDRESS 401 F. Jacksmith Suite 17
2-1-1110	CITY WWA STATE FL ZIPS 340-0511
APPLICATION #	NAME Hayla Harrell
RZ	MAILING ADDRESS 284) EXCEPTIVE Dr. 4 SUITE 220
24-1116	CITY Cleverto STATE FL ZIP PHONE
APPLICATION #	PLEASE PRINT NAME 16 FT OMITA
RZ 24-1116	MAILING ADDRESS 1950 HAMMOCKS HUE
	CITY 412 STATE FLZIP 35/PHONE (8/3) 8/12-650
APPLICATION*#	PLEASE PRINT ASK ALON 20
RZ 24-1116	MAILING ADDRESS 2434 10th AVE N
11.05	CITY St. Pete STATE FL ZIP 33713 PHONE 727-459-3283

SIGN-IN SHEET: RFR, ZHM) PHM, LUHO

PAGE 2 OF 8

DATE/TIME: 7121125, 6PM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING NAME Januelle Cubero APPLICATION # 22 24-116 MAILING ADDRESS 4004 N Brench A CITY Tampa STATE FL ZIP 33603PHONE (8/3)7746 PLEASE PRINT Jesie Felipe APPLICATION # NAME **B2** MAILING ADDRESS 6909 N Fremont Ave 24-116 CITY TOWER STATE FL ZIP 33604 PHONE 813 4181848 PLEASE PRINT **APPLICATION #** NAME Tale Feliciano R2 MAILING ADDRESS 242 W. Union St. 24-1116 CITY Jampa STATE TV ZIP 350 PHONE & 1320 3095 NAME Sage Marcelia **APPLICATION #** RZ. MAILING ADDRESS 8545 Central Ave 24-1116 CITY St. Petc STATE FL ZIP PHONE -VS PLEASE PRINT FRASER HENDERSON APPLICATION # NAME B2 MAILING ADDRESS_ (2(1) SAN (HALIFOR) 24-1116 CITY TAMPA STATEFL ZIP33676PHONE 813 712 9824 PLEASE PRINT **APPLICATION #** NAME JOHN RESTAIND R2 MAILING ADDRESS 14602 TUDOR CHASE DR 24-1116 CITY PAWLA STATE FL ZIP 33626 PHONE 813-766-936

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 8

DATE/TIME: 712112025, 6PM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING APPLICATION # B2 MAILING ADDRESS 12016 Merician 1/2 CITY TUMPA STATE FL ZIP 33626 PHONE 813 24-1116 APPLICATION # San Chal fun RZ MAILING ADDRESS 1211 24-1116 MMA STATE E ZIP 33624 PHONE 813/334-0747 APPLICATION # NAME Leigh Slement 22 MAILING ADDRESS 2753 State RD 580 Suite 202 24-1116 CITY Clearwater STATE FL ZIP 3376 PHONE 727-687-1894 VS PLEASE PRINT APPLICATION # NAME Bruce Derby RZ MAILING ADDRESS 16301 Byrnwych LN 24-1116 CITY OdeSSO STATE FL ZIP 33556PHONE 813-956-7029 NAME MICHAEL YATES, PALM TRAFFIC APPLICATION # RZ MAILING ADDRESS 4006 S. MACDILL AVE 24-1116 CITY TAMPA STATE FL ZIP 3361/PHONE 813 359834/ **APPLICATION #** MMMAILING ADDRESS ' 25-0025

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 8

DATE/TIME: 712112025, 6PH HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME_Isabelle Olbert
mm	MAILING ADDRESS 1000 D. Oghley Dr # 900 CITY TAMPE STATE & ZIP 37602PHONE 331-0976
25-0025	CITY Jamps STATE & ZIP 37602PHONE 331-0976
APPLICATION #	PLEASE PRINT_ NAME_ Erik Swart
mm	MAILING ADDRESS 9302 Barrington Oaks Dr
25-0025 VS	CITY DOVER STATEFL ZIP 3352 PHONE 386 249 3021
APPLICATION #	NAME Alexandra Swart
mm	MAILING ADDRESS 9302 Barrington Cals Dr
25-6025	CITY DOUGE STATE FL ZIP 3352 PHONE
APPLICATION #	NAME MICHAEL YATES, PALM TRAFFIC
MM	MAILING ADDRESS 4006 S. MACDILL Ave
25-0025	CITY TAMPA STATE FL ZIP 33611 PHONE 813359834/
APPLICATION #	NAME KAMI Cov but
RZ	MAILING ADDRESS 1019 Kennedy Bld. St 3700
25-0371	MAILING ADDRESS 101 9 Kennedy Bld. St. 35 DD CITY FRANK STATE PC ZIP 33 EUPHONE 913-227 81/
APPLICATION #	PLEASE PRINT NAME TOHAL REGAN
RZ	MAILING ADDRESS 5051 SANDY BROOK CHECK
25-0371	CITY WIMMEND STATE FL ZIP 33592PHONE \$13-938-4058

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 5 OF 8

DATE/TIME: 712112025, 6PM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Augie Grace 22 MAILING ADDRESS 15821 Cobble Mill Dr 25-0371 CITY WINGLING STATE PL ZIP3358 PHONE 781-7299 NAME Chis O'Lellen APPLICATION # BZ. MAILING ADDRESS 3010 W/ ALOOLE St Ste 150 25 - 0371 CITY TWO STATE TO ZIP 33/00/PHONE 813 223-3911 NAME SIDNEY CALLOWAY APPLICATION # MAILING ADDRESS 20 1 El Buysco H Proval Tong of 2Z CITY TANGE STATE FL ZIP 33 PHONE 954 943-1123 25-0452 PLEASE PRINT NAME ALCXGUER BELLIMON APPLICATION # B2 MAILING ADDRESS 429 5W 195 Am 25-0452 CITY Partion STATE PL ZIP 33057 PHONE 9843830365 NAME Lany Koshusor APPLICATION # R7 MAILING ADDRESS 6107 Hours ville RD CITY Gibsonton STATE FL ZIP33534 PHONE 238-1956 25-0452 PLEASE PRINT JAMES KUSHMER **APPLICATION #** RZ MAILING ADDRESS 6123 ADAMSVILLE RD 75-0452 CITY 6 1890 MON STATE FL ZIP 33534 PHONE 8/3-369-1370

