

PD Modification Application: MM 26-0063 (rev.)

Zoning Hearing Master Date:

June 22, 2026

BOCC Land Use Meeting Date:

August 11, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Ashley Global Retail, LLC

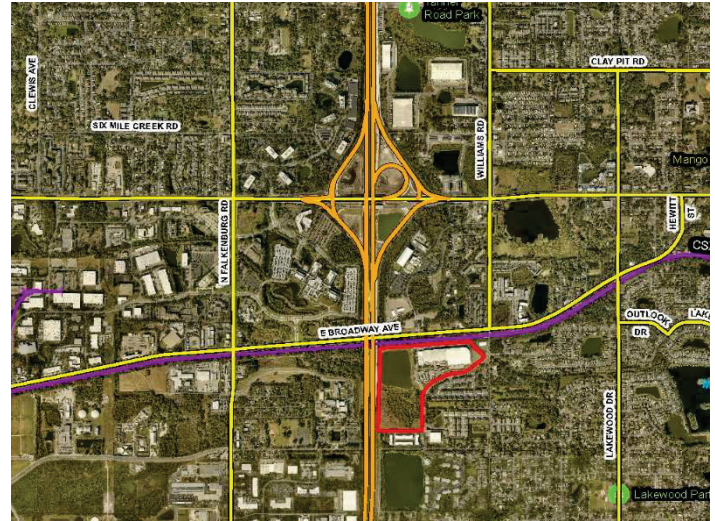
FLU Category: CMU-12 (Community Mixed Use – 12)

Service Area: Urban

Site Acreage: 54.15

Community Plan Area: Brandon

Overlay: None



Introduction Summary

PD 90-0097, most recently modified under PRS 21-0081, was approved in 1990 to allow the property located at the southeast corner of I-75 and East Broadway Avenue to be developed for CN, Light Industrial, accessory office, stand-alone office and multi-family use. The applicant is requesting to modify the development tract configuration, access, and clarify and increase Light Industrial use entitlements by 52,817 square feet (SF) to accommodate a warehouse distribution expansion.

Existing Approvals		Proposed Modifications	
Site development to allow for CN, Light Industrial, mini warehouse, and lodging uses in Development Tracts A-1, A-2, and B as listed below.		Consolidate Tracts A-1, A-2, and a portion of Tract B into a new Tract A to be developed for the uses described below.	
Tract	Allowable Use & Development	Tract	Allowable Use & Development
A-1	Up to 10,000 SF of CN or Light Industrial use	A/B	Remove CN as an allowable use in Tract A-1, and consolidate Tracts A-1, A-2 and a portion of Tract B to allow for up to 620,610 SF of Light Industrial use.
A-2	Up to 110 lodging rooms or 65,000 SF of Light Industrial use.	A	Remove lodging as an allowable use from Tract A-2.
A-1, A-2, B	One access point along Broadway Center Boulevard.	A	Increase number of access points along Broadway Center Boulevard from one to two on the certified site plan.
A-1, A-2, B	Light Industrial uses permitted	A	Clarify that allowable "Light Industrial" uses are M district uses excluding heavy industrial uses.
B	A lake and wetland area is located in the northwest portion of the PD	A	Relocate the existing lake and wetland area to the southwestern portion of new Tract A.
B	Light Industrial use up to 800,000 SF inclusive of mini warehouse use with a maximum FAR of 0.75.	B	Reduce Light Industrial to 307,206.9 SF inclusive of mini warehouse use.

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Additional Information

PD Variations

None

Waivers to the Land Development Code

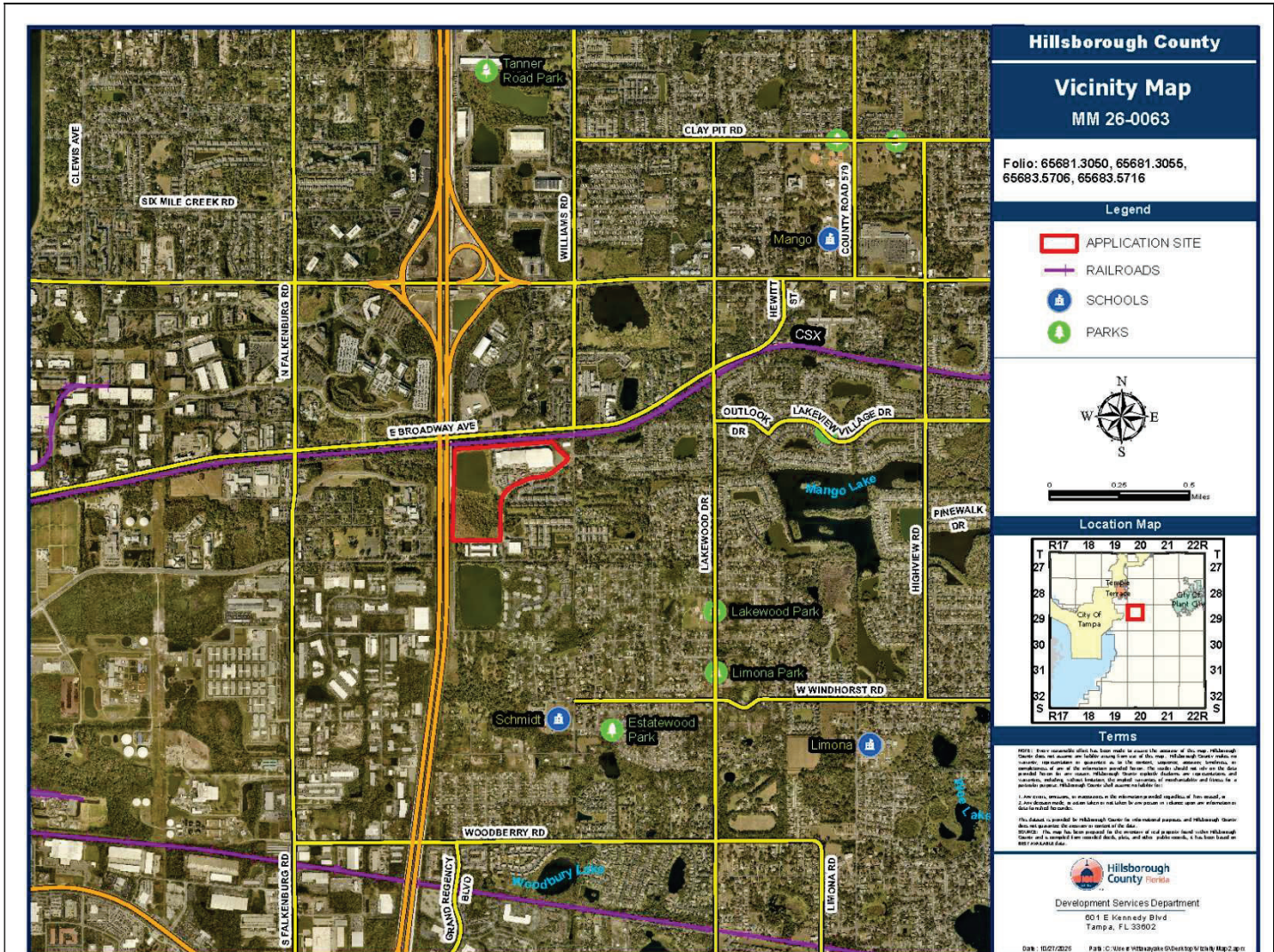
None

Planning Commission Recommendation
Consistent

Development Services Recommendation
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

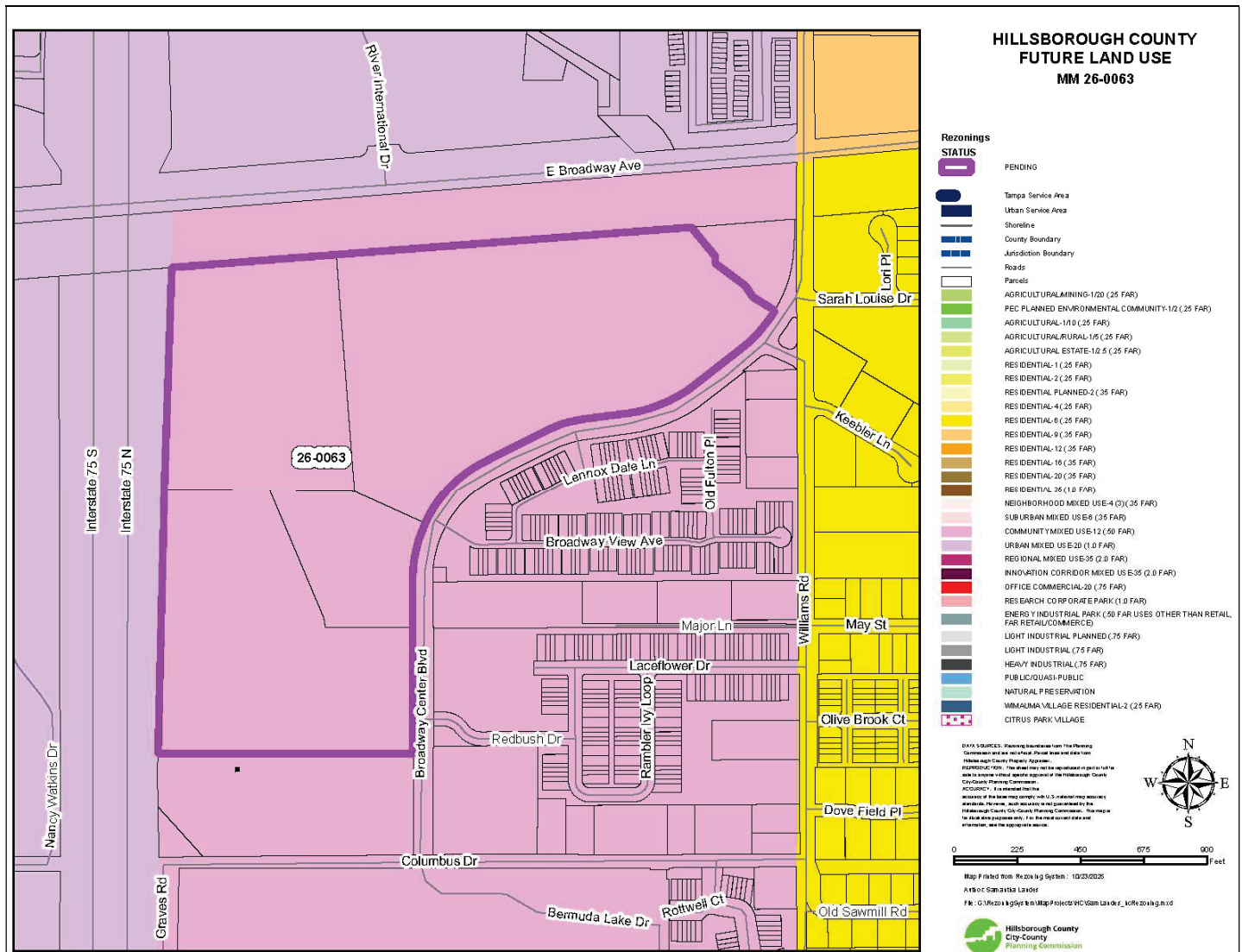


Context of Surrounding Area:

The subject property is located at the southeast corner of the I-75 right-of-way and East Broadway Avenue in the Brandon Community Plan Area. The uses in the immediate vicinity, east of I-75, include conventional single-family, multi-family, mini warehouse, an industrial flex space development and religious institutions. Uses to the west of I-75 include Hillsborough Community College and Citi Corporate Campus.

