

Rezoning Application: PRS 25-0664

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: June 10, 2025



**Hillsborough
County Florida**

Development Services Department

Applicant: Bruce E. Olds
Nancy D. Olds

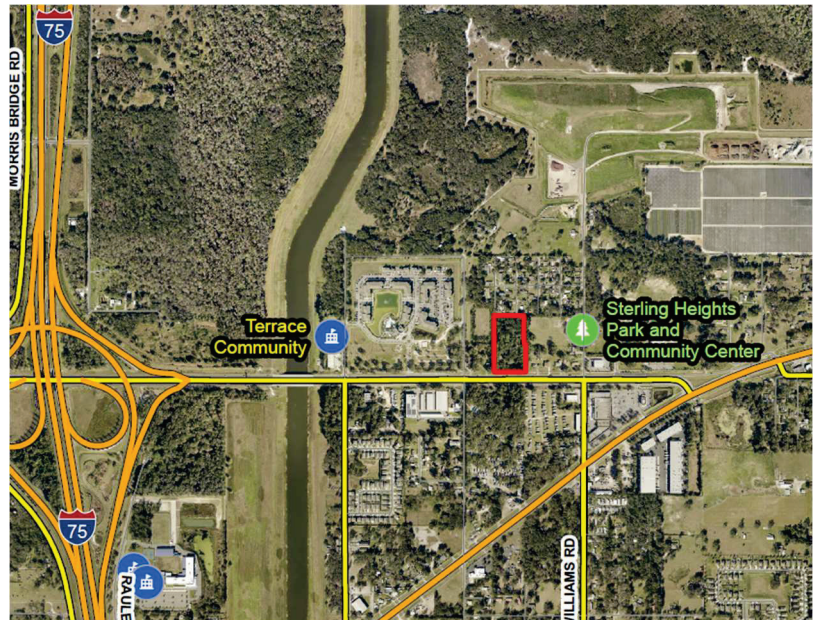
FLU Category: Suburban Mixed Use – 6

Service Area: Urban

Site Acreage: 4.81

**Community
Plan Area:** Thonotosassa

Overlay: None



Introduction Summary

PD 23-0784 was approved in 2023 to accommodate the development of a mini warehouse facility consisting of six buildings with up to 84,914 square feet (SF) of gross floor area (GFA). The applicant is requesting a minor modification to reconfigure the general development plan and increase the allowable height and number of storage units.

Existing Approvals	Proposed Modifications
Six mini ware house buildings with up to 84,914 square feet and up to 640 storage units	One mini warehouse building with up to 84,912 square feet and up to 660 storage units.
Maximum building heights ranging from 12' - 8" to 20'.	Increase maximum building height to 35 feet.
Access from Fowler Avenue is located near the midpoint of the southern property boundary.	Shift of the Fowler Avenue access point east.

Additional Information

PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application

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

2.1 Vicinity Map



Context of Surrounding Area:

Existing uses in the general area consists of a mix of single-family residential, recreational, mini warehousing, open storage, retail, an indoor gun range, a multi-family development completed in 2022 with 292 apartments, and a 16.79-acre RV park.

North: The adjoining properties to the north are zoned RSC-9 with uses consisting of single-family residential and vacant residential land.