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE <u>6</u> OF <u>8</u>

DATE/TIME: 712112025, 6PM HEARING MASTER: Pamel & Jo Hattey

PLEASE PRINT CLE	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Michell P. Lanchez
RZ	MAILING ADDRESS 610/ Adams V7/4 Rd.
25-0452	CITY On Mymlen STATE FC ZIP 3553 PHONE 2072-72.9960
APPLICATION #	NAME JUSTYNA GALL
R2	MAILING ADDRESS 200 Pinewind Blvd
25-0457	CITY OLLOMON STATE FL ZIP 346777 PHONE 352-514-6150
APPLICATION #	NAME Kami Cerbett
RZ	MAILING ADDRESS 101 & Konnoly Blud, Ste 3700
25-0469	CITY TAMPA STATE CL ZIP 3360) PHONE & 13-227 84
APPLICATION #	PLEASE PRINT NAME_SOHN REGAN
P12	MAILING ADDRESS 5057 5ANDY BROOK CIRCLE
25-0469	CITY WIMAUMA STATE 5 ZIP 33598 PHONE 513-938-4058
APPLICATION #	NAME Augre Grace
RZ	MAILING ADDRESS 15821 Cabble Mill Dr
25-0469	CITY WIMGUMS STATE FL ZIP PHONE 781-799-7299
APPLICATION #	PLEASE PRINT KOMI CONIDET
WW	MAILING ADDRESS 101 & Kennedy Blvd St372
25-0583	CITY TY WAS STATE TO ZIP BY PHONE BANGE BY BY

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHO

PAGE 7 OF 8

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** +sabule (elbert NAME BZ. MAILING ADDRESS WWW N- Coshley Dr. # 960 25-0587 Tange STATE & ZIP 33602 PHONE PLEASE PRINT APPLICATION # NAME Kami Conlatt MAILING ADDRESS 101 & Kemedy Bwd Ste 3700 MM 25-0694 CITY JAWY STATE ZIP3360L PHONE 813-237 8421 PLEASE PRINT APPLICATION # NAME COLTON Moran $\mathcal{M}\mathcal{M}$ MAILING ADDRESS 11204 Descentien 25-0694 CITYD: YOUNG STATE 5 PLEASE PRINT APPLICATION # MM MAILING ADDRESS 7808 Celafia Wn 25-0694 CITY Courier STATE Fl- ZIP 33578 PHONE 813-765-0872 PLEASE PRINT **APPLICATION #** mm MAILING ADDRESS 7508 Alafia 10 25-0694 1197419) STATE FL ZIP 33578 PHONE 904-695-NAME Richard Przelan **APPLICATION #** MM MAILING ADDRESS 7428 Algeig 25-0694 CITY RICCURSTATE F- ZIP 375 PHONE S(7-464

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE & OF 8

DATE/TIME: 7/21/2025 GPM HEARING MASTER: Panela to Hattey

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Patrice Moore APPLICATION # MAILING ADDRESS 8204 Mays Ave mm CITY Riverview STATE FZ ZIP33573 PHONE 8/3-677-6424 25-0694 PLEASE PRINT APPLICATION # MM MAILING ADDRESS SUBJ. LIVIET STATE L ZIP 33467 PHONE E13-7E9 25-0694 PLEASE PRINT APPLICATION # NAME_ Kam. Conbett 22 MAILING ADDRESS 101 & Kernedy Blud Sie 3700 25-0744 CITY TOM AA STATE FL ZIB3402 PHONEZ 13-727-8421 PLEASE PRINT APPLICATION # NAME Jami Corbett MM MAILING ADDRESS 101 & Revuel Blv & St 7500 CITY TOWN STATE FU ZIP BLOW-PHONE 812-2278 25 -0745 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: July 21, 2025

HEARING MASTER:

Susan Finch/Pamela Jo Hatley

PAGE: <u>1</u> OF <u>1</u>

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1155	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1116	Kayla Harrell	Applicant Presentation Packet	No
RZ 24-1116	Fraser Henderson	2. Opposition Presentation Packet	No
RZ 24-1116	Amanda Siftar	3. Opposition Presentation Packet	No
MM 25-0025	Tim Lampkin	Revised Staff Report	Yes – Copy
MM 25-0025	Isabelle Albert	Applicant Presentation Packet	Yes – Copy
RZ 25-0371	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0371	John Regan	2. Opposition Presentation Packet	No
RZ 25-0371	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0371	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0452	Sidney Calloway	Applicant Presentation Packet	No
RZ 25-0457	Justyna Gale	Applicant Presentation Packet	No
RZ 25-0469	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0469	John Regan	2. Opposition Presentation Packet	No
RZ 25-0469	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0469	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0469	Jared Follin	5. Revised Staff Report	Yes – Copy
MM 25-0583	Kami Corbett	Applicant Presentation Packet	No
MM 25-0583	Chris Grandlienard	2. Revised Staff Report	Yes – Copy
MM 25-0694	Jacqueline Dashler	Opposition Presentation Packet	No
MM 25-0694	Susan Morris	Opposition Presentation Packet	No
RZ 25-0744	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0744	Jared Follin	2. Revised Staff Report	Yes – Copy
MM 25-0745	Kami Corbett	Applicant Presentation Packet	No
MM 25-0745	Jared Follin	2. Revised Staff Report	Yes – Copy

JULY 21, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 21, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.
- Pamela Jo Hatley, ZHM, Oath.
- B. REMANDS:

B.1. RZ-24-1155

- Michelle Heinrich, DS, called RZ-24-1155.
- Testimony provided.
- Susan Finch, ZHM, closed RZ-24-1155.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ-25-0867

- Michelle Heinrich, DS, called RZ 25-0867.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0867.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 24-1116

- Michelle Heinrich, DS, called RZ 24-1116.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1116.