2.0 LAND USE MAP SET AND SUMMARY DATA

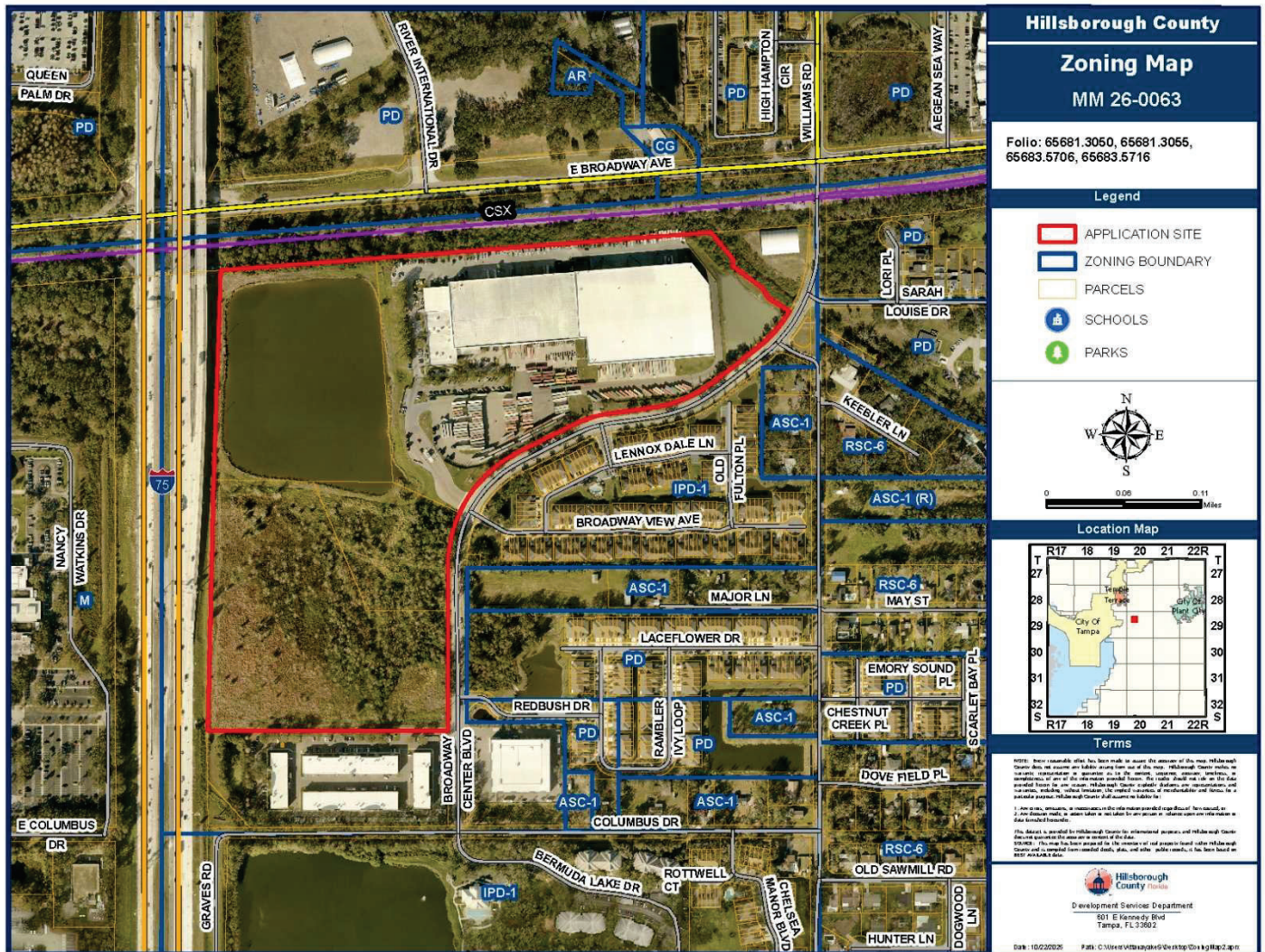
2.2 Future Land Use Map



Subject Site Future Land Use Category	Community Mixed Use – 12 (CMU-12)
Maximum Density/FAR	12 dwelling units per gross acre (DU/GA) / 0.50 FAR
Typical Uses	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



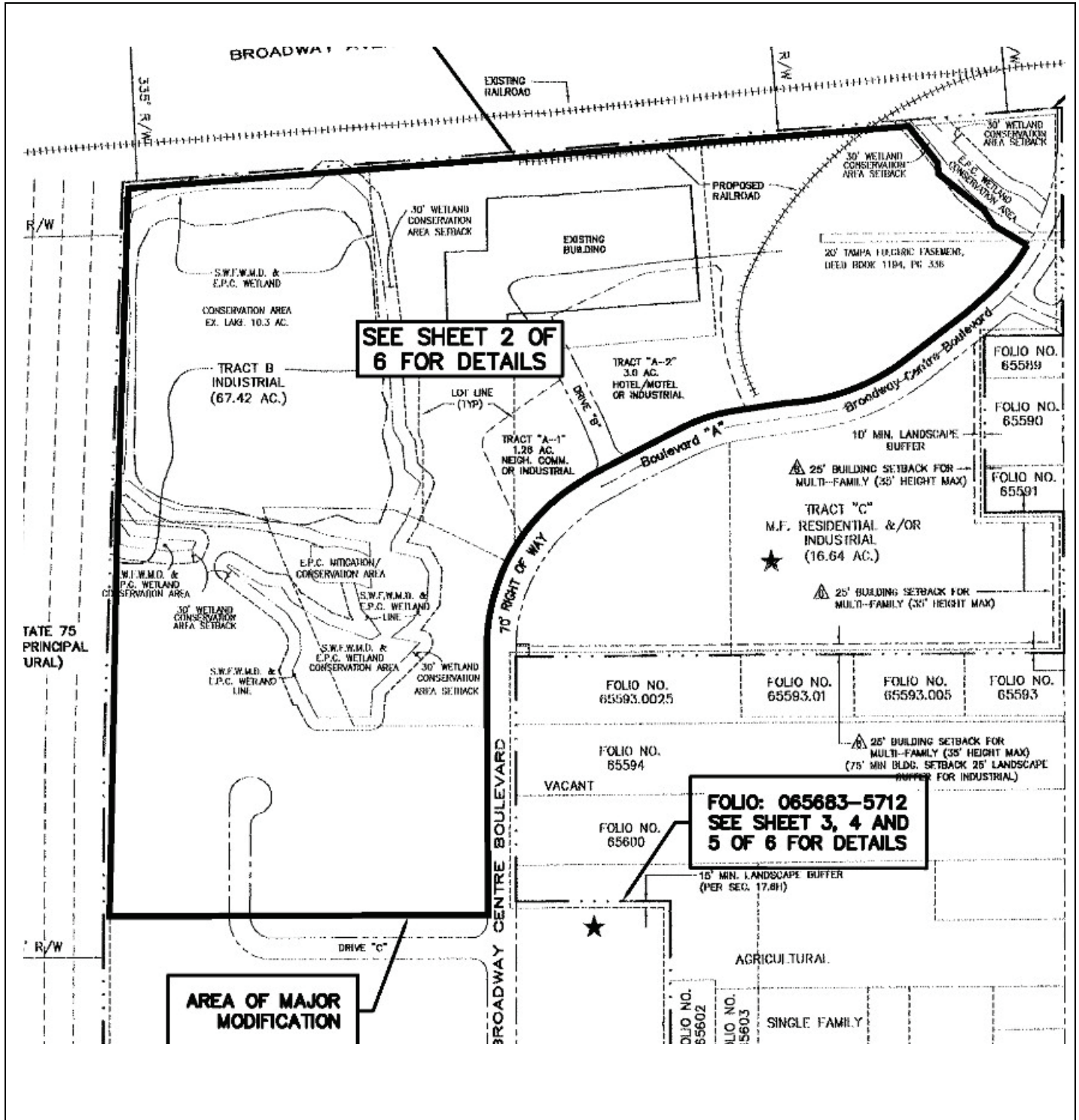
Adjacent Zonings and Uses (Modification Area)

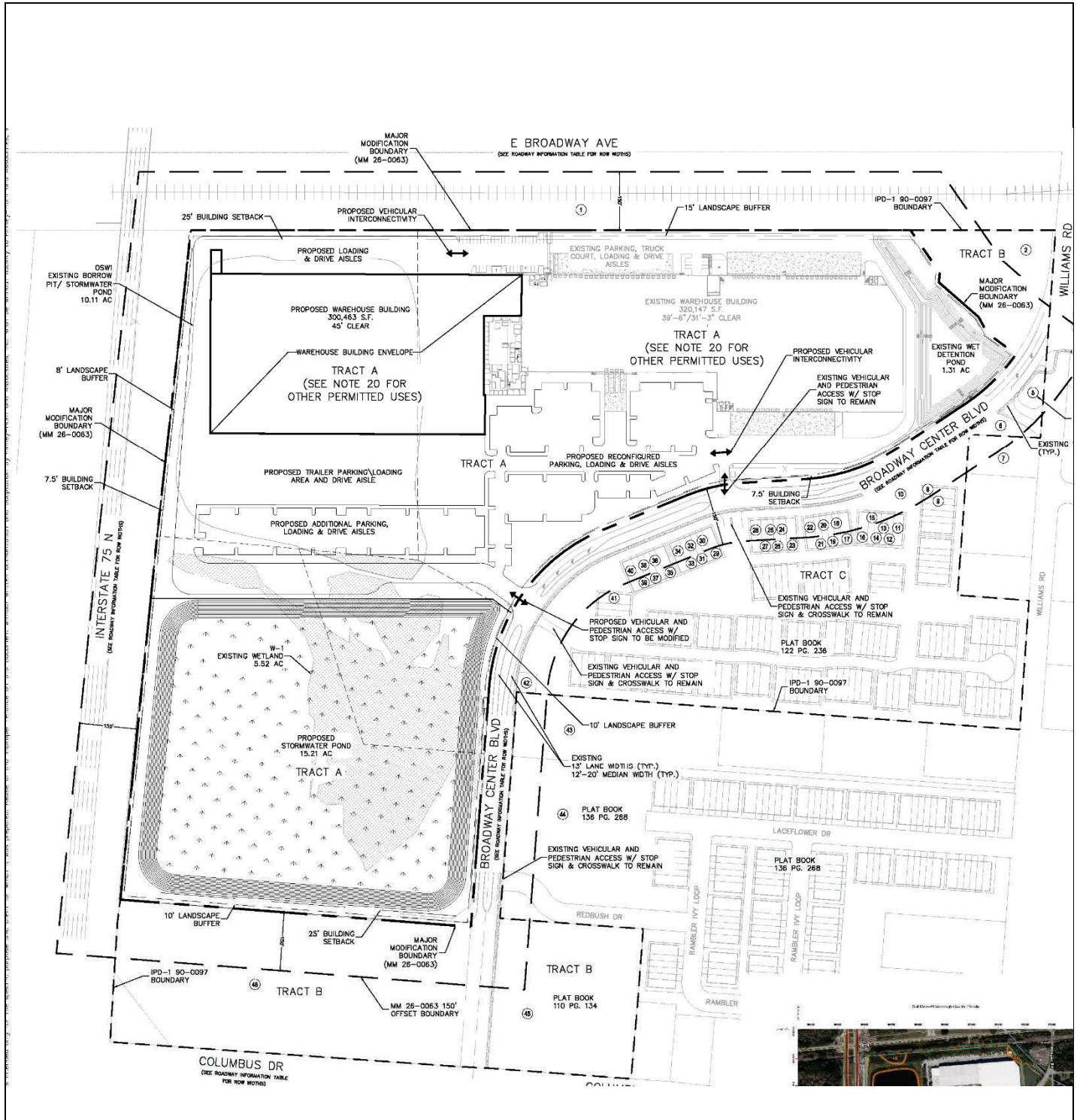
Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 19-0432 (Pocket D)	20 DU/GA FAR: 1.0	School, dormitory and accessory clergy uses	Church
	CG	DU/GA: NA FAR: 0.27	Retail & services	Church
	PD 00415	20 DU/GA FAR: NA	Residential, multi-family	Multi-family (platted townhomes)
South	PD 90-0097 (Tract B)	1 DU/GA FAR: NA	Light industrial	Warehouse

(adjacent zoning and uses continued on next page)

Adjacent Zonings and Uses (Continued)

East	ASC-1	1 DU/GA FAR: NA	Agriculture and related, and single-family, conventional	Single-family, conventional
	PD 90-0097 (Tract C)	12 DU/GA FAR: 0.50	Multi-family and light industrial	Multi-family (platted townhomes)
	ASC-1	1 DU/GA FAR: NA	Agriculture and related, and single-family, conventional	Undeveloped
	PD 04-0395	12 DU/GA FAR: NA	Single-family, conventional, and multi-family (platted townhomes)	Multi-family (platted townhomes)
West	M	DU/GA: NA FAR: 0.75	Manufacturing, processing or assembling, intensive commercial, and other industrial uses	Hillsborough Community College

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

2.0 LAND USE MAP SET AND SUMMARY DATA**2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)**

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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
Broadway Center Blvd.	County Collector - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements (TBD) ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,654	831	1,004
Proposed	3,010	236	223
Difference (+/-)	-2,644	-595	-781

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South	X	Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental				
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services Division	☒ 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: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities				
Transportation				
☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See report
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: Urban Mobility, Central Fire – add 52,817 SF of Industrial Uses (Per 1,000 SF)				
Warehouse Mobility: \$1,337 Fire: \$ 34 Manufacturing Mobility: \$3,315 Fire: \$ 34 Light Industrial Mobility: \$4,230 Fire: \$ 57				
Comprehensive Plan				
Planning Commission				
☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the immediate proximity of Interstate 75 and the northerly shift of allowable light industrial uses away from existing residential development, staff finds the proposed modification would reduce the impact on neighboring residential properties and would be compatible with the zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommend approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise

Approval - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~March 22, 2021~~ February 2, 2026.

1. The development shall be approved for the maximum number of trips within this condition or the intensities or densities listed in subsequent conditions whichever is more restrictive. The external p.m. peak hour trips shall not exceed 920 (total inbound and outbound) based on current ITE Trip Generation rates or other approved studies.

A traffic analysis shall be submitted as part of all Preliminary Site Plan submittals to provide verification to the County that the trip generation within this condition is not exceeded. Each analysis shall include aggregate totals of previous approvals within this development and uses submitted for Site Plan approval.