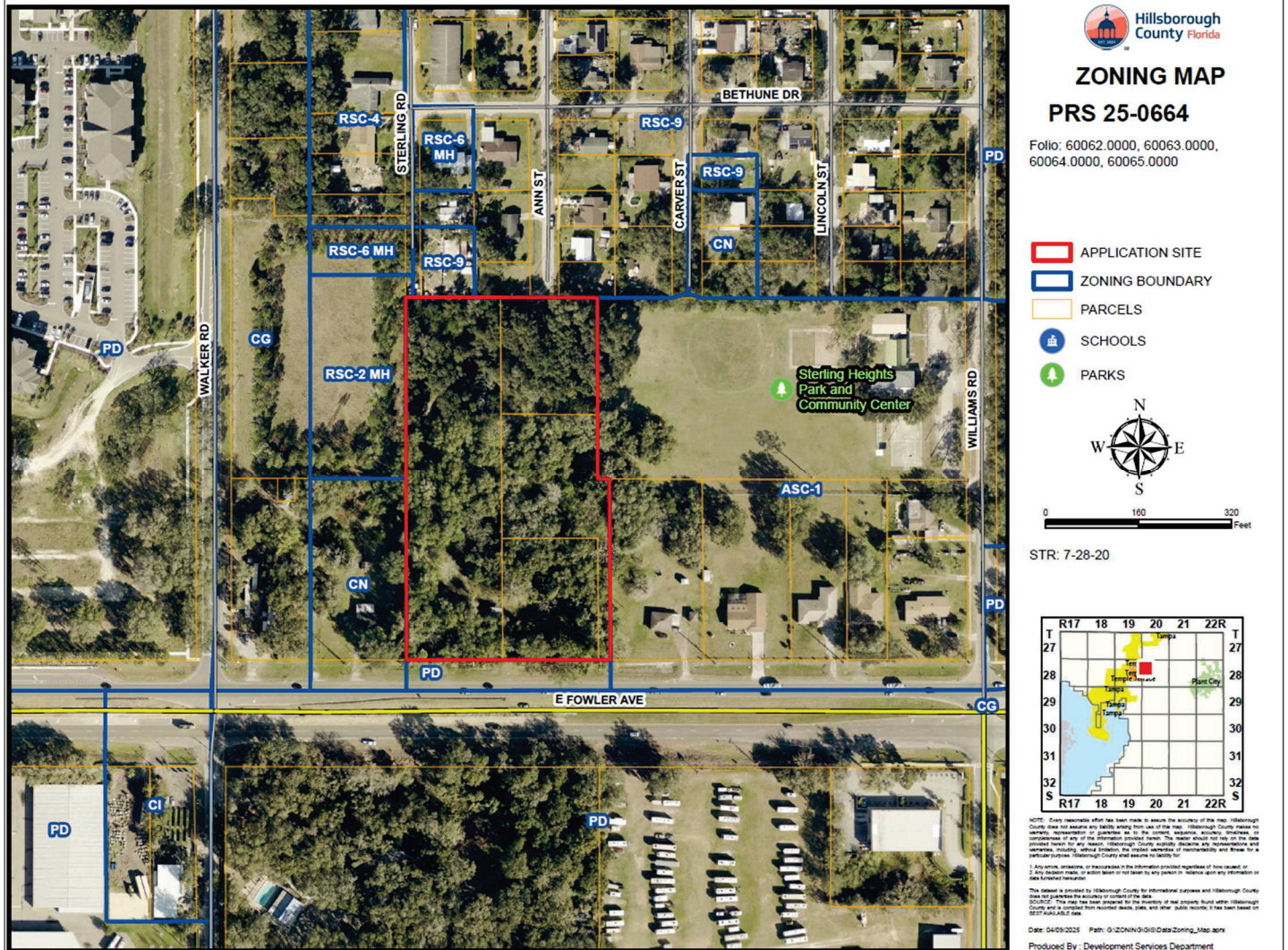
South: The subject property abuts the E Fowler Avenue Right-of-Way (ROW) to south; the ROW is 181 feet wide and constructed as a four-lane roadway with a divided median. The properties to the south of E Fowler Avenue are developed for personal vehicle storage and an RV Park limited to 205 RV Spaces.

East: The adjoining properties to the east are zoned ASC-1 and are developed for County owned recreational facility and single-family residential use.

West: The properties to the west are zoned CN and RSC-2-MH. The CN zoned property is developed for single-family use; the RSC-2-MH property is owned by the State Department of Transportation and is undeveloped.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