MONDAY, JULY 21, 2025

D.2. MM 25-0025

- Michelle Heinrich, DS, called MM 25-0025.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0025.

D.3. RZ 25-0371

- Michelle Heinrich, DS, called RZ 25-0371.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0371.

D.4. RZ 25-0452

- Michelle Heinrich, DS, called RZ 25-0452.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0452.

D.5. RZ 25-0457

- Michelle Heinrich, DS, called RZ 25-0457.
- Testimony provided. Pamela Jo Hatley, ZHM, continued the case until later in the hearing. Pamela Jo Hatley, ZHM, resumed the application.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0457.

D.6. RZ 25-0469

- Michelle Heinrich, DS, called RZ 25-0469.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0469.

D.7. MM 25-0583

- Michelle Heinrich, DS, called MM 25-0583.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0583.

D.8. RZ 25-0587

- Michelle Heinrich, DS, called RZ 25-0587.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0587.

MONDAY, JULY 21, 2025

D.9. MM 25-0694

- Michelle Heinrich, DS, called MM 25-0694.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0694.

D.10. RZ 25-0744

- Michelle Heinrich, DS, called RZ 25-0744.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0744.

D.11. MM 25-0745

- Michelle Heinrich, DS, called MM 25-0745.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0745.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 10:06 p.m.



Additional / Revised Information Sheet

Applicat	ion No.	223	25-04	53
Name:	sidne	y ca	lloway	

Entered at Public Hearing: 24M Exhibit # _ 1 _ Date: 712112025

Office Use Only

Application Number: PD25-0452

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, the second page of this form must be included indicating the additional/revised documents being submitted with this form.

Application Number: PD25-0452	Applicant's Name:	Johnny Herbert - American Civil Engineering Co.
Reviewing Planner's Name:		
Application Type:		
Planned Development (PD)	ication/Personal Appeara	ance (PRS) 🔲 Standard Rezoning (RZ)
☑ Variance (VAR) ☐ Development	t of Regional Impact (DR) Major Modification (MM)
Special Use (SU) Conditional U	Jse (CU)	☐ Other
Current Hearing Date (if applicable):		
Important Project Size Change Informati Changes to project size may result in a new hearing		be subject to the established cut-off dates.
Will this revision add land to the project? If "Yes" is checked on the above please ensure you		with * on the last page.
Will this revision remove land from the project? If "Yes" is checked on the above please ensure you		with † on the last page.
Email this form along with all subr	nittal items indicated gIntake-DSD@hcflgov	
Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.		
For additional help and submittal questions,	olease call (813) 277-163	33 or email ZoningIntake-DSD@hcflgov.net.
I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.		
		7/18/2025
Signature	11/05	Date
Johnny Herbert Applicant civil Engl	1 of 3	02/2022
Idental State of A		02/2022



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to <u>Chapter 119 Florida Statutes</u>, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact <u>Hillsborough County</u> <u>Development Services</u> to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> <u>Services</u> to obtain a release of exempt parcel information.

Are you see to Chapter:		ed information submitted with your application pursuant
I hereby cor	nfirm that the material submitted with application Includes sensitive and/or protected information.	PD25-0452
	Type of information included and location	
X	Does not include sensitive and/or protected infor	mation.
Please note: S	ensitive/protected information will not be accepted/requested	unless it is required for the processing of the application.
		determine if the applicant can be processed with the data owledge that any and all information in the submittal will
become pub	olic information if not required by law to be protecte	ed.
Signature: _	(Must be signed by applicant or	authorized representative)
Intake Staff :	Signature:	Date:



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Inc	luded	Submittal Item
1		Cover Letter*+ If adding or removing land from the project site, the final list of folios must be included
2		Revised Application Form*+
3		Copy of Current Deed* Must be provided for any new folio(s) being added
4		Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5		Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6		Property Information Sheet*+
7		Legal Description of the Subject Site*+
8		Close Proximity Property Owners List*+
9		Site Plan*+ All changes on the site plan must be listed in detail in the Cover Letter.
10		Survey
11		Wet Zone Survey
12		General Development Plan
13		Project Description/Written Statement
14		Design Exception and Administrative Variance requests/approvals
15		Variance Criteria Response
16		Copy of Code Enforcement or Building Violation
17		Transportation Analysis
18		Sign-off form
19	\boxtimes	Other Documents (please describe): Letters of support from the neighbors

3 of 3 02/2022

^{*}Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

^{*}Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

7/18/2025

Hillsborough County Planning Commission
Land Use Planning Division
601 E. Kennedy Blvd, 18th Floor
Tampa, FL 33602

RE: Request for Comprehensive Plan Amendment – 612 Adamsville Road, Gibsonton, FL 33534

To Whom It May Concern,

I, Melinda Lee owner of Parcel U-03-31-19-1RR-000000-00111.1 at 12719 S US HWY 41, Gibsonton, FL 33534, am submitting this letter in support of a comprehensive plan amendment for the property located at 612 Adamsville Road, Gibsonton, FL 33534, supporting a change from residential to industrial land use.

The surrounding properties were developed in the 1970s or earlier, before revised floodplain regulations were in effect. The natural ground elevations in this area range from 3 to 7 feet, while the 2023 FEMA flood map revision raised the Base Flood Elevation (BFE) to 12 feet above sea level. This results in a flood risk of 5 to 9 feet during storm events, the area is also classified as a High Coastal Hazard Zone.