2. Development shall be restricted as follows:

Tract "A-1" "~~A~~" ~~10,000~~ 620,610 square feet of ~~Neighborhood Commercial (CN)~~ or light industrial uses. (See Condition 2.2)

~~Tract "A-2" A maximum of 110 room, 65 ,000 square foot "all suites" hotel/motel, or 65 ,000 square feet of light industrial~~

Tract "B" A maximum of ~~800,000~~ 307,206.9 square feet of light industrial (inclusive of self-storage approved by Condition 2.1).

Tract "C" A maximum 200 multi-family dwelling units or light industrial in an amount that provides an equivalent level of traffic generation, but not to exceed 217,451 square feet.

The industrial square footage may be occupied by a maximum of 229,000 square feet of accessory office and 10,000 square feet of stand-alone office.

The following uses are prohibited east of Boulevard A: manufacturing; processing and assembly; open storage; railroad facilities serving industrial use.

- 2.1 The area subject to MM 17-0910 (Folio 65683.5712), located east of Boulevard A (Broadway Centre Boulevard) within Tract B, shall permit a mini-warehouse use in addition to the Tract B uses permitted under condition 2. The uses of manufacturing, processing and assembly, open storage and railroad facilities serving ~~an~~ and industrial use are prohibited. The following shall apply to folio 65683.5712:

2.1.1 The maximum F.A.R. shall be 0.75.

2.1.2 Any mini-warehouse use shall operate in accordance with Land Development Code Section 6.11 .60.

2.1.3 A 20 foot buffer with Type B screening shall be provided along the eastern boundary as depicted on Sheet 2 of MM 17-0910.

2.1.4 A 20 foot buffer with Type B screening shall be provided along the northern boundary where depicted on Sheet 2 of MM 17-0910. A 15 foot wide buffer with Type B screening shall be provided along the northern boundary where depicted on Sheet 2 of MM 17-0910.

2.1.5 The project shall provide a minimum 30 foot building setback along the south and west property lines and minimum 20 foot building setback along the north and east property lines.

2.1.6 Maximum building height shall be 50 feet with an additional setback of 2 feet for every 1 foot over 20 feet in height added to the northern and eastern building setbacks.

2.1.7 A 15 foot wide landscape buffer shall be provided along the western and southern boundary as depicted on Sheet 2 of MM 17-0910.

2.1.8 Buildings shall be architecturally finished on all sides with a façade treatment that replicates or is comparable with the elevations provided on Sheet 3 of MM 17-0910. Comparable elevations shall at a minimum provide the following: Facades shall incorporate vertical changes using projections, recesses or architectural feature such as pilasters. Facades shall also incorporate horizontal changes in mass, surface or finish such as stone, stucco, brick or split face blocks. Building color shall constitute a surface change for the purpose of this regulation. Unsurfaced cement or block shall not be utilized. When different surfaces or finishes are incorporated in the design of the façade, a distinctive horizontal band shall be used to mark their transition. Windows shall be provided on the western and southern façades. Parapets terminated with a cornice shall be required for flat roofs.

2.2 The area subject to MM 26-0063 designated Tract A and detailed on sheet 2 of 6 of the PD Plan set is specifically approved for Warehouse Distribution uses, any occupancy proposed for another allowed Manufacturing District use is subject to the Trip Cap for Tract A.

2.2.1 Tract A as detailed on sheet 2 of 6 of the PD Plan shall be permitted for uses consistent with Condition 2. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 3,010 daily (24 hour) trips or 236 AM or 223 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.

2.2.2 As Broadway Center Blvd. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway(s) and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.

2.2.3 With the next increment of (re)development of Tract A, a westbound right turn lane shall be constructed at the eastern project access on Broadway Center Blvd.

2.3 The area subject to MM 26-0063 designated Tract A shall also comply with the following requirements:

2.3.1 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.

2.3.2 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.

2.3.3 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).

2.3.4 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.

2.3.5 Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

2.3.6 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.

2.3.7 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. Manufacturing, processing and assembly operation shall conform with the performance standards of Part 6.09.00 of the Land Development Code.
4. Accessory office shall be on the same lot or in the same structure with and of a nature and extent customarily incidental and subordinate to, the industrial use of the project, lot or structure. The applicant shall note on Preliminary Site Plans the aggregate totals of approved accessory office uses to date within the entire industrial tract when seeking permitting for an accessory office.
5. The Industrial development shall be limited to 1999 parking spaces. The applicant shall note on each Preliminary Site Plan the aggregate totals of parking spaces for approved uses to date within the entire industrial tract.
6. For any portion of Tract C developed with industrial uses, a buffer area with a minimum width of 75 feet shall be provided along the east boundary of the tract, and a 25 foot buffer and 75 foot building setback should be provided along the southern property boundary. Additionally, the developer shall install 5 feet from the exterior boundary of the tract a six-foot-high solid masonry wall or PVC fence. The exterior of the wall shall be landscaped with a continuous evergreen hedge with a minimum height of four feet and minimum opacity of 75 percent at time of planting, and a row of evergreen trees with a minimum height of 10 feet and minimum caliper of two inches at time of planting, placed not more than 20 feet apart on centers. If uses to the south or east changes to a use similar to that on the subject site, said buffering and screening shall not be required, and buffering and screening shall comply only with the requirements of the Land Development Code.
 - 6.1 Any portion of Tract C developed for multi-family shall have a maximum density of 12 units per acre.
7. All multi-family structures and accessory structures shall have the following development standards:

Minimum Setback from Property Line:	25 feet
Maximum Building Height:	35 feet
8. If multi-family development abuts the eastern property line, a 10 foot buffer shall be provided along said boundary. Said buffer shall be contained within the required 25 foot setback. This setback shall include the following screening within:
 - 8.1 A berm and planting combination with the berm an average height of three feet and dense plantings which will, when combined with the berm, achieves a minimum height of six feet and seventy-five percent opacity within two years; and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart; OR
 - 8.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.
9. If developed for hotel use, building height of the hotel shall be 50 feet.

10. There shall be on the east side of Boulevard A where abutting multi-family development one of the following screenings:

10.1 A berm and planting combination with berm an average height of three feet at a minimum and dense plantings which will, when combined with the berm, achieved a minimum height of six feet and seventy-five percent opacity within two years; OR

10.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.

This screen shall be implemented prior to issuance of any Certificates of Occupancy for multifamily construction.

~~11. The Hotel and Commercial components shall be restricted to the locations shown on General Site Plan. The final design of the internal roadway system may require slight locational adjustments of the components, nevertheless, their location shall remain internal to the project at the intersection of Drive Band Boulevard A.~~

~~12.~~11. The development may be allowed one full access point onto Columbus Drive. The location of this curb cut shall align with the northern access to Chelsea Manor (RZ 89-0127-C) on Columbus Drive. The construction of this curb cut is subject to approval by Hillsborough County. A second access point onto Columbus Drive may be permitted (as depicted on Sheet 2 of MM 17-0910) if approved by Hillsborough County in accordance with Section 6.04 (Access Management).

~~13.~~12. The applicant shall provide internal access to any existing or future out parcels on the site.

~~14.~~13. The developer has provided a traffic analysis signed and sealed on ~~July 18, 2005~~ June 1, 2026 showing ~~turn lanes~~ site access analysis improvements required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection unless otherwise approved by the County Engineer. ~~consistent with the attached drawing dated August 12, 2005. These improvements shall include dedicated left and right turn lanes on the eastbound approach to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches. All design and construction shall conform to the Hillsborough County Transportation Technical Manual, FDOT Plans Production Manual, and FDOT Florida Design Manual Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.~~

~~The developer shall dedicate any necessary right of way for said improvements along the east side of Williams Road.~~

~~15. The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).~~

~~15.~~14. The developer shall dedicate to Hillsborough County 10 feet of additional right-of-way on the north side of Columbus Drive extending from the intersection with Boulevard A to the western project boundary, to accommodate the potential future extension of Boulevard A. The right-of-way shall be provided prior to the issuance of the first Certificate of Occupancy for Broadway Centre or upon request of the County to coincide with infrastructure improvements.

~~16.~~15. With the exception of development within folio 65683.5702, all internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.

~~17.~~~~15.1~~ Prior to or concurrent with development within folio 65683.5702, the developer shall clear all trees and vegetation necessary to maintain clear site distance from the proposed Williams Road entrance to the parcel. Mitigation of any removed tress or vegetation (as well as continued maintenance necessary to maintain visibility) will be the responsibility of the owner/developer of folio 65683.5702.

~~17.~~~~15.2-~~ If PRS 21-0081 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative

Variance (dated March 25, 2021) which was found approvable by the County Engineer (on March 25, 2021). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access from Williams Road to folio 65683.5702, such that a minimum +/- 138-foot spacing from Sarah Louise Drive shall be permitted.

- ~~17.16.~~ The applicant shall, at his expense, be responsible for the removal and replacement of any traffic control signage which may be displaced as a result of this development.
- ~~18.17.~~ All non-residential buildings shall be architecturally finished on all sides and when they are finished with stucco they shall be painted.
- ~~19.18.~~ Unless otherwise specified, the required screening, buffering and front yards internal to the mixed-use IPD-1 project shall be as required in the applicable Single Use Interstate Planned Development Districts at a minimum.
- ~~20.19.~~ The developer shall be required to connect to a public wastewater system and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay necessary costs.
- ~~21.20.~~ No septic tanks shall be used.
- ~~22.21.~~ The developer shall be required to utilize public water and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay all necessary costs.
- ~~23.22.~~ 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.
- ~~24.23.~~ Development shall be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances.
- ~~25.24.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- ~~27.26.~~ 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.
27. 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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**Tracts A and B Entitlements Impact Summary:**

Because the proposed entitlements for Tract A would allow Tract B to be developed or redeveloped to the maximum extent (307,206.9 SF) allowed under the Comprehensive Plan, the proposed increase in GFA would not reduce the development rights for the remainder of Tract B. The following summary table shows how the allowable GFA for each parcel within Tract B would be allotted.

Remainder of Tract B				
Folio	Max. GFA (SF)	Use	Acreage GIS	FAR Max.
65683.5653	157,687.2	Office	7.24	0.5
65681.3000	6,969.6	Vacant	0.32	0.5
65683.5712	107,484.3	Mini WH	3.29	0.75
65683.5702	35,065.8	Slam Ball	1.61	0.5
Total Tract B Max. GFA	307,206.9			

The following summary table shows that the proposed development of 620,610 square feet is less than the maximum allowed in the CMU-12 Comprehensive Plan designation. The amount of wetland areas in Tract A and for the entire PD, each being less than 25%, does not have an impact on the maximum GFA tabulations.

Maximum Tract A Entitlements Based on Future Land Use						
Acreage	Square Feet	Max. FAR (CMU-12)	Max. GFA	Proposed GFA	Wetlands Acreage*	Wetlands (%)
54.15	2,358,774	0.5	1,179,387	620,610	5.52	10.19

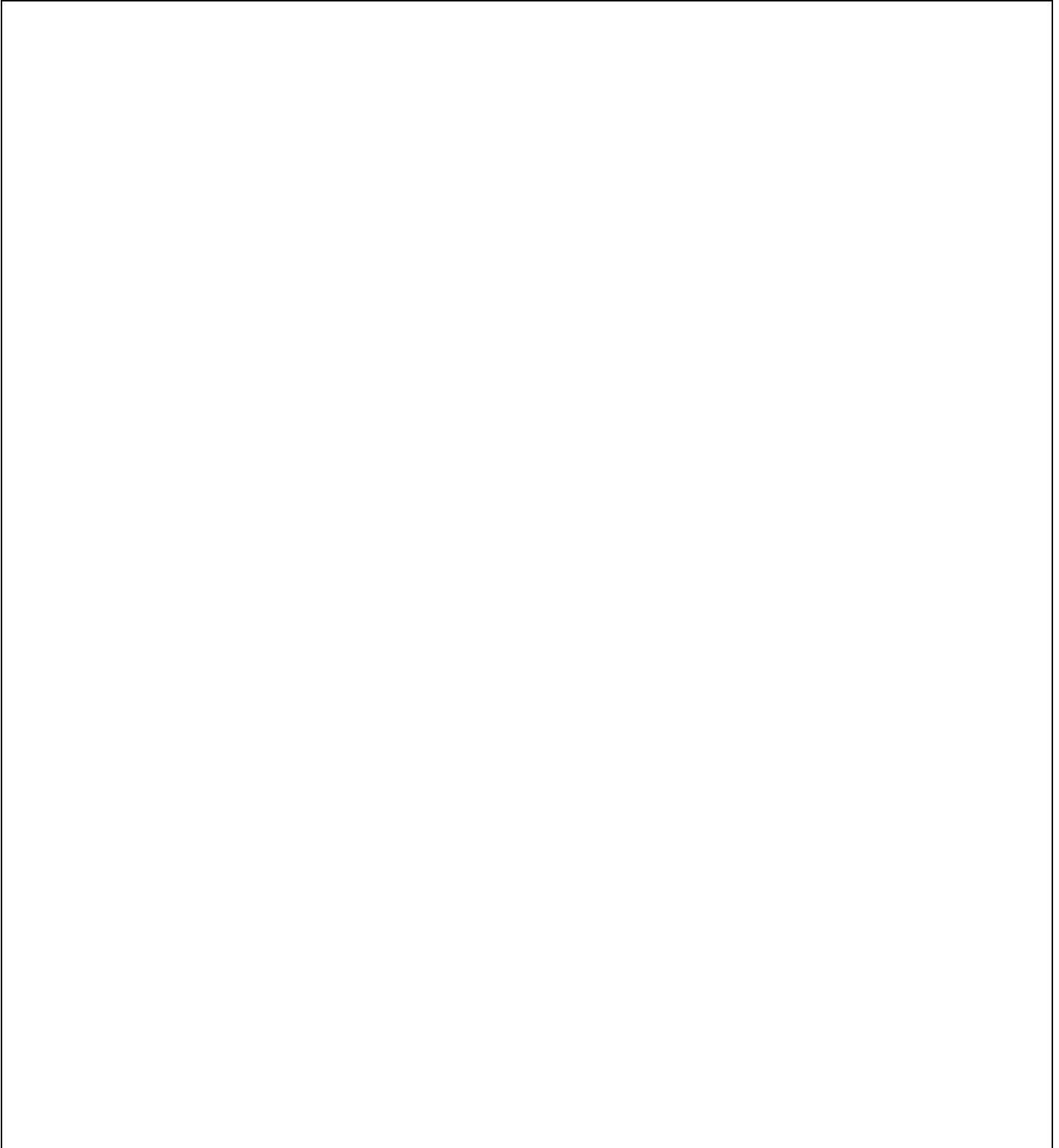
*Wetland impacts reviewed by EPC without objection