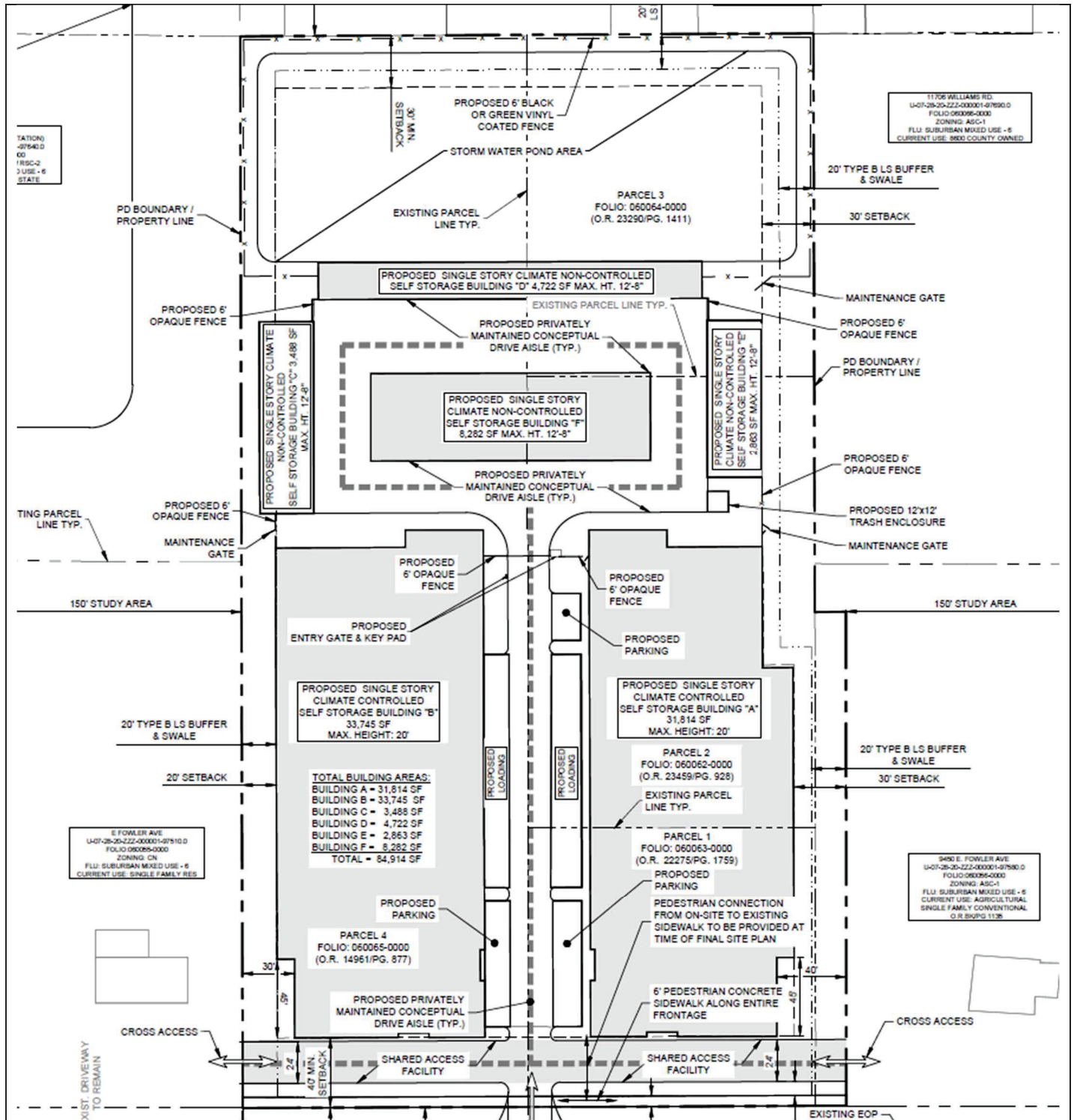


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	RSC-9	DU per GA: 9/FAR: NA	Residential, Single-Family Conventional	Single-Family Residence & Undeveloped Land
South	PD 89-0052	205 RV Spaces (on 16.8 acres)/ FAR: 0.18	RV Park, Vehicular Open Storage, Commercial General Restricted	RV Park & Vehicular Open Storage
East	ASC-1	DU per GA: 1/FAR: NA	Residential, Single-Family Conventional	Single-Family Residence, Recreational Facility (County Owned)
West	CN	DU per GA: NA/FAR: 0.20	Limited Retail & Personal Services	Single-Family Residence
	RSC-2 MH	DU per GA: 2/FAR: NA	Residential, Single-Family Conventional & Mobile Home	Undeveloped (State Owned)