This increased vulnerability has already produced consequences. Multiple homes in the area suffered severe flood damage during the most recent hurricane season, further highlighting the unsuitability of this location for long-term residential use. With updated FEMA data now affecting insurance and lending, most of these properties have become unsellable under conventional financing. For many homeowners, rising flood insurance premiums and reduced buyer interest create an untenable financial burden.

The proposed industrial development offers a solution. The developer plans to build well above the 12-foot flood elevation, using an engineered platform suited to floodplain conditions. As part of this plan, the developer will purchase homes in the affected area—providing a realistic exit strategy for current homeowners who otherwise face a mortgage insurance trap.

Attached as Exhibit A is a flood map illustrating the current BFE and impacted homes. We respectfully ask Hillsborough County to approve this land use change, which aligns with the realities of modern floodplain management while offering a safe, economically viable path forward.

Sincerely,

Melinda Lee

813-727-7767

12719 S US 41

Gibsonton, Fl 33534

Danny & Cally Kushmer 6107 Adamsville Road Gibsonton, Florida 33534 danny.kushmer@gmail.com

RE: SUPPORT for Sunshine Solar, RZ-PD-25-0452

Hearing Date: July 21, 2025

Dear Planning Commission Members,

We have seen the signs, the time has come, and we wanted to provide our view on the proposed change in zoning that would allow a cold storage unit to be built near our community. Surrounded by Port Tampa, Florida Trustees, TECO, and Hillsborough County property, the Community of Adamsville is the last residential enclave between Gibsonton and Apollo Beach. Change is inevitable.

We knew either Port Tampa or a private company would be interested in purchasing this land. Today, and especially since last year's flood, the highest and best use for this land is not homes. Meaning, appraising our property as commercial or even industrial makes the land, not the homes, much more valuable.

Approximately thirty acres of land is on the South side of Adamsville Road between U.S. 41 and the beginning of the Port and another sixty on the North side. This company is just the beginning, and if successful, would raise the value of everyone's land.

Now, after several conversations with the applicant/developer and more importantly, our neighbors directly affected, my wife and I are comfortable providing our full support for this project. While we love Adamsville and as a family have spent well over one hundred years living, farming/working, and playing here, we are prepared to move on. Surrounded by industry, and with last year's one-two punch of Helene and Milton, we have that opportunity through this project. We are no longer a sleepy little community, and the timing is good. The proximity to Tampa Bay, RR tracks and Interstate adds incredible value to our property.

In conclusion, we currently have a contract to sell our property to Sunshine Solar Cold Storage, contingent on the approval of this rezoning request. This project represents a responsible transition from flood-prone residential land to a sustainable commercial use that aligns with the evolving needs of our community.

Sincerely,

Danny Kushmer & Cally Kushmer

----- Forwarded message -----

From: Ann Kimball < kimballann2@gmail.com >

Date: Wed, Jul 16, 2025, 8:07 AM

Subject: Support for Rezoning Request - 6121 Adamsville Road, Gibsonton, FL 33534

To: <hearings@hcfl.gov>

Dear Members of the Planning Commission:

My name is Ann M. Kimball, and I reside at 6113 Adamsville Road, Gibsonton, FL 33534. My property sits directly adjacent to subject property at 6121 Adamsville Road, Gibsonton, FL 33534.

My property, Parcel ID U-03-31-19-1RR-000000-00109.4 has a free and clear title, no encumbrances, for which I have a pending contract contingent upon approval of said rezoning request.

I am writing to formally express my support for the requested rezoning of Application No. RZ-PD 25-0452, and allow the project at 6121 Adamsville Road, Gibsonton, FL 33534 to move forward.

I respectfully urge the Planning Commission to approve this rezoning request for Application No. RZ-PD 25-0452, and allow this project at 6121 Adamsville, Road, Gibsonton 33534 to move forward.

Thank you for your time and thoughtful consideration.

Sincerely,

Ann M. Kimball Kimballann2@gmail.com 6113 Adamsville Road Gibsonton, FL 33534 Dear Planning Commission Members,

My name is Suzanne Jones, and I reside at 6117 Adamsville Rd, directly adjacent to the subject property at 6121 Adamsville Rd. I am writing to express my full support for **Rezoning Application No. RZ-PD 25-0452**, submitted in connection with the proposed Sunshine Solar Cold Storage development. For transparency, the title to my property—**Parcel Number: U0331191RR000000001102**—is held in my maiden name, Suzanne Baseley. I was married on June 21, 2024, to Eric Jones, who sadly passed away on September 16, 2024. I continue to reside at the property under my married name. My home was significantly affected by flooding during Hurricane Helene. As a result, I currently have a contract in place to sell my property to Sunshine Solar Cold Storage, contingent on the approval of this rezoning request. This project represents a responsible and much-needed transition from flood-

I have reviewed the plans for this development and believe it will be a low-impact, energy-efficient operation that supports job creation and economic stability in our area.

Thank you for your time and thoughtful consideration. I respectfully urge your support for **Rezoning Application No. RZ-PD 25-0452**. Since rely

prone residential land to a sustainable commercial use that aligns with the evolving needs of our community.

Suzanne Jones (formerly Suzanne Baseley) 6117 Adamsville Rd Gibsonton, FL 33534 Hillsborough County Planning Commission Land Use Planning Division 601 E. Kennedy Blvd. 18th Floor Tampa, FL 33602

RE: Request for Comprehensive Plan Amendment 6121 Adamsville Road, Gibsonion, FL 33534

To Whom It May Concern.

I am submitting this letter in support of a comprehensive plan amendment for the property located at 6121 Adamsville Road, Gibsonton, FL 33534, supporting a change from residential to industrial land use.