8.0 SITE PLANS (FULL)

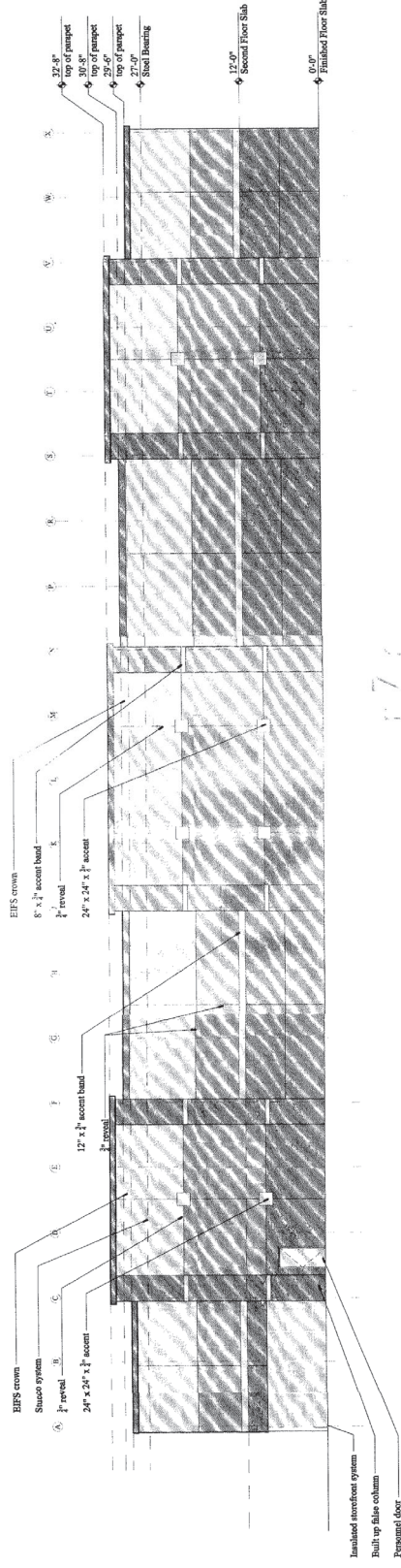
8.1 Approved Site Plan (Full)

8.0 SITE PLANS (FULL)

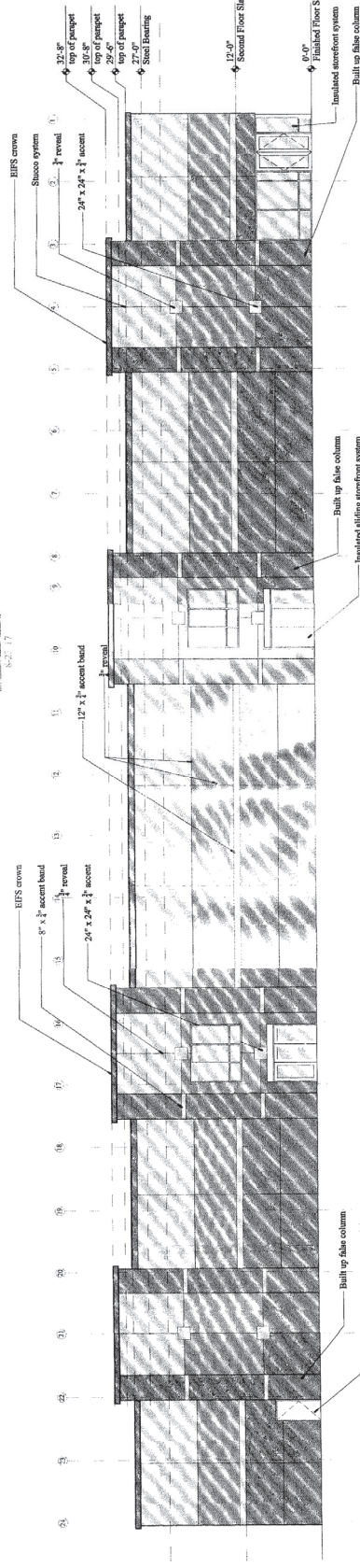
8.2 Proposed Site Plan (Full)

A large, empty rectangular box with a thin black border, intended for the submission of the Proposed Site Plan. It occupies the majority of the page below the section header.

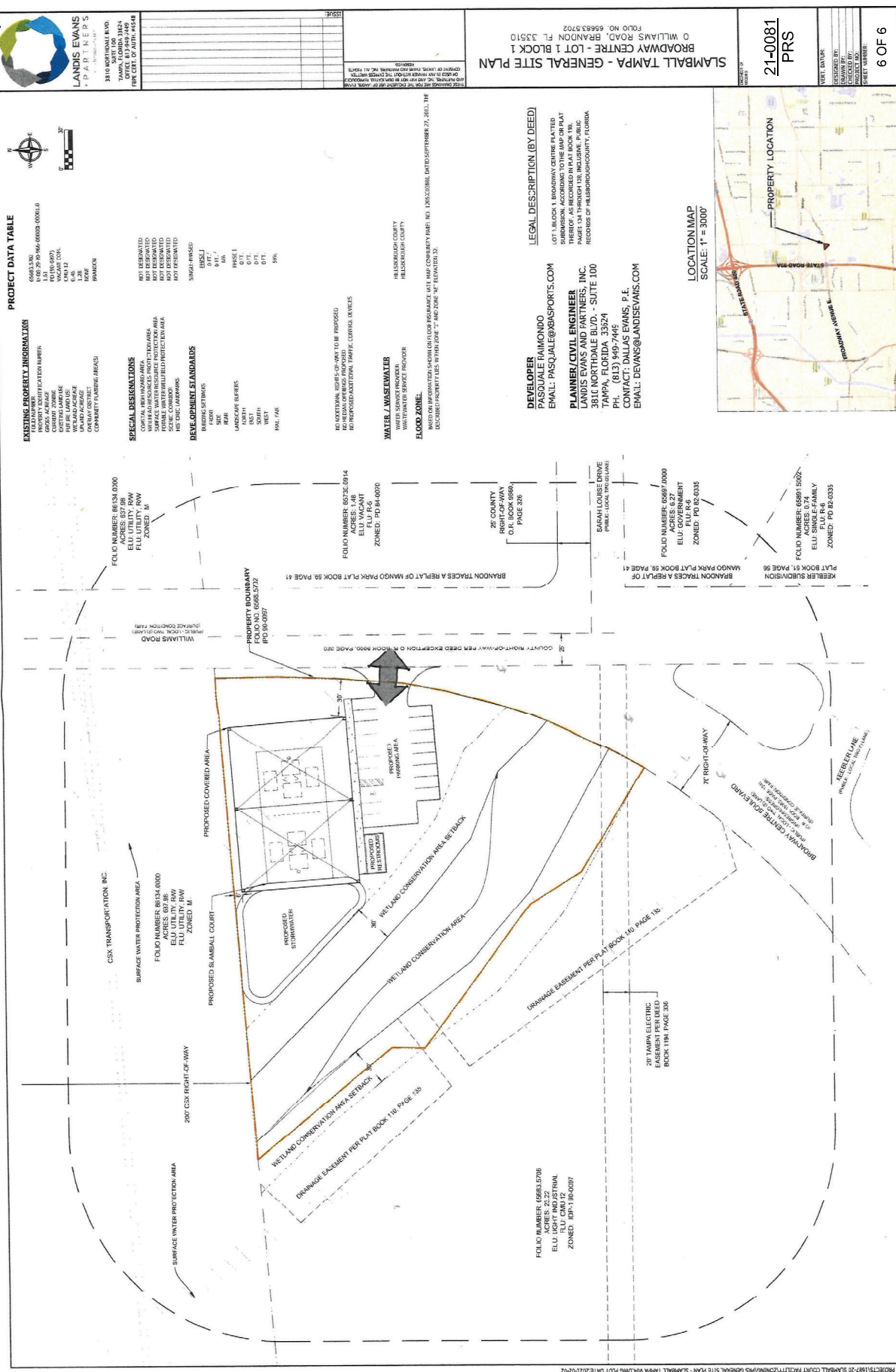
26-0063



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APPLICATION NUMBER: MM 26-0063 (Rev.)

ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (SEE FOLLOWING PAGES)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/11/2026

REVISED: 6/12/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: MM 26-0063

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions

- 2.2.1 Tract A as detailed on sheet 2 of 6 of the PD Plan shall be permitted for uses consistent with Condition 2. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 3,010 daily (24 hour) trips or 236 AM or 223 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
- 2.2.2 As Broadway Center Blvd. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway(s) and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.
- 2.2.3. With the next increment of (re)development of Tract A, a westbound right turn lane shall be constructed at the eastern project access on Broadway Center Blvd.

Revised Conditions

14. ~~13.~~ The developer has provided a traffic analysis signed and sealed on ~~July 18, 2005~~ June 1, 2026 showing ~~turn lanes~~ site access analysis improvements required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection unless otherwise approved by the County Engineer. ~~consistent with the attached drawing dated August 12, 2005. These improvements shall include dedicated left and right turn lanes on the eastbound approach to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches.~~ All design and construction shall conform to the Hillsborough County Transportation Technical Manual, ~~FDOT Plans Production Manual,~~ and FDOT Florida Design Manual Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.
15. ~~The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough~~

~~County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).~~

~~The developer shall dedicate any necessary right of way for said improvements along the east side of Williams Road.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to Planned Development, (PD) zoning #90-0097, as most recently modified by Minor Modification (PRS) 21-0081. The PD consists of multiple parcels totaling +/-85.26 acres approved for a mix of uses, including Industrial, Commercial, Hotel/Motel, and Multi-Family Residential, within 4 separate development tracts.

The request proposes to modify four (4) parcels, totaling 54.15 acres of the PD to allow for a maximum of 620,583 square feet of warehouse/distribution and manufacturing uses, and reconfigure the planned development tracts from four (4) to three (3) tracts. The modification area is currently approved for the following uses:

- Tract A-1: 10,000 sf of Neighborhood Commercial or Industrial
- Tract A-2: 65,000 sf of Hotel/Motel or Industrial
- Tract B: 800,000 sf of Industrial

All three tracts will be reconfigured into one new tract (Tract A).

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction may not permit the construction of 100% of the potential entitlements sought by the applicant (e.g. 620,610 s.f. of certain types of applicable uses such as manufacturing, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if the developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses that are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of

plat/site/construction plan review. Given that projects with a range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the trips potentially generated under the approved entitlements allowed under the current PD zoning and proposed modification, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Uses (for Modification Area)

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Tract A-1: 10,000sf (16 VFP) Gas Station w/ Convenience (ITE 945)	3,254	371	337
PD Tract A-2: 65,000sf (143 Rooms) Hotel (ITE 310)	835	52	25
PD Tract B: 800,000sf Manufacturing (ITE 140)	1,565	408	642
TOTAL TRIPS	5,654	831	1,004

Proposed Uses (for Modification Area):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Tract A: 620,610 sf - Per Applicant's Traffic Study*	3,010	236	223

Trip Generation Difference (between approved Development Plan 1 and Proposed Development Plan 2):

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,644	-595	-781

* The trip cap data is based on the figures presented in the applicant's traffic study.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Broadway Center Blvd/Williams Rd. is a 2-lane, substandard, County urban collector roadway with pavement in good condition. The roadway is characterized by +/- 12-foot wide travel lanes, lying within +/- 70 feet of right of way along the project's frontage. There are no bicycle facilities in the vicinity of the proposed project. There is +/- 5-foot-wide sidewalk along the south side of the roadway.