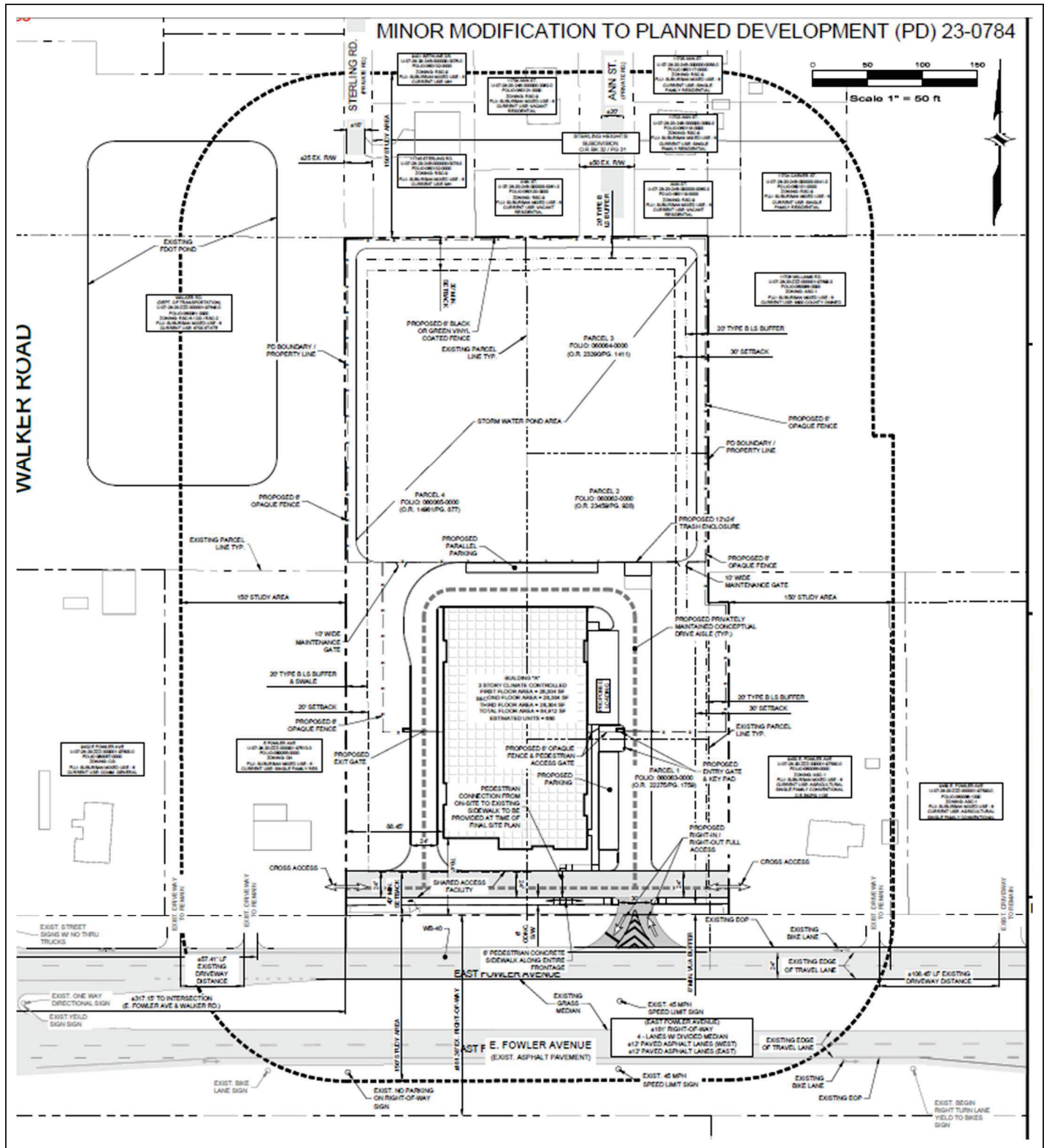
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 25-0664
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Case Reviewer: Sam Ball

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Ave.	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	123	8	13
Proposed	123	8	13
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
Notes: Shared access required to the east and west per FDOT comments.				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Management	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Change to access connection will require FDOT approval.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input checked="" type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees:				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that the building and site plan design components that includes building design features, the degree of building separation from the north, east and west property boundaries, and buffering sufficiently mitigate the potential impacts to the neighboring residential properties. Moreover, because the north half of the western boundary abuts a State Department of Transportation property that is developed as a stormwater facility, the use is classified as a class 5 intensity group instead of the class 1 group for vacant RSC-2 zoned property. Based on these considerations, staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Approvable, Subject to Conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~September 27, 2023~~ April 2, 2025.

1. Development shall be limited to ~~84,914~~ 84,912 SF of mini warehousing subject to the following conditions.
 - 1.1 Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing, or repair.
 - 1.2 No services or sales shall be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited.
 - 1.3 Facilities shall not be used for practice rooms, meeting rooms, or residence.
 - 1.4 No exterior storage of vehicles, material, or articles shall be permitted.
 - 1.5 Storage of explosive or highly flammable material shall be prohibited.
2. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
3. The mini warehouse building shall be located as shown on the site plan. Building setbacks shall be as follows.