The surrounding homes, including my residence **EVELY CAROLINA ANDRADE DUQUE**, were built in the 1970s or earlier, before revised floodplain regulations were in effect. The natural ground elevations in this area range from 3 to 7 feet, while the 2023 H:MA flood map revision raised the Base Flood Elevation (BFE) to 12 feet above sea level. This results in a flood risk of 5 to 9 feet during storm events, the area is also classified as a High Coastal Hazard Zone.

This increased vulnerability has already produced consequences. Multiple homes in the area, including mine, suffered severe flood damage during the most recent hurricane season, further highlighting the unsuitability of this location for long-term residential use. With updated HEMA data now affecting insurance and lending, most of these properties have become unsellable under conventional financing. For many homeowners, rising flood insurance premiums and reduced buyer interest create an untenable financial burden.

The proposed industrial development offers a solution. The developer plans to build well above the 12-foot flood elevation, using an engineered platform suited to floodplain conditions. As part of this plan, the developer is purchasing homes in the affected area—providing a realistic exit strategy for current homeowners who otherwise face a staggering increase in flood insurance.

I am fully in support of this project and feel that it will benefit the community greatly. Please contact me directly if I can answer any questions.

Sincerely,

EVELY CAROLINA ANDRADE DUQUE

6125 Adamsville Road, Gibsonton, FL 33534 305-753-4068

beba72f@hotmail.com

7/18/2025

Hillsborough County Planning Commission
Land Use Planning Division
601 E. Kennedy Blvd, 18th Floor
Tampa, FL 33602

RE: Request for Comprehensive Plan Amendment – 612 Adamsville Road, Gibsonton, FL 33534

To Whom It May Concern,

I, Melinda Lee owner of Parcel U-03-31-19-1RR-000000-00111.1 at 12719 S US HWY 41, Gibsonton, FL 33534, am submitting this letter in support of a comprehensive plan amendment for the property located at 612 Adamsville Road, Gibsonton, FL 33534, supporting a change from residential to industrial land use.

The surrounding properties were developed in the 1970s or earlier, before revised floodplain regulations were in effect. The natural ground elevations in this area range from 3 to 7 feet, while the 2023 FEMA flood map revision raised the Base Flood Elevation (BFE) to 12 feet above sea level. This results in a flood risk of 5 to 9 feet during storm events, the area is also classified as a High Coastal Hazard Zone.

This increased vulnerability has already produced consequences. Multiple homes in the area suffered severe flood damage during the most recent hurricane season, further highlighting the unsuitability of this location for long-term residential use. With updated FEMA data now affecting insurance and lending, most of these properties have become unsellable under conventional financing. For many homeowners, rising flood insurance premiums and reduced buyer interest create an untenable financial burden.

The proposed industrial development offers a solution. The developer plans to build well above the 12-foot flood elevation, using an engineered platform suited to floodplain conditions. As part of this plan, the developer will purchase homes in the affected area—providing a realistic exit strategy for current homeowners who otherwise face a mortgage insurance trap.

Attached as Exhibit A is a flood map illustrating the current BFE and impacted homes. We respectfully ask Hillsborough County to approve this land use change, which aligns with the realities of modern floodplain management while offering a safe, economically viable path forward.

Sincerely,

Melinda Lee

813-727-7767

12719 S US 41

Gibsonton, Fl 33534

Danny & Cally Kushmer 6107 Adamsville Road Gibsonton, Florida 33534 danny.kushmer@gmail.com

RE: SUPPORT for Sunshine Solar, RZ-PD-25-0452

Hearing Date: July 21, 2025

Dear Planning Commission Members,

We have seen the signs, the time has come, and we wanted to provide our view on the proposed change in zoning that would allow a cold storage unit to be built near our community. Surrounded by Port Tampa, Florida Trustees, TECO, and Hillsborough County property, the Community of Adamsville is the last residential enclave between Gibsonton and Apollo Beach. Change is inevitable.

We knew either Port Tampa or a private company would be interested in purchasing this land. Today, and especially since last year's flood, the highest and best use for this land is not homes. Meaning, appraising our property as commercial or even industrial makes the land, not the homes, much more valuable.

Approximately thirty acres of land is on the South side of Adamsville Road between U.S. 41 and the beginning of the Port and another sixty on the North side. This company is just the beginning, and if successful, would raise the value of everyone's land.

Now, after several conversations with the applicant/developer and more importantly, our neighbors directly affected, my wife and I are comfortable providing our full support for this project. While we love Adamsville and as a family have spent well over one hundred years living, farming/working, and playing here, we are prepared to move on. Surrounded by industry, and with last year's one-two punch of Helene and Milton, we have that opportunity through this project. We are no longer a sleepy little community, and the timing is good. The proximity to Tampa Bay, RR tracks and Interstate adds incredible value to our property.

In conclusion, we currently have a contract to sell our property to Sunshine Solar Cold Storage, contingent on the approval of this rezoning request. This project represents a responsible transition from flood-prone residential land to a sustainable commercial use that aligns with the evolving needs of our community.

Sincerely,

Danny Kushmer & Cally Kushmer

----- Forwarded message ------

From: Ann Kimball < kimballann2@gmail.com >

Date: Wed, Jul 16, 2025, 8:07 AM

Subject: Support for Rezoning Request - 6121 Adamsville Road, Gibsonton, FL 33534

To: <hearings@hcfl.gov>

Dear Members of the Planning Commission:

My name is Ann M. Kimball, and I reside at 6113 Adamsville Road, Gibsonton, FL 33534. My property sits directly adjacent to subject property at 6121 Adamsville Road, Gibsonton, FL 33534.

My property, Parcel ID U-03-31-19-1RR-000000-00109.4 has a free and clear title, no encumbrances, for which I have a pending contract contingent upon approval of said rezoning request.

I am writing to formally express my support for the requested rezoning of Application No. RZ-PD 25-0452, and allow the project at 6121 Adamsville Road, Gibsonton, FL 33534 to move forward.