The applicant will be required to improve the roadway to County typical standards, from the project accesses to the closest segment of roadway meeting standards, at the time of site development, unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.

SITE ACCESS AND CONNECTIVITY

The proposed modification PD site plan shows two (2) full access connections to Broadway Center Blvd. serving the new Tract A.

The applicant's site access analysis concluded that a westbound right turn lane is warranted at the easternmost access (identified as Access A in said analysis) on Broadway Center Blvd. consistent with the requirements of County Land Development Code (LDC), Sec. 6.04.04. D.

Since all project traffic travels through the Williams Rd. and Broadway Ave. intersection, immediately northeast of the subject site, the intersection is considered the primary site access. Existing condition of approval#14 requires site access improvements. The applicant's submitted site access analysis also finds that warrants are met for auxiliary lanes. However, additional analysis provided by the applicant traffic engineer demonstrates significant constraints at the intersection, such as limited right of way and intervening CSX right of way, that may impede implementation of typical turn lane improvements. Condition of Approval #14 is proposed to be revised to allow for further consideration of potential site access improvements at the time of site construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for applicable adjacent roadway sections is reported below.

Broadway Center Blvd. is not included in the Hillsborough County 2024 Level of Service Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Broadway Ave	Falkenburg Rd	Willimas Rd	D	D
Broadway Ave	Willimas Rd	M L King Blvd	D	C

Source: Hillsborough County 2024 Level of Service Report.

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 26-0063
DATE OF HEARING:	June 22, 2026
APPLICANT:	Ashley Global Retail, LLC
PETITION REQUEST:	Major Modification
LOCATION:	West side of the Broadway Center Blvd and Williams Road intersection
SIZE OF PROPERTY:	54.15 acres
EXISTING ZONING:	IPD -1 (90-0097)
FUTURE LAND USE CATEGORY:	CMU-12
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Brandon

SUMMARY OF APPLICATION

The application is a request to modify a 54.15-acre portion of a larger 85.26-acre mixed use industrial/residential master planned development located west of the Broadway Center Boulevard/Williams Road intersection, in the Seffner/Mango area of central Hillsborough County. The site is bound by I-75 along its western property boundary and railroad tracts along its northern property boundary.

The existing Planned Development zoning is approved for 875,000 sq. ft. of light industrial/warehouse distribution uses and a maximum 200 unit townhome community.

The original rezoning was approved in 1990 and to date approximately 470,000 sq. ft. of warehouse distribution/office space and an approximate 156-unit townhome community have been developed on site. The largest use is an approximate 330,000 sq. ft. furniture warehouse distribution center located at the northern end of the site.

Interstate access to the warehouse distribution center site is via Broadway Center Boulevard to Williams Road to MLK Jr. Boulevard, to the I-75/MLK Jr. Blvd interchange a distance of approximately 1 mile.

The proposed rezoning is to reallocate undeveloped light industrial/warehouse distribution space to the northern end of the site, increase the overall light industrial/warehouse distribution space by 52,817 sq. ft. and relocate an existing approximately 11-acre stormwater pond located at the northern end of the site to the middle of the subject site.

The intent is to allow for an expansion of the existing warehouse distribution center space located at the north end of the subject site, from approximately 330,000 sq. ft. to a maximum of 620,610 sq. ft.

The parcel is designated CMU-12 and is located within the Urban Service Area.

SUMMARY OF HEARING

The applicant representatives, Elise Batsel and David Smith, land planner, provided testimony and graphics in support of the request.

It was stated that the Major Modification is to allow for an existing Ashley Furniture warehouse distribution center to expand its existing business operations on the subject site. The existing warehouse distribution center is approximately 330,000 sq. ft. in size. The request is to allow for an increase of the distribution center space to a maximum of 620,610 sq. ft.

It was stated that existing access points to Broadway Center Boulevard and the furniture distribution center are not proposed to change. It was noted that one of the existing access points that is currently blocked off for on-site parking/storage purposes by the user would be opened up with the proposed expansion.

It was noted that there are existing townhome and apartment complexes located to the south and east of the site. Relocating approved/undeveloped warehouse distribution center space to the northern end of the site reduces truck traffic trip lengths along Broadway Center Boulevard and provides for additional separation from the townhome residential uses now located to the south of the site.

It was stated that the subject request is consistent with the Brandon Community Plan which envisions industrial land uses in this area.

It was stated that the proposed Major Modification is consistent with the CMU-12 FLUE Map category which allows for the consideration of light industrial/warehouse distribution uses in this area.

It was stated that the proposed MM is and the overall project will continue to be compatible with the surrounding land uses in the area.

Development Services finds the MM approvable subject to conditions.

The Planning Commission staff finds the proposed MM consistent with the Comprehensive Plan under the CMU-12 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representatives, Elise Batsel and David Smith, provided oral testimony and a power point presentation supplementing the file on record.

FINDINGS OF FACT

The subject Major Modification is related to a 54.15-acre portion of a larger 85-acre master planned mixed use light industrial/warehouse distribution/attached housing community. The subject 54-acre MM represents the northern portion of the overall mixed-use site.

The subject site is located west of the Broadway Center Boulevard/Williams Road intersection, east of I-75 and south of CSX railroad tracks.

Access to the site is via Broadway Center Boulevard.

The original Planned Development was approved in 1990. The project was approved for 875,000 sq. ft. of light industrial uses and a maximum of 200 townhome units.

To date, approximately 470,000 sq. ft. of light industrial/office/warehouse distribution space and an approximate 156-unit townhome community have been developed on site. Concurrent with the development of the site, the developer also constructed an approximate 0.5 mile long 2 lane divided spine road through the project (Broadway Center Boulevard). Broadway Center Boulevard provides traffic circulation and access to the light industrial/warehouse distribution park as well as serves the townhome and multi-family uses that have now been developed to the south of the site.

An existing approximate 330,000 sq. ft. Ashley Furniture warehouse distribution center is located at the north end of the site. The intent of the subject MM is to allow for an expansion of the furniture warehouse

distribution space. The request is to increase the total square footage on this northern parcel to a maximum of 620,610 sq. ft.

The expansion will involve the relocation of an existing approximate 11-acre stormwater pond just to the south of the site (to a location within the overall project boundaries and under unified ownership).

The MM includes the modification of the site plan and zoning conditions to reflect the changes sought. It is noted that the changes include a net increase by approximately 52,000 sq. ft. of light industrial/warehouse distribution space.

The subject site is located within close proximity, approximately one mile of the I-75/MLK Jr. Blvd interstate interchange. The subject site also has approximately 2,000 ft. of 'visibility' along I-75.

Based upon a review of historical aerials, the furniture warehouse distribution center was initially developed with approximately 150,000 sq. ft. in the 2001-time frame and was expanded/doubled in size to approximately 330,000 sq. ft. in the 2017-time frame. This MM represents a further expansion of the existing business operations. The long-term use and prior expansions strongly suggest that the subject site is well suited for warehouse distribution purposes. There was no evidence presented at the hearing to suggest that the existing business, which has been at this location for 25 plus years, is in conflict with and/or incompatible with the surrounding land uses.

The proposed expansion reallocates warehouse distribution square footage to the north end of the overall 85-acre site. This provides additional separation of the warehouse distribution activities from townhome and multi-family residential uses located to the south and east of the subject site.

It is found that the proposed MM is consistent with the Brandon Community Plan that envisions light industrial land uses in this area.

It is found that the proposed use and the proposed expansion is compatible with the surrounding land uses.

It is found that the proposed MM is consistent with the CMU-12 land use designation on the subject site.

**FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The MM request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested MM is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the MM as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

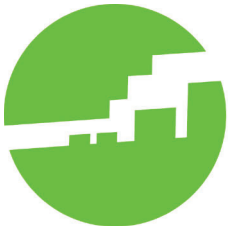
Steven K. Luce

7/13/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 22, 2026 Report Prepared: June 11, 2026	Case Number: MM 26-0063 Folio(s): 65683.5706, 65683.5716, 65681.3055 & 65681.3050 General Location: South of East Broadway Avenue, east of Interstate 75 and west of Broadway Center Boulevard
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Major Modification (MM) to Planned Development (IPD-1) 90-0097 to revise approved Tracts A-1, A-2 and a portion of Tract B
Parcel Size	54.15 ± acres
Street Functional Classification	East Broadway Avenue – County Collector Interstate 75 – State Principal Arterial Broadway Center Boulevard – County Collector
Commercial Locational Criteria	N/A

Evacuation Area	A portion in E
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	IPD-1 90-0097	Light Industrial + Vacant Land
North	Urban Mixed Use-20	PD + AR + RMC-16 + CG	Public/Quasi-Public/Institutions + Multi-Family + HOA/Common Property + Single Family
South	Community Mixed Use-12 + Residential-6	IPD-1 + ASC-1 + PD + RSC-6	HOA/Common Property + Single Family + Light Industrial + Multi-Family
East	Community Mixed Use-12 + Residential-6	IPD-1 + ASC-1 + PD + RSC-6	Single Family + HOA/Common Property + Vacant Land + Public/Quasi-Public/Institutions
West	Urban Mixed Use-20 + Community Mixed Use-12 + Public/Quasi-Public	M + RSC-9 + BPO	Public/Quasi-Public/Institutions + Vacant Land + Single Family + Light Industrial + Heavy Industrial + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 54.15 ± acre subject site is south of East Broadway Avenue, east of Interstate 75 and west of Broadway Center Boulevard. The subject site is in the Urban Service Area (USA) and is within the Brandon Community Plan, specifically the Light Industrial Character District. The applicant is requesting a Major Modification (MM) to Planned Development (IPD-1) 90-0097 to revise approved Tracts A-1, A-2 and a portion of Tract B.

According to the revised request, which was uploaded into Optix on February 3, 2026, the request will:

- Show the relocation of an existing lake and wetland area to accommodate the consolidation of available land in Tract B into one contiguous development tract with Tracts A-1 and A-2;

- b) Coordinate location of existing and proposed access points for the consolidated tract;
- c) Consolidate a portion of Tract B and Tracts A-1 and A-2 into a single, revised Tract A;
- d) Add 52,817 square feet of Industrial uses to new Tract A;
- e) Modify development plan for new Tract A for warehouse distribution uses
- f) Eliminate Hotel/Motel and Neighborhood Commercial uses previously allowed in Tracts A-1 and A-2;
- g) Amend Land Use Data table to reflect allocation of approved entitlements to the new Tract A and Tract B and deletion of optional uses identified in “e)” above (note that the table maintains existing entitlements for the remaining Tract B land not part of this application so that that property is unaffected);
- h) Correct existing site note #6 to reflect all Manufacturing (M) zoning district uses not considered heavy industrial as permitted opposed to current erroneous reference to Manufacturing Light (ML) district; and
- i) Revise the zoning conditions of Approval to reflect the modifications set forth in a) – h) above.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County’s anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that “compatibility does not mean ‘the same as,’ but rather refers to the sensitivity of development proposals in preserving the character of existing development.” The subject property currently consists of vacant land and light industrial uses. Similar light industrial uses are located to the south, with vacant land to the east and west. Residential development is predominantly located to the south and east, while public/quasi-public/institutional uses are situated to the north across East Broadway Avenue, to the east across Williams Road, and to the west across Interstate 75. Considered collectively, this mix of surrounding land uses establishes a development pattern that supports the proposed use. Accordingly, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objectives 2.1 and 2.2, together with their implementing policies, establish the Future Land Use Map (FLUM) and define the allowable range of uses for each Future Land Use category. The character of each land use category is shaped by building type, residential density, functional use, and the physical composition of the land. Collectively, these factors establish the overall atmosphere and development character intended for each designation. Each Future Land Use category provides a range of potentially permissible uses. These uses are not intended to be exhaustive, but rather illustrative of the types of development consistent with the intent and character of the designation. The Community Mixed Use-12 (CMU-12) Future Land Use category allows for the consideration of agricultural, residential, commercial, office, research and corporate park, light industrial multi-purpose, and clustered residential and/or mixed-use developments. The CMU-12 designation permits a maximum residential density of 12 dwelling units per gross acre and a maximum development intensity of 0.50 Floor Area Ratio (FAR). Based on a site area of 54.15 acres, the maximum allowable development intensity under the CMU-12 designation is 1,179,387 square feet (54.15 acres x 43,560 square feet x 0.50 FAR = 1,179,387 square feet). The proposed development intensity of 620,610 square feet is well below this maximum threshold. Correspondingly, the proposed Major Modification is consistent with the range of uses and development intensity permitted under the existing Community Mixed Use-12 Future Land Use designation and is therefore consistent with FLUS Goal 2 and FLUS Objective 2.2