Front (south): 40 feet

Rear (north): 30 feet

Side (east): 30 feet, ~~except for such portion referenced in below condition 3.2, which shall include a 40-foot setback~~

Side (west — adjacent to single family, folio 60055.0000): 20 feet, ~~except for such portion referenced in below condition 3.2, which shall include a 30-foot setback.~~

Side (west — adjacent to FDOT parcel, folio 60061.0000): 10 feet
4. Buffering and screening requirements shall be as follows.

Front (south): 8-foot-wide buffer in accordance with LDC Sec. 6.06.04(C)

Rear (north): 20-foot, Type B

Side (east): 20-foot, Type B

Side (west — adjacent to single family, folio 60055.0000): 20-foot, Type B

Side (west — adjacent to single family, folio 60061.0000): 10-foot, Type A

 - 4.1 The 10:1 buffering requirement for buildings in excess of 100 feet in length that abut residential property shall not apply (LDC, 6.01.00,1 footnote #11).
 - 4.2 The portions of the storm water pond within a landscape buffer may not exceed a 4:1 slope.
 - 4.3 All Type B landscape buffers adjacent to existing single-family residential development shall include 15-foot tree spacing instead of the code required 20-foot spacing.
5. Maximum building heights ~~shall be as follows:~~ is 35 feet.
 - 5.1 ~~Buildings A and B shall be limited to a maximum height of 20'.~~
 - 5.2 ~~Buildings C, D, E and F shall be limited to a maximum height of 12' 8".~~

6. The following building requirements shall apply to the mini warehouse facility ~~to Buildings A and B.~~
 - 6.1 ~~Buildings A and B~~ The building must include 10-foot by 45-foot articulations as depicted on the general development plan.
 - 6.2 The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of 17'-8" at the front façades and the façades facing the interior drive.
 - 6.3 The front façades and the façades facing the interior drive shall include a vertical step in the outer wall via a raised parapet, below each parapet, a complimentary color panel will be provided for visual relief. The prominent corner with the raised parapets the facades will be further articulated by storefronts with a complementary colored canopy for an office area, ~~at Building B and a display area at Building A.~~
 - 6.4 The proposed loading area ~~for each building~~ will be articulated by a complementary colored and canopy with a glass sliding door below at the façades facing the interior drive.
 - 6.5 Building facades shall be clad in cement stucco bands and stucco. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): split faced CMU, stucco separated by cement stucco bands.
- ~~7. Facades for buildings C, D, E and F must include complementary colored 8' 0" wide doors for access to drive up storage units.~~
- ~~8.7.~~ The maximum gross floor area shall not exceed ~~84,914~~ 84,912 square feet.
- ~~9.8.~~ The maximum floor to area ratio ~~of~~ the project shall be 0.41%. The maximum impervious coverage of the project shall be 70%.
- ~~10.9.~~ Minimum required parking shall be 2 spaces per 100 storage units.
- ~~11.10.~~ The project shall have one restricted right-in/right-out access on Fowler Ave. and cross access/shared access to the east and west as shown on the PD site plan.
- ~~12.11.~~ The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the PD Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent properties to the east and west (folios #60055.0000 and #60056.0000). The developer shall record in the Official Records of Hillsborough County an access easement and any other easements necessary, consistent with FDOT requirements, that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent properties; and allow access, subject to FDOT approval.
- ~~13.12.~~ Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- ~~14.13.~~ 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 the same.
14. The final location of the Fowler Avenue (SR 582) access point is subject to FDOT review and approval.
15. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
16. The construction and location of any proposed environmental impacts are not approved by this correspondence,

but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~15.~~18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

APPLICATION NUMBER: PRS 25-0664

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

APPLICATION NUMBER: PRS 25-0664

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/22/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TH/Central

PETITION NO: PRS 25-0664

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to make changes to an approved Planned Development zoning, PD 23-0784, consisting of four parcels, totaling +/- 4.81 ac., allowing for Mini-warehouse uses. The modification will consolidate multiple buildings into one building, increase the allowable height and shift the project access to the east. The future land use designation is Suburban Mixed Use – 6 (SMU-6).