I respectfully urge the Planning Commission to approve this rezoning request for Application No. RZ-PD 25-0452, and allow this project at 6121 Adamsville, Road, Gibsonton 33534 to move forward.

Thank you for your time and thoughtful consideration.

Sincerely,

Ann M. Kimball <u>Kimballann2@gmail.com</u> 6113 Adamsville Road Gibsonton, FL 33534 Dear Planning Commission Members,

My name is Suzanne Jones, and I reside at 6117 Adamsville Rd, directly adjacent to the subject property at 6121 Adamsville Rd. I am writing to express my full support for **Rezoning Application No. RZ-PD 25-0452**, submitted in connection with the proposed Sunshine Solar Cold Storage development. For transparency, the title to my property—**Parcel Number: U0331191RR000000001102**—is held in my maiden name, Suzanne Baseley. I was married on June 21, 2024, to Eric Jones, who sadly passed away on September 16, 2024. I continue to reside at the property under my married name. My home was significantly affected by flooding during Hurricane Helene. As a result, I currently have a contract in place to sell my property to Sunshine

My home was significantly affected by flooding during Hurricane Helene. As a result, I currently have a contract in place to sell my property to Sunshine Solar Cold Storage, contingent on the approval of this rezoning request. This project represents a responsible and much-needed transition from flood-prone residential land to a sustainable commercial use that aligns with the evolving needs of our community.

I have reviewed the plans for this development and believe it will be a low-impact, energy-efficient operation that supports job creation and economic stability in our area.

Thank you for your time and thoughtful consideration. I respectfully urge your support for **Rezoning Application No. RZ-PD 25-0452**. Sincerely,

Suzanne Jones (formerly Suzanne Baseley) 6117 Adamsville Rd Gibsonton, FL 33534 Hillsborough County Planning Commission Land Use Planning Division 601 L. Kennedy Blvd, 18th Floor Tampa, FL 33602

RL: Request for Comprehensive Plan Amendment 6121 Adamsville Road, Gibsonion, H. 33534

To Whom It May Concern.

I am submitting this letter in support of a comprehensive plan amendment for the property located at 6121 Adamsville Road, Gibsonton, FL 33534, supporting a change from residential to industrial land use.

The surrounding homes, including my residence **EVELY CAROLINA ANDRADE DUQUE**, were built in the 1970s or earlier, before revised floodplain regulations were in effect. The natural ground elevations in this area range from 3 to 7 feet, while the 2023 LLMA flood map revision raised the Base Flood Elevation (BFE) to 12 feet above sea level. This results in a flood risk of 5 to 9 feet during storm events, the area is also classified as a High Coastal Hazard Zone.

This increased vulnerability has already produced consequences. Multiple homes in the area, including mine, suffered severe flood damage during the most recent hurricane season, further highlighting the unsuitability of this location for long-term residential use. With updated FEMA data now affecting insurance and lending, most of these properties have become unselfable under conventional financing. For many homeowners, rising flood insurance premiums and reduced buyer interest create an untenable financial burden.

The proposed industrial development offers a solution. The developer plans to build well above the 12-foot flood elevation, using an engineered platform suited to floodplain conditions. As part of this plan, the developer is purchasing homes in the affected area —providing a realistic exit strategy for current homeowners who otherwise face a staggering increase in flood insurance.

I am fully in support of this project and feel that it will benefit the community greatly. Please contact me directly if I can answer any questions.

Sincerely.

EVELY CAROLINA ANDRADE DUQUE 6125 Adamsville Road, Gibsonton, FL 33534 305-753-4068

beba72fl@hotmail.com

7/18/2025

Hillsborough County Planning Commission
Land Use Planning Division
601 E. Kennedy Blvd, 18th Floor
Tampa, FL 33602

RE: Request for Comprehensive Plan Amendment – 612 Adamsville Road, Gibsonton, FL 33534

To Whom It May Concern,

I, Melinda Lee owner of Parcel U-03-31-19-1RR-000000-00111.1 at 12719 S US HWY 41, Gibsonton, FL 33534, am submitting this letter in support of a comprehensive plan amendment for the property located at 612 Adamsville Road, Gibsonton, FL 33534, supporting a change from residential to industrial land use.

The surrounding properties were developed in the 1970s or earlier, before revised floodplain regulations were in effect. The natural ground elevations in this area range from 3 to 7 feet, while the 2023 FEMA flood map revision raised the Base Flood Elevation (BFE) to 12 feet above sea level. This results in a flood risk of 5 to 9 feet during storm events, the area is also classified as a High Coastal Hazard Zone.

This increased vulnerability has already produced consequences. Multiple homes in the area suffered severe flood damage during the most recent hurricane season, further highlighting the unsuitability of this location for long-term residential use. With updated FEMA data now affecting insurance and lending, most of these properties have become unsellable under conventional financing. For many homeowners, rising flood insurance premiums and reduced buyer interest create an untenable financial burden.

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Attached as Exhibit A is a flood map illustrating the current BFE and impacted homes. We respectfully ask Hillsborough County to approve this land use change, which aligns with the realities of modern floodplain management while offering a safe, economically viable path forward.

Sincerely,

Melinda Lee

813-727-7767

12719 S US 41

Gibsonton, Fl 33534

Danny & Cally Kushmer 6107 Adamsville Road Gibsonton, Florida 33534 danny.kushmer@gmail.com

RE: SUPPORT for Sunshine Solar, RZ-PD-25-0452

Hearing Date: July 21, 2025

Dear Planning Commission Members,

We have seen the signs, the time has come, and we wanted to provide our view on the proposed change in zoning that would allow a cold storage unit to be built near our community. Surrounded by Port Tampa, Florida Trustees, TECO, and Hillsborough County property, the Community of Adamsville is the last residential enclave between Gibsonton and Apollo Beach. Change is inevitable.