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 satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. The immediate vicinity of the subject site includes a mix of light industrial, residential, vacant, and public/quasi-public/institutional uses, establishing a diverse development context. FLUS Policy 4.4.1 provides that any increase in density or intensity must be compatible with existing, proposed, or planned development and that new development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of potential adverse impacts, the provision of adequate transportation and pedestrian connections, and the incorporation of a gradual transition of intensity. According to the revised site plan, the applicant will comply with the required landscape buffering standards, proposing a 15-foot buffer along the northern property line, 10 feet along the southern and eastern property lines, and 8 feet along the western property line. Additionally, the applicant indicated that the building would maintain a 25-foot setback from the northern and southern property lines, and a 7.5-foot setback from the eastern and western property lines. The proposed Major Modification adheres to these compatibility criteria by complementing the surrounding development pattern and appropriately integrating with adjacent land uses. Accordingly, the proposal is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed Major Modification and determined that wetlands are present on the subject site. The Environmental Protection and Resiliency component of the Future Land Use Section (FLUS), Objective 6.1, promotes growth that is both sustainable and resilient while ensuring the protection of environmentally sensitive resources. FLUS Policy 6.1.1 requires that land development be regulated in a manner that safeguards the attributes, functions, and amenities of the natural environment under all projected growth scenarios. This includes the continued review, amendment, and implementation of land development regulations to ensure long-term environmental protection. FLUS Objective 6.2 further provides that new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems, as described in the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan. Additionally, Objective 3.5 of the Environmental and Sustainability Section (ESS) of the Comprehensive Plan calls for the application of adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and other surface waters for optimal fisheries and environmental values, in consultation with the EPC. ESS Policy 3.5.1 emphasizes collaboration with the EPC to conserve and protect wetlands and surface waters from detrimental physical and hydrological alterations. It further requires a comprehensive planning-based approach to wetland ecosystem protection, ensuring no net loss of ecological values provided by wetlands and other authorized surface waters within Hillsborough County. The EPC provided comments on November 12, 2025, indicating that a resubmittal is not necessary at this time. Because the proposed Major Modification preserves the on-site wetlands and avoids adverse impacts, the request is consistent with the applicable Comprehensive Plan Objectives and Policies governing growth in environmentally sensitive areas.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The subject site is located within the boundaries of the Brandon Community Plan. Strategy 5 under Goal 6 of the Brandon Community Plan identifies the general characteristics of each Character District within the Brandon community. These design characteristics are intended to be descriptive of the overall character of the area and its surrounding context and do not alter the Future Land Use designation or zoning of properties in effect at the time of adoption of the Brandon Community

Plan. Any proposed zoning changes may proceed in accordance with the Land Development Code. The subject site is located within the Light Industrial Character District, which encompasses the northwestern portion of Brandon and is primarily devoted to business parks, light industrial, and government uses. A significant portion of this district includes the Falkenburg Government Complex, which contains a concentration of Hillsborough County government facilities as well as Hillsborough Community College's Brandon Campus. The Brandon Community Plan encourages the use of landscape plantings, including trees and shrubs, to soften the visual appearance of buildings and to screen less visually attractive activities from major thoroughfares. The proposed Major Modification to the existing light industrial use is consistent with FLUS Objective 3.2, FLUS Policy 3.2.4, the Brandon Community Plan, and the Livable Communities Element.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area and supports the vision of the Brandon Community Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

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

Land Use Categories

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

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general

atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Community Planning

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

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

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

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

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

Environmental Protection and Resiliency

Objective 6.1: *Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources.*

Policy 6.1.1: *Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.*

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.*

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.5: *Apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

*c. **Light Industrial** – Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College's Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
MM 26-0063

Rezoning

STATUS



PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

AGRICULTURAL/MINING-1/20 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

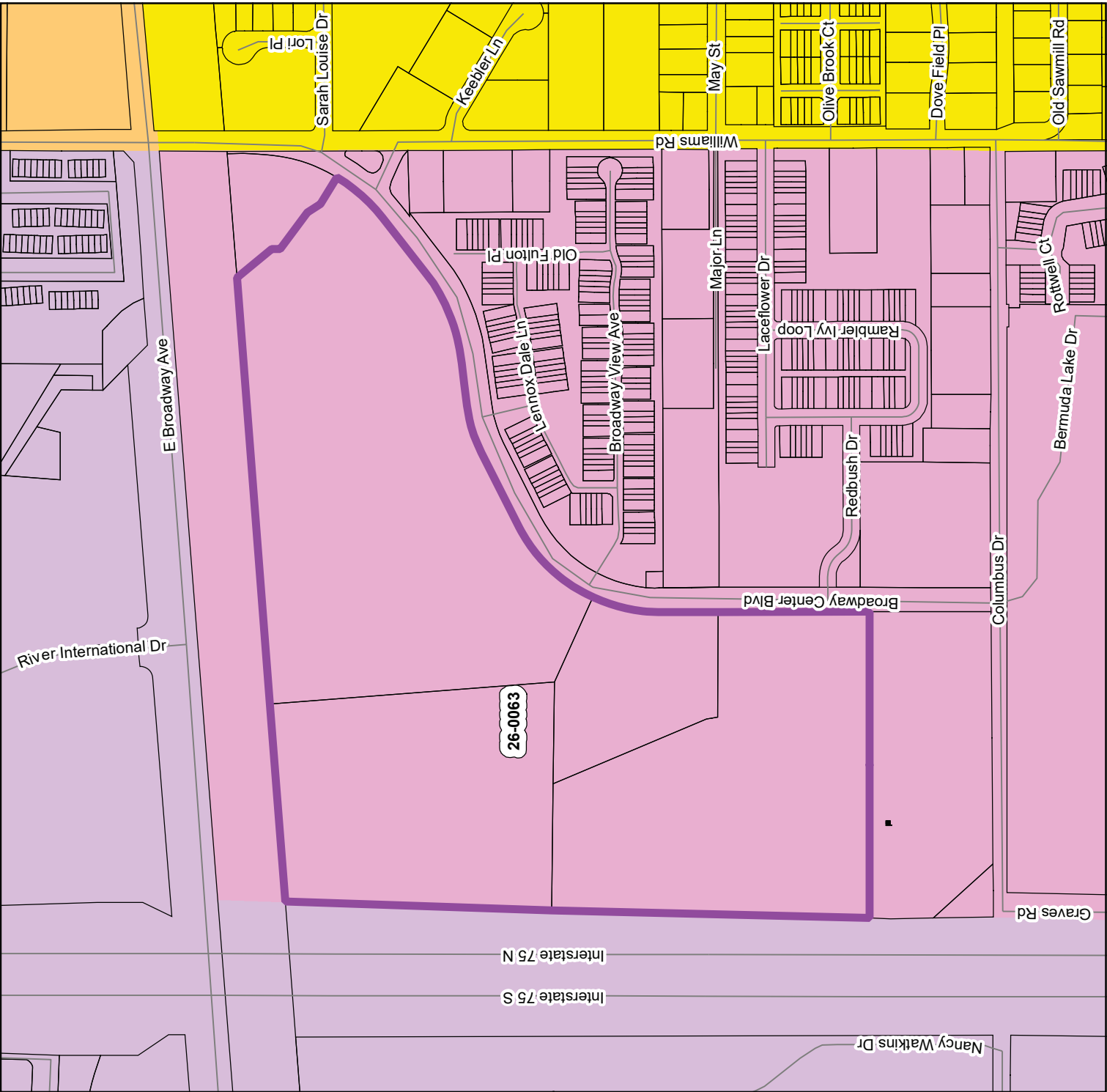
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended for use as a legal document. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the City/County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.



Map Printed from Rezoning System: 10/23/2025

Author: Samantha Linder

File: G:\Rezoning\System\MapProject\HCS\SanLinder_10-23-2025.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

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
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COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Ashley Global Retail, LLC

Zoning File: PD 89-0218/PRS 90-0097 Modification: MM 26-0063

Atlas Page: NONE Submitted: 7/16/26

To Planner for Review: 7/16/26 Date Due: ASAP

Contact Person: S. Elise Batsel, Esq. Phone: 813-223-4800/ebatsel@stearnsweaver.com

swalker@stearnsweaver.com

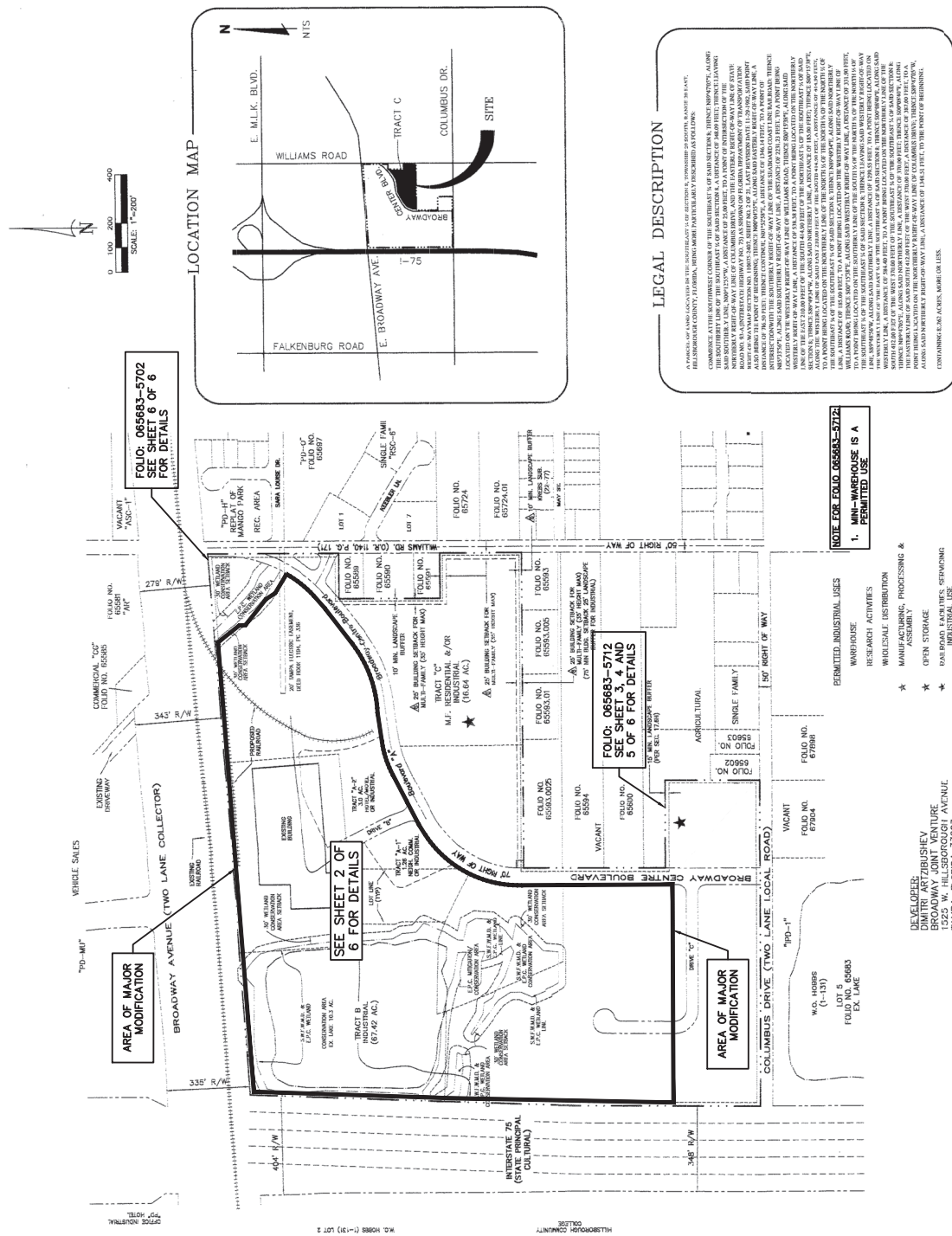
Right-Of-Way or Land Required for Dedication: Yes ☐ No ☒

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Sam Ball Date: 7-16-26

Date Agent/Owner notified of Disapproval: _____



GENERAL NOTES

- [illegible]

LAND USE DATA

[illegible]