The applicant provided a transportation analysis generally consistent with the Development Review Procedures Manual (DRPM). Staff notes that the project generates less than 50 peak hour trips and therefore would not be required to provide a detailed site access analysis. Staff prepared the following analysis of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 84,914sf, Self-Storage (ITE LUC 151)	123	8	13

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 84,912sf, Self-Storage (ITE LUC 151)	123	8	13

Trip Generation Difference:

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

No change in trip generation will result of the proposed modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fowler Ave. is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/- 12-foot travel lanes with paved shoulders. There are no sidewalks either side of the roadway. The right-of-way width is +/- 181 within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, Fowler Ave. is identified as 4-lane roadway. Therefore, no right-of-way preservation is needed.

SITE ACCESS AND CONNECTIVITY

The PD site plan is approved for a restricted right-in/right-out access connection on Fowler Ave., and cross access/shared access connections to the east and west. The modification will shift the location of the access to Fowler Ave. to the east. The applicant will be required to obtain approval from FDOT for the change to the access connection.

Vehicular and pedestrian cross access is required per Sec. 6.04.03.Q. of the LDC to properties on the east and west side of the project. FDOT is requiring the cross accesses to serve as future Shared Access Facilities, the entire area between the stub outs and the proposed access to Fowler Ave. is shown as a “Shared Access Facility” serving folios #60055.0000 and #60056.0000 on the proposed PD site plan.

Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
FOWLER AVE.	INTERSTATE 75	US HWY 301	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Ave.	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	123	8	13
Proposed	123	8	13
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
Notes: Shared access required to the east and west per FDOT comments.				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Change to access connection will require FDOT approval.



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 27, 2023.

1. Development shall be limited to 84,914 SF of mini warehousing subject to the following conditions:
 - 1.1 Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing, or repair.
 - 1.2 No services or sales shall be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited.
 - 1.3 Facilities shall not be used for practice rooms, meeting rooms, or residence.
 - 1.4 No exterior storage of vehicles, material, or articles shall be permitted.
 - 1.5 Storage of explosive or highly flammable material shall be prohibited.
2. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
3. Building setbacks shall be as follows:

Front (south): 40 feet
Rear (north): 30 feet
Side (east): 30 feet, except for such portion referenced in below condition 3.2, which shall include a 40-foot setback
Side (west – adjacent to single-family, folio 60055.0000): 20 feet, except for such portion referenced in below condition 3.2, which shall include a 30-foot setback.
Side (west – adjacent to FDOT parcel, folio 60061.0000): 10 feet
4. Buffering and screening requirements shall be as follows:

Front (south): 8-foot-wide buffer in accordance with LDC Sec. 6.06.04(C)
Rear (north): 20-foot, Type B
Side (east): 20-foot, Type B
Side (west – adjacent to single-family, folio 60055.0000): 20-foot, Type B
Side (west – adjacent to single-family, folio 60061.0000): 10-foot, Type A

 - 4.1 The 10:1 buffering requirement for buildings in excess of 100 feet in length that abut residential property shall not apply (LDC, 6.01.00,1 footnote #11).
 - 4.2 The portions of the storm water pond within a landscape buffer may not exceed a 4:1 slope.
 - 4.3 All Type B landscape buffers adjacent to existing single-family residential development shall include 15-foot tree spacing instead of the code required 20-foot spacing.

5. Maximum building heights shall be as follows:
 - 5.1 Buildings A and B shall be limited to a maximum height of 20’.
 - 5.2 Buildings C, D, E and F shall be limited to a maximum height of 12’ 8”.
6. The following requirements shall apply to Buildings A and B:
 - 6.1 Buildings A and B must include 10-foot by 45-foot articulations as depicted on the general development plan.
 - 6.2 The building footprint shall have a horizontal shift of 2’ minimum building articulation for a length of 17’- 8” at the front façades and the façades facing the interior drive.
 - 6.3 The front façades and the façades facing the interior drive shall include a vertical step in the outer wall via a raised parapet, below each parapet, a complimentary color panel will be provided for visual relief. The prominent corner with the raised parapets the facades will be further articulated by storefronts with a complementary colored canopy for an office area at Building B and a display area at Building A.
 - 6.4 The proposed loading area for each building will be articulated by a complementary colored and canopy with a glass sliding door below at the façades facing the interior drive.
 - 6.5 Building facades shall be clad in cement stucco bands and stucco. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): split faced CMU, stucco separated by cement stucco bands.
7. Facades for buildings C, D, E and F must include complementary colored 8’-0” wide doors for access to drive-up storage units.
8. The maximum gross floor area shall not exceed 84,914 square feet.
9. The maximum floor to area ratio of the project shall be 0.41%. The maximum impervious coverage of the project shall be 70%.
10. Minimum required parking shall be 2 spaces per 100 storage units.
11. The project shall have one restricted right-in/right-out access on Fowler Ave. and cross access/shared access to the east and west as shown on the PD site plan.
12. The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the PD Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent properties to the east and west (folios #60055.0000 and #60056.0000). The developer shall record in the Official Records of Hillsborough County an access easement and any other easements necessary, consistent with FDOT requirements, that permit the developer of the adjacent properties to construct required vehicular and

pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent properties; and allow access, subject to FDOT approval.