We knew either Port Tampa or a private company would be interested in purchasing this land. Today, and especially since last year's flood, the highest and best use for this land is not homes. Meaning, appraising our property as commercial or even industrial makes the land, not the homes, much more valuable.

Approximately thirty acres of land is on the South side of Adamsville Road between U.S. 41 and the beginning of the Port and another sixty on the North side. This company is just the beginning, and if successful, would raise the value of everyone's land.

Now, after several conversations with the applicant/developer and more importantly, our neighbors directly affected, my wife and I are comfortable providing our full support for this project. While we love Adamsville and as a family have spent well over one hundred years living, farming/working, and playing here, we are prepared to move on. Surrounded by industry, and with last year's one-two punch of Helene and Milton, we have that opportunity through this project. We are no longer a sleepy little community, and the timing is good. The proximity to Tampa Bay, RR tracks and Interstate adds incredible value to our property.

In conclusion, we currently have a contract to sell our property to Sunshine Solar Cold Storage, contingent on the approval of this rezoning request. This project represents a responsible transition from flood-prone residential land to a sustainable commercial use that aligns with the evolving needs of our community.

Sincerely,

Danny Kushmer &

Cally Kushmer

----- Forwarded message -----

From: Ann Kimball < kimballann2@gmail.com >

Date: Wed, Jul 16, 2025, 8:07 AM

Subject: Support for Rezoning Request - 6121 Adamsville Road, Gibsonton, FL 33534

To: <hearings@hcfl.gov>

Dear Members of the Planning Commission:

My name is Ann M. Kimball, and I reside at 6113 Adamsville Road, Gibsonton, FL 33534. My property sits directly adjacent to subject property at 6121 Adamsville Road, Gibsonton, FL 33534.

My property, Parcel ID U-03-31-19-1RR-000000-00109.4 has a free and clear title, no encumbrances, for which I have a pending contract contingent upon approval of said rezoning request.

I am writing to formally express my support for the requested rezoning of Application No. RZ-PD 25-0452, and allow the project at 6121 Adamsville Road, Gibsonton, FL 33534 to move forward.

I respectfully urge the Planning Commission to approve this rezoning request for Application No. RZ-PD 25-0452, and allow this project at 6121 Adamsville, Road, Gibsonton 33534 to move forward.

Thank you for your time and thoughtful consideration.

Sincerely,

Ann M. Kimball Kimballann2@gmail.com 6113 Adamsville Road Gibsonton, FL 33534 Dear Planning Commission Members,

My name is Suzanne Jones, and I reside at 6117 Adamsville Rd, directly adjacent to the subject property at 6121 Adamsville Rd. I am writing to express my full support for **Rezoning Application No. RZ-PD 25-0452**, submitted in connection with the proposed Sunshine Solar Cold Storage development. For transparency, the title to my property—**Parcel Number: U0331191RR00000001102**—is held in my maiden name, Suzanne Baseley. I was married on June 21, 2024, to Eric Jones, who sadly passed away on September 16, 2024. I continue to reside at the property under my married name. My home was significantly affected by flooding during Hurricane Helene. As a result, I currently have a contract in place to sell my property to Sunshine

My home was significantly affected by flooding during Hurricane Helene. As a result, I currently have a contract in place to sell my property to Sunshine Solar Cold Storage, contingent on the approval of this rezoning request. This project represents a responsible and much-needed transition from flood-prone residential land to a sustainable commercial use that aligns with the evolving needs of our community.

I have reviewed the plans for this development and believe it will be a low-impact, energy-efficient operation that supports job creation and economic stability in our area.

Thank you for your time and thoughtful consideration. I respectfully urge your support for **Rezoning Application No. RZ-PD 25-0452**. Sincerely

Suzanne Jones (formerly Suzanne Baseley) 6117 Adamsville Rd Gibsonton, FL 33534 7-21-2025

Hillsborough County Planning Commission Land Use Planning Division 601 E. Kennedy Blvd, 18th Floor Tampa, Ft. 33602

RL: Request for Comprehensive Plan Amendment 6121 Adamsville Road, Gibsonton, H. 33534

To Whom It May Concern.

I aim submitting this letter in support of a comprehensive plan amendment for the property located at 6121 Adamsville Road, Gibsonton, FL 33534, supporting a change from residential to industrial land use.

The surrounding homes, including my residence **EVELY CAROLINA ANDRADE DUQUE**, were built in the 1970s or earlier, before revised floodplain regulations were in effect. The natural ground elevations in this area range from 3 to 7 feet, while the 2023 H.MA flood map revision raised the Base Flood Elevation (BFE) to 12 feet above sea level. This results in a flood risk of 5 to 9 feet during storm events, the area is also classified as a High Coastal Hazard Zone.

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I am fully in support of this project and feel that it will benefit the community greatly. Please contact me directly if I can answer any questions.

Sincerely.

EVELY CAROLINA ANDRADE DUQUE 6125 Adamsvitte Road, Gibsonton, FL 33534 305-753-4068 beba72f@hotmail.com

DATE 6/

12025

PARTY OF RECORD

Rivas, Keshia

From: Ann Kimball <kimballann2@gmail.com>
Sent: Wednesday, July 16, 2025 8:08 AM

To: Hearings

Subject: Support for Rezoning Request - 6121 Adamsville Road, Gibsonton, FL 33534

External email: Use caution when clicking on links, opening attachments or replying to this email.

Dear Members of the Planning Commission:

My name is Ann M. Kimball, and I reside at 6113 Adamsville Road, Gibsonton, FL 33534. My property sits directly adjacent to subject property at 6121 Adamsville Road, Gibsonton, FL 33534.

My property, Parcel ID U-03-31-19-1RR-000000-00109.4 has a free and clear title, no encumbrances, for which I have a pending contract contingent upon approval of said rezoning request.