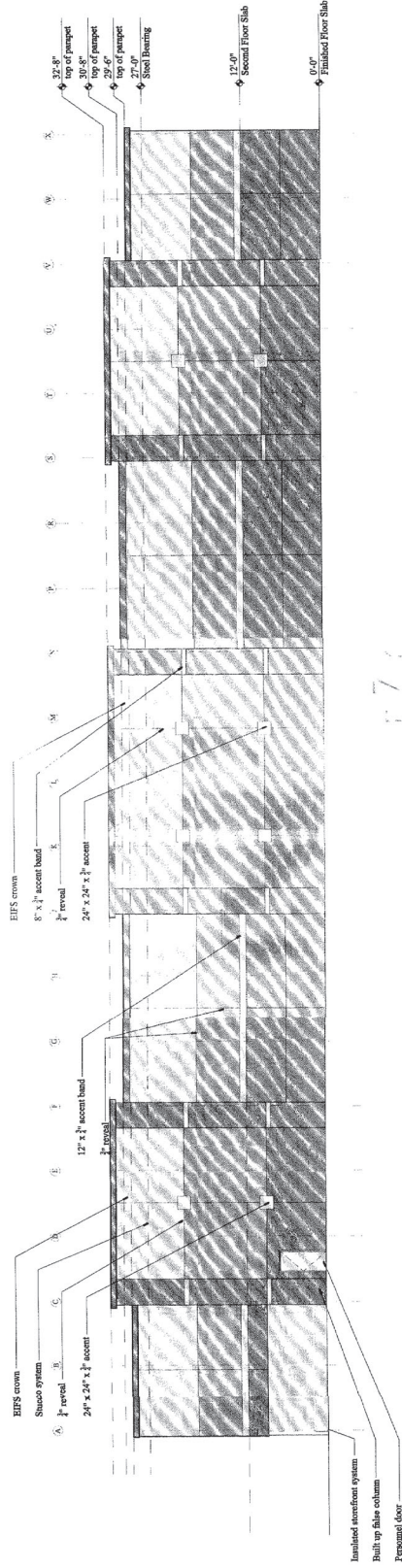
NOTES:

1. TRACT
2. INDUSE
3. OFFICE

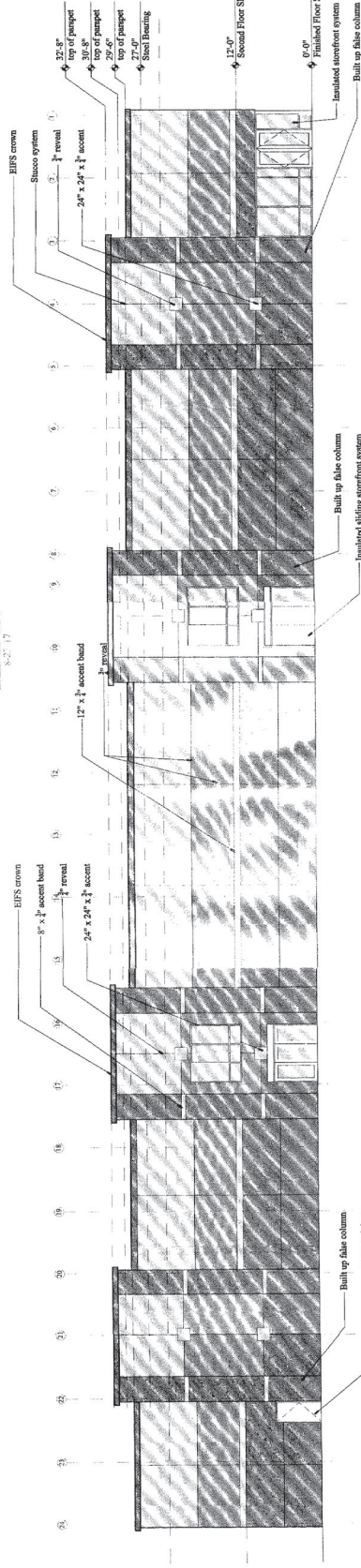
TRACT
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17-0910 BR
CLERK DOC # 17-1288
PAGE 3 OF 4



APP# MM 17-0910 BR
CLERK DOC # 17-1288
PAGE 3 OF 4



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/11/2026

REVISED: 6/12/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: MM 26-0063

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions

- 2.2.1 Tract A as detailed on sheet 2 of 6 of the PD Plan shall be permitted for uses consistent with Condition 2. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 3,010 daily (24 hour) trips or 236 AM or 223 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
- 2.2.2 As Broadway Center Blvd. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway(s) and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.
- 2.2.3. With the next increment of (re)development of Tract A, a westbound right turn lane shall be constructed at the eastern project access on Broadway Center Blvd.

Revised Conditions

14. ~~13.~~ The developer has provided a traffic analysis signed and sealed on ~~July 18, 2005~~ June 1, 2026 showing ~~turn lanes~~ site access analysis improvements required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection unless otherwise approved by the County Engineer. ~~consistent with the attached drawing dated August 12, 2005. These improvements shall include dedicated left and right turn lanes on the eastbound approach to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches.~~ All design and construction shall conform to the Hillsborough County Transportation Technical Manual, ~~FDOT Plans Production Manual,~~ and FDOT Florida Design Manual Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.
15. ~~The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough~~

~~County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).~~

~~The developer shall dedicate any necessary right of way for said improvements along the east side of Williams Road.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to Planned Development, (PD) zoning #90-0097, as most recently modified by Minor Modification (PRS) 21-0081. The PD consists of multiple parcels totaling +/-85.26 acres approved for a mix of uses, including Industrial, Commercial, Hotel/Motel, and Multi-Family Residential, within 4 separate development tracts.

The request proposes to modify four (4) parcels, totaling 54.15 acres of the PD to allow for a maximum of 620,583 square feet of warehouse/distribution and manufacturing uses, and reconfigure the planned development tracts from four (4) to three (3) tracts. The modification area is currently approved for the following uses:

- Tract A-1: 10,000 sf of Neighborhood Commercial or Industrial
- Tract A-2: 65,000 sf of Hotel/Motel or Industrial
- Tract B: 800,000 sf of Industrial

All three tracts will be reconfigured into one new tract (Tract A).

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction may not permit the construction of 100% of the potential entitlements sought by the applicant (e.g. 620,610 s.f. of certain types of applicable uses such as manufacturing, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if the developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses that are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of

plat/site/construction plan review. Given that projects with a range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the trips potentially generated under the approved entitlements allowed under the current PD zoning and proposed modification, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Uses (for Modification Area)

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Tract A-1: 10,000sf (16 VFP) Gas Station w/ Convenience (ITE 945)	3,254	371	337
PD Tract A-2: 65,000sf (143 Rooms) Hotel (ITE 310)	835	52	25
PD Tract B: 800,000sf Manufacturing (ITE 140)	1,565	408	642
TOTAL TRIPS	5,654	831	1,004

Proposed Uses (for Modification Area):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Tract A: 620,610 sf - Per Applicant's Traffic Study*	3,010	236	223

Trip Generation Difference (between approved Development Plan 1 and Proposed Development Plan 2):

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,644	-595	-781

* The trip cap data is based on the figures presented in the applicant's traffic study.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Broadway Center Blvd/Williams Rd. is a 2-lane, substandard, County urban collector roadway with pavement in good condition. The roadway is characterized by +/- 12-foot wide travel lanes, lying within +/- 70 feet of right of way along the project's frontage. There are no bicycle facilities in the vicinity of the proposed project. There is +/- 5-foot-wide sidewalk along the south side of the roadway.

The applicant will be required to improve the roadway to County typical standards, from the project accesses to the closest segment of roadway meeting standards, at the time of site development, unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.

SITE ACCESS AND CONNECTIVITY

The proposed modification PD site plan shows two (2) full access connections to Broadway Center Blvd. serving the new Tract A.

The applicant’s site access analysis concluded that a westbound right turn lane is warranted at the easternmost access (identified as Access A in said analysis) on Broadway Center Blvd. consistent with the requirements of County Land Development Code (LDC), Sec. 6.04.04. D.

Since all project traffic travels through the Williams Rd. and Broadway Ave. intersection, immediately northeast of the subject site, the intersection is considered the primary site access. Existing condition of approval#14 requires site access improvements. The applicant’s submitted site access analysis also finds that warrants are met for auxiliary lanes. However, additional analysis provided by the applicant traffic engineer demonstrates significant constraints at the intersection, such as limited right of way and intervening CSX right of way, that may impede implementation of typical turn lane improvements. Condition of Approval #14 is proposed to be revised to allow for further consideration of potential site access improvements at the time of site construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for applicable adjacent roadway sections is reported below.

Broadway Center Blvd. is not included in the Hillsborough County 2024 Level of Service Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Broadway Ave	Falkenburg Rd	Willimas Rd	D	D
Broadway Ave	Willimas Rd	M L King Blvd	D	C

Source: Hillsborough County 2024 Level of Service Report.

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: January 26, 2026	COMMENT DATE: November 12, 2025
PETITION NO.: 26-0063	PROPERTY ADDRESS: 2998 Broadway Center Blvd, Brandon
EPC REVIEWER: Abbie Weeks	FOLIO #: 0656835716, 0656835706, 0656813055, 0656813050
CONTACT INFORMATION: (813) 627-2600 x1101	STR: 08-29S-20E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Major Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	Valid to May 28, 2030 via EPC Authorization
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetland Areas generally shown on site plan
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	

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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 Major Modification Planned Development site plan depicts wetland impacts that were conceptually approved by the Executive Director of EPC on May 28, 2025. Mitigation offered to compensate for the wetland impact is to be determined. Final authorization of the project shall be granted by the EPC once the UMAM and mitigation proposal is submitted and approved by EPC staff. Please be advised, EPC Staff can not recommend approval of the future development/construction plans until mitigation for the subject impacts has been authorized.
- 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: ebatsel@stearnsweaver.com
swalker@stearnsweaver.com

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Date: February 10, 2026

SUBJECT: RZ 26-0063 - Revision

After further review it has been determined that this item does not require a school concurrency review.

Thank you,

Lori Belangia

Lori Belangia, Manager, Planning & Siting
Growth Management, Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813-272-4228



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. This review does not relieve the applicant from the responsibility to comply with LDC Part 3.05.00.

TO: Zoning Review, Development Services **REQUEST DATE:** 6/2/2026

REVIEWER: Nicole Cooper, Environmental Spec. **REVIEW DATE:** 6/5/2026

PROPERTY OWNER: Broadway Centre Association, Inc and **PID:** 26-0063
Ashley Global Retail, LLC

APPLICANT: Ashley Global Retail, LLC

LOCATION: 2998 Broadway Center Blvd. and east of I-75 in Brandon, FL 33510

FOLIO NO.: 65683.5716, 65683.5706, 65681.3055, 65681.3050

AGENCY REVIEW COMMENTS:

Applicant's Request

The Property has a Future Land Use designation of Community Mixed Use-12 ("CMU 12") which permits residential development of up to 12 units per acre or mixed-use or single use development up to 0.50 FAR. Non-residential uses permitted include light industrial, commercial, office, research corporate park and similar uses.

Protection Area Review

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, a portion of the property is located within a Surface Water Resource Protection Area (SWRPA) and is subject to LDC Part 3.05.00 which includes, but not limited to, prohibited and restricted activities. The proposed activities located within the SWRPA include railroad transportation. Under LDC 3.05.00, the transportation of any Regulated Substance through a SWRPA is generally exempt provided that the transporting motor vehicle is in continuous transit.

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

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or



Hillsborough
County Florida

ENVIRONMENTAL SERVICES DIVISION

PO Box 1110

Tampa, FL 33601-1110

community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

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

PETITION NO.: MM 26-0063

REVIEWED BY: Clay Walker, E.I. **DATE:** 2/12/2026

FOLIO NO.: 65683.5716, 65683.5706, 65681.3055, 65681.3050

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☐ (approximately ____ feet from the site), ☒ (adjacent to the site), and is located east of the subject property within the west Right-of-Way of Broadway Center Boulevard. 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 6 inch wastewater forcemain exists ☐ (approximately ____ feet from the project site), ☒ (adjacent to the site) and is located east of the subject property within the east Right-of-Way of Broadway Center Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The 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 Falkenburg 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 reserve capacity to accept the flow from this project.