13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. 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 the same.
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/22/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TH/Central

PETITION NO: PRS 25-0664

- ☐ This agency has no comments.
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PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to make changes to an approved Planned Development zoning, PD 23-0784, consisting of four parcels, totaling +/- 4.81 ac., allowing for Mini-warehouse uses. The modification will consolidate multiple buildings into one building, increase the allowable height and shift the project access to the east. The future land use designation is Suburban Mixed Use – 6 (SMU-6).

The applicant provided a transportation analysis generally consistent with the Development Review Procedures Manual (DRPM). Staff notes that the project generates less than 50 peak hour trips and therefore would not be required to provide a detailed site access analysis. Staff prepared the following analysis of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 84,914sf, Self-Storage (ITE LUC 151)	123	8	13

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 84,912sf, Self-Storage (ITE LUC 151)	123	8	13

Trip Generation Difference:

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

No change in trip generation will result of the proposed modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fowler Ave. is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/- 12-foot travel lanes with paved shoulders. There are no sidewalks either side of the roadway. The right-of-way width is +/- 181 within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, Fowler Ave. is identified as 4-lane roadway. Therefore, no right-of-way preservation is needed.

SITE ACCESS AND CONNECTIVITY

The PD site plan is approved for a restricted right-in/right-out access connection on Fowler Ave., and cross access/shared access connections to the east and west. The modification will shift the location of the access to Fowler Ave. to the east. The applicant will be required to obtain approval from FDOT for the change to the access connection.

Vehicular and pedestrian cross access is required per Sec. 6.04.03.Q. of the LDC to properties on the east and west side of the project. FDOT is requiring the cross accesses to serve as future Shared Access Facilities, the entire area between the stub outs and the proposed access to Fowler Ave. is shown as a "Shared Access Facility" serving folios #60055.0000 and #60056.0000 on the proposed PD site plan.

Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
FOWLER AVE.	INTERSTATE 75	US HWY 301	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Ave.	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	123	8	13
Proposed	123	8	13
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
Notes: Shared access required to the east and west per FDOT comments.				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Change to access connection will require FDOT approval.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 6/10/2025	COMMENT DATE: 5/8/2025
PETITION NO.: 25-0664	PROPERTY ADDRESS: 9440, 9444 E Fowler Ave, 11700 Ann St, Thonotosassa, FL
EPC REVIEWER: Melissa Yañez	FOLIO #: 0600620000, 0600630000, 0600640000, and 0600650000
CONTACT INFORMATION: (813) 627-2600 x1360	STR: 07-28S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor modification to PD 23-0784	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	08/10/2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial review, soil survey and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".</p> <p>Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

ec: landuse@gardnerbrewer.com

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AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 05/07/2025

Agency: Natural Resources **Petition #:** 25-0664

☐ This agency has **no comment**

☐ This agency has **no objections**

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

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

1. 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.
2. 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.
3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

PETITION NO.: PRS 25-0664

REVIEWED BY: Randy Rochelle

DATE: 4/22/2025

FOLIO NO.: 60063.0000, 60064.0000, 60062.0000 & 60062.0000

WATER

- ☒ The property lies within the City of Temple Terrace Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A ___ inch water main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☒ The property lies within the City of Temple Terrace Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ___ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.



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:** 4/4/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/17/2025

PROPERTY OWNER: Bruce E. and Nancy D. Olds **PID:** 25-0664

APPLICANT: Bruce E. and Nancy D. Olds

LOCATION: 9440 East Fowler Avenue Thonotosassa, FL 33592,
11700 Ann Street Thonotosassa, FL 33592,
East Fowler Avenue Thonotosassa, FL 33592,
9444 East Fowler Avenue Thonotosassa, FL 33592

FOLIO NO.: 60063.0000, 60064.0000, 60062.0000, 60065.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). At this time, Hillsborough County EVSD has no objections to the applicant's request.