I am writing to formally express my support for the requested rezoning of Application No. RZ-PD 25-0452, and allow the project at 6121 Adamsville Road, Gibsonton, FL 33534 to move forward.

I respectfully urge the Planning Commission to approve this rezoning request for Application No. RZ-PD 25-0452, and allow this project at 6121 Adamsville, Road, Gibsonton 33534 to move forward.

Thank you for your time and thoughtful consideration.

Sincerely,

Ann M. Kimball
Kimballann2@gmail.com
6113 Adamsville Road
Gibsonton, FL 33534

Rivas, Keshia

From: Hearings

Sent: Monday, July 14, 2025 10:46 AM

To: Rome, Ashley; Rivas, Keshia; Lampkin, Timothy

Subject: FW: APP NO : RZ-PD 25-0452

Attachments: SUPPORT LETTER.pdf

From: james kushmer < jameskushmer@gmail.com>

Sent: Friday, July 11, 2025 5:54 PM **To:** Hearings < Hearings@hcfl.gov > **Subject:** APP NO: RZ-PD 25-0452

External email: Use caution when clicking on links, opening attachments or replying to this email.

To whom it may concern,

Please see the attached letter supporting the zone change for this project.

Respectfully, James Kushmer JAMES R. KUSHMER SR.

7/4/2025

6123 ADAMSVILLE RD.

GIBSONTON, FL 33534

jameskushmer@gmail.com

RE: SUPPORT FOR SUNSHINE SOLAR, RZ-PD-25-0452

HEARING DATE 7/21/2025

TO WHOM IT MAY CONCERN,

My name is James Kushmer and I have been a lifelong resident of Adamsville Road.

My family settled in the area in the early 1900's and raised tomatoes to sell commercially.

I therefore have seen a lot of change in the area and my family contributed to this over the years by selling our family farm lands to companies for commercial purposes for example the Tampa Steel property located behind this proposed site, the gypsum plant to the south as well as other local properties.

Adamsville Rd. is the last residential enclave between Apollo Beach and Gibsonton and we always knew that with its proximity to the port as well as railroad access it was inevitable that it would be rezoned for other purposes than residential uses.

I was approached by representatives of this proposed facility on their plans, and they agreed to purchase my home as it is adjacent to their project.

With this plan in place I support the zone change, it will increase the value of the surrounding properties as well as create employment opportunities.

In conclusion I give my full support for the proposed zoning change contingent upon the successful execution of the contract for the purchase of my property.

Sincerely,

James R. Kushmer Sr.

Rome, Ashley

From: Norris, Marylou

Sent: Monday, February 24, 2025 10:34 AM

To: Rome, Ashley **Cc:** Vazquez, Bianca

Subject: FW: Automatic reply: RZ-PD-25-0452

Good morning,

Please see the email below and respond to customer.

Thank you,

Marylou Norris

Administrative Specialist

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe



Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Danny Kushmer <danny.kushmer@gmail.com>

Sent: Monday, February 24, 2025 10:20 AM
To: Norris, Marylou <NorrisM@hcfl.gov>
Subject: Fwd: Automatic reply: RZ-PD-25-0452

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see email below....

Sincerely,
Danny Kushmer
https://linktr.ee/dannykushmer
813-360-0747
Dear Maricela,
I understand a Zoning Hearing Master date has been set for May 19, can you tell me when the Land Use Hearin Officer will hear this?????
Also, is it time for adjacent landowners to submit our issues? If so, do we submit to you?
Danny
Begin forwarded message:
From: "Medrano, Maricela" < MedranoM@hcfl.gov > Date: February 24, 2025 at 10:17:00 AM EST To: Danny Kushmer < danny.kushmer@gmail.com > Subject: Automatic reply: RZ-PD-25-0452
Thank you for your message. I will be out of my office from 2/20 at 1 PM and until 2/24,. If you need assistance during my absence, please contact Marylou Norris at 813-276-8398 / norrism@hillsboroughcounty.org Thank you.
Gracias por su mensaje. Estare fuera de mi oficina del jueves 20 de febrero a la 1 PM y hasta el lunes 24. Si necesita

Gracias por su mensaje. Estare fuera de mi oficina del jueves 20 de febrero a la 1 PM y hasta el lunes 24. Si necesita asistencia durante mi ausencia por favor contacte a Marylou Norris al 813-276-8398 / norrism@hillsboroughcounty.org. Gracias.

Maricela Medrano de Luna Executive Planner Development Services Department Hillsborough County

Rome, Ashley

Danny Kushmer <danny.kushmer@gmail.com> From: Sent: Monday, February 24, 2025 12:07 PM To: Rome, Ashley Cc: Lampkin, Timothy; Norris, Marylou **Subject:** Re: Automatic reply: RZ-PD-25-0452 External email: Use caution when clicking on links, opening attachments or replying to this email. Is the applicant required to notice the adjacent landowners and conduct a meeting with them prior to the May 19th hearing? Sincerely, Danny Kushmer https://linktr.ee/dannykushmer 813-360-0747 On Feb 24, 2025, at 11:33 AM, Rome, Ashley <RomeA@hcfl.gov> wrote: The application will be heard at the Zoning Hearing Master hearing by a Land Use Hearing Officer on May 19, 2025 at 6:00 PM. Written comment and documentation can be submitted via email to Hearings@hcfl.gov. The cutoff to submit comments and materials to the record is May 15, 2025 by 5:00 pm. If after the cutoff date, it must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation. Please note that neither video nor audio can be accepted via email. To submit these, the file(s) must be placed on an otherwise empty USB drive, brought to the hearing, and the

USB submitted to the Clerk. The USB drive will not be returned.

You can attend the hearing by virtual participation; registration should open one week before the hearing at the following link: http://hcflgov.net/SpeakUp. You can register up to 30 minutes prior to the start of the hearing.