**Hillsborough
County Florida**
Development Services

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: 02/10/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Ashley Global Retail, LLC

PETITION NO: 26-0063

LOCATION: 2998 Broadway Center Dr & E of I-75

FOLIO NO: 65683.5716 65683.5706 65681.3055 65681.3050

Estimated Fees:

Warehouse
(Per 1,000 s.f.)
Mobility: \$1,337
Fire: \$34

Manufacturing
(Per 1,000 s.f.)
Mobility: \$3,315
Fire: \$34

Light Industrial
(Per 1,000 s.f.)
Mobility: \$4,230
Fire: \$57

Project Summary/Description:

Urban Mobility, Central Fire - add 52,817 sq ft industrial uses

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 11/12/2025**

Agency: Natural Resources **Petition #: 26-0063**

- ☐ This agency has **no comment**
- ☐ This agency has **no objections**
- ☒ This agency has **no objections, subject to listed or attached conditions**
- ☐ This agency **objects, based on the listed or attached issues.**

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 27 Oct. 2025

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: S. Elise Batsel

PETITION NO: MM 26-0063

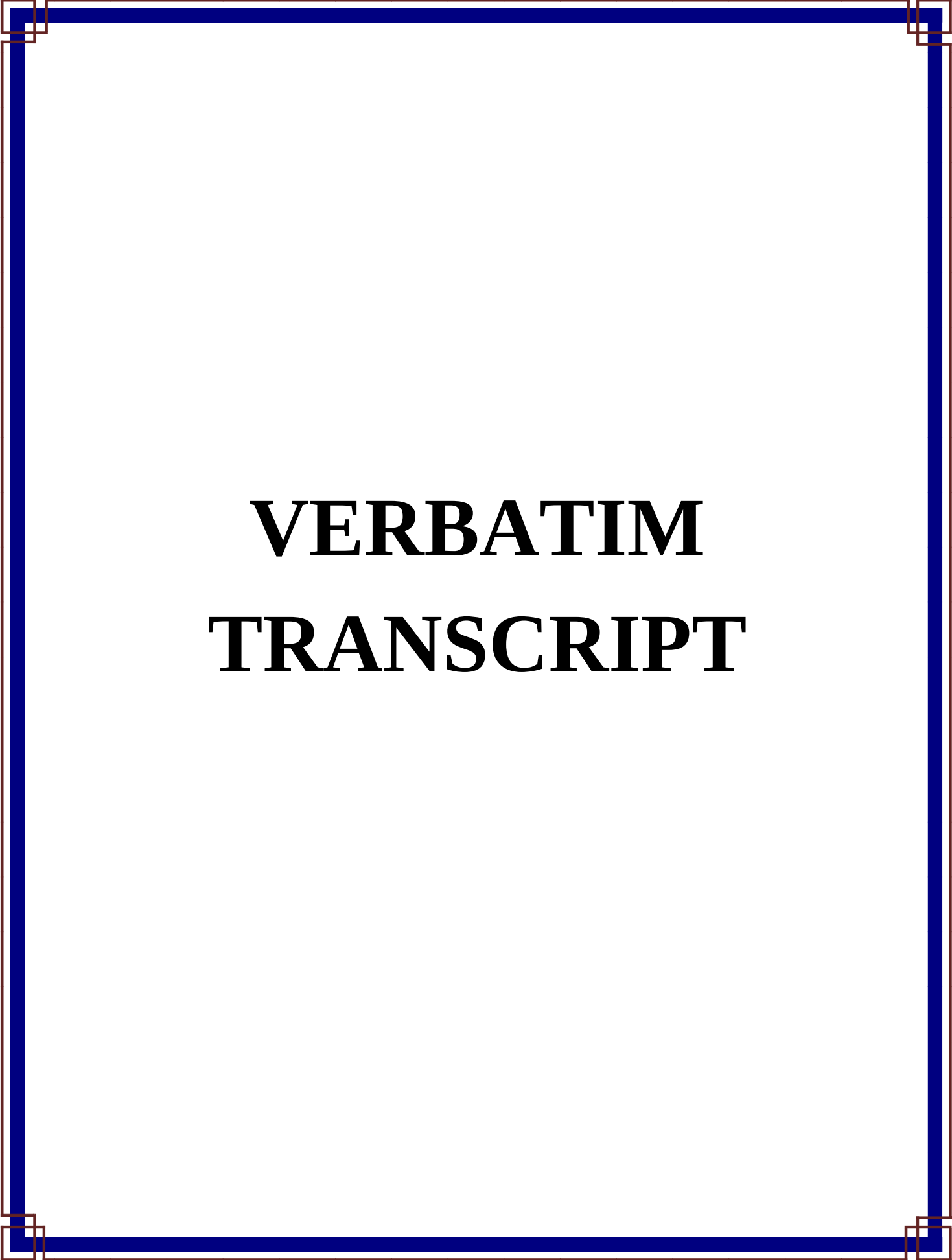
LOCATION: Brandon, FL 33510

FOLIO NO: 65683.5716, 65683.5706, 65681.3055, & 65681.3050

SEC: 08 TWN: 29 RNG: 20

- ☒ 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.

COMMENTS: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce and Susan Finch
Zoning Hearing Masters

DATE: June 22, 2026

TIME: Commencing at 6:00 p.m.

TIME: Concluded at 10:15 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our next application is Item D.1.

2 Major Mod 26-0063.

3 The applicant is requesting a Major Modification to
4 IPD-1 90-0097.

5 Sam Ball with Development Services will provide
6 staff findings after the applicant presentation.

7 HEARING OFFICER LUCE: Okay. The applicant,
8 please.

9 MS. BATSEL: Good evening. For the record, Elise
10 Batsel, on behalf of Ashley Furniture, the applicant for this
11 application tonight.

12 I am here with our development team, and I do have
13 a few documents to submit into the record with your approval.

14 HEARING OFFICER LUCE: That's fine.

15 MS. BATSEL: Thank you. This is an existing PD
16 that we are asking for a major modification for. It is
17 located at the southeast corner of I-75 and East Broadway
18 Avenue, east of I-75, west of Williams Road, and north of
19 Columbus Drive.

20 It is within the Urban Service Area, is within the
21 Brandon Community Plan area, and it has direct interstate
22 frontage and regional access from the site.

23 The property is currently zoned PD. That's 90-0097
24 with several PRSs and modifications. The Future Land Use is
25 CMU-12, which allows 0.5 FAR.

1 Right now, there are many tracts: A, A-1, A-2, B,
2 and C, with a mix of commercial, lodging, and industrial
3 entitlements.

4 If I can switch over just for a moment to the ELMO,
5 I think the aerial will be helpful.

6 So just for your edification, this stormwater
7 retention pond is being moved further to the south. Right
8 now, this is a development pod that's fully entitled. The
9 development pod is moving up closer to the intersection here
10 so that it's further away from the residential development.

11 So this is really simple. We're consolidating all
12 of those tracts into one larger tract to expand the
13 warehousing uses that are already permitted on the site.

14 We are asking for the addition of approximately
15 52,000 square feet for warehouse distribution center.
16 There's an existing Ashley Furniture distribution center
17 there today.

18 In the conditions, we worked with staff to clarify
19 what light industrial is precisely. The old condition was
20 written a little oddly, so it clarifies that M district uses
21 are permitted, but heavy industrial uses are not permitted on
22 the site.

23 We also have added an access point on Broadway
24 Center Boulevard. Right now there's one. The proposal is to
25 add one additional, and again, relocating that lake further

1 to the south, closer to the residential property.

2 This application does not have any kind of
3 variations and no waivers.

4 This is sort of a colored site plan so that you can
5 see the areas. The shaded-out portion is all existing
6 development. The new development pod is the larger, darker
7 red there. And of course, the blue is where that pond would
8 now be relocated.

9 HEARING OFFICER LUCE: You said a moment ago
10 that --

11 MS. BATSEL: Yeah.

12 HEARING OFFICER LUCE: -- they're adding a new
13 connection point.

14 MS. BATSEL: Yeah. So it's an expansion of the
15 building. If you see the shaded-out red area is -- oh,
16 connection point.

17 HEARING OFFICER LUCE: Connection.

18 MS. BATSEL: Yeah. Broadway Center Drive. Let me
19 see if I have a good graphic of that. If not, I'll point it
20 to you in the staff report.

21 So Broadway Center Drive, you can see here, there's
22 a connection midway up, see, and then there's an existing
23 connection. It's grayed out, so it's hard to see. But it
24 comes off the road as it starts to curve around to the south.
25 Can you see that?

1 HEARING OFFICER LUCE: No. I think so.

2 MS. BATSEL: At this point, in time, I'm going to
3 turn it over to David Smith and get you a better graphic on
4 the access.

5 HEARING OFFICER LUCE: Thank you.

6 MR. SMITH: David Smith, 401 East Jackson Street,
7 director of development and zoning for the applicant.

8 As Elise has indicated, this is an existing PD
9 that's substantially built out. The only unbuilt
10 entitlements were for an area south of the existing retention
11 pond that's being relocated to centralize on the north
12 portion of the site.

13 The industrial, uses, which are essentially in this
14 particular specific plan, is warehouse uses. We have CMU-12.
15 CMU-12 allows substantially more FAR than we're proposing in
16 the overall development plan.

17 Also, it should be noted that the far northern
18 townhouse development that's shown in this graphic is part of
19 the PD and was built as part of this. It could have been
20 industrial or multifamily. So really, by relocating the
21 industrial area, as it's approved today, further north, we're
22 protecting the residential development that's not within the
23 PD from additional traffic.

24 Planning Commission found it consistent with the
25 Comprehensive Plan and various -- not surprisingly, various

1 policies because this has already been approved at these
2 intensities, but for the 52,000 square foot expansion.

3 This is an infill development in the Urban Service
4 Area. It's going to more efficiently use the infrastructure.
5 We've already established buffers that already exist to
6 protect the residential areas. We're not asking for any
7 variations.

8 We've gone through a separate process with EPC to
9 review the impacts, and EPC is not objecting to the plan
10 that's proposed.

11 It's in the Brandon Community Plan. It's in an
12 industrial area, so we're fairly consistent with the Brandon
13 Area Community Plan.

14 Let me get my arrows to work here. There we go.
15 So this is a little bit better graphic there. The two access
16 points in the development are essentially, in the new plan,
17 will be similar to the one that's located now that you can
18 see clearly, but then there is an additional one that is
19 midpoint on this curve here.

20 So we're trying to distribute the two pods,
21 essentially, of development, splitting at the two access
22 points. There's a detailed plan in the --

23 HEARING OFFICER LUCE: Hold on. Well, Mr. Smith,
24 looking at an aerial, I think, where you say new, doesn't
25 that already exist?

1 MR. SMITH: What I'm saying is that there's a
2 reconfigured -- in the plan of development that is in there,
3 there's -- there were two access points. They asked us to
4 clarify those locations.

5 HEARING OFFICER LUCE: Both of them.

6 MR. SMITH: Okay. It's -- the northern one's
7 gated. That's the difference. Right now, it's the northern
8 one is gated, and the southern one is open. Both of them
9 will be open in the new configuration --

10 HEARING OFFICER LUCE: Okay.

11 MR. SMITH: -- of the site plan.

12 HEARING OFFICER LUCE: Okay.

13 MR. SMITH: Sorry for the confusion on that.
14 That's why we bring Steve along. He straightens us out when
15 we get off base.

16 So, in looking at it overall, this is a more
17 compatible plan with the existing residential by the site
18 plan moving to that consolidation.

19 The two access points that currently exist, all the
20 truck -- major truck traffic will be exiting and going north
21 onto the site. It will not be dragging it further from the
22 south.

23 The reason we're asking for 52,000 square feet that
24 we did not want to take any entitlement potential from the
25 already developed parcels, so therefore we gave them full

1 FAR. And once we got through doing that, we determined that
2 we needed 52,000 square feet for the consolidated plan. So
3 it's a very minor increase.

4 So with that, we would request approval. Elise
5 will have some closing comments. Be glad to answer any
6 questions.

7 HEARING OFFICER LUCE: It's really not, per se, a
8 zoning issue, but moving forward with site development,
9 you're moving the pond to the south, and you're going to have
10 to work around an irregular configuration with the pond in?
11 How far have you gotten in terms of the site plan --

12 MS. BATSEL: So EPC has approved all of the wetland
13 impacts. That's -- that process is actually finished. With
14 respect to engineering, this hasn't been all fully
15 engineered, so timing of how that's going to work is to be
16 determined at this point.

17 But you're right. It's an odd -- oddly shaped and
18 configured site, so it's going to be challenging at times.

19 HEARING OFFICER LUCE: Okay. And in an event they
20 can't stormwater engineer it, they won't be able to get as
21 much square footage.

22 MS. BATSEL: Pardon?

23 HEARING OFFICER LUCE: In the event they can't
24 engineer it to work --

25 MS. BATSEL: Right. Less square footage.

1 HEARING OFFICER LUCE: -- they'd have to scale it
2 back --- Ashley Furniture would have to scale it back?

3 MS. BATSEL: Absolutely.

4 HEARING OFFICER LUCE: All right. Thank you.

5 MS. BATSEL: This is just a -- sorry. I
6 wasn't -- yeah.

7 I'm not going to go into traffic. Steve Henry is
8 here. This is just a graphic representation from your staff
9 report and your staff, and we would respectfully request
10 approval.

11 HEARING OFFICER LUCE: All right. Thank you.

12 MS. BATSEL: Thank you.

13 HEARING OFFICER LUCE: All right. Development
14 Services staff.

15 MR. BALL: Good evening. Sam Ball with
16 Hillsborough County Development Services.

17 The applicant is requesting a Major Modification to
18 PD 90-0097 that would modify the development tract
19 configuration access, clarify light industrial use, and
20 increase light industrial entitlements by 42,870 square feet.
21 That would accommodate a warehouse and distribution
22 expansion.

23 The property covers approximately 54 acres and is
24 located at the southeast corner of I-75 and East Broadway
25 Avenue.

1 Uses in the immediate vicinity to the east of I-75
2 include conventional single-family, multi-family, many
3 warehouse, and industrial flex-based development, and
4 religious institutions. To the west of I-75 is Hillsborough
5 Community College and Citi Corporate Campus.

6 If approved, tracts A-1, A-2, and a portion of
7 tract B would be consolidated into a new tract A, which would
8 be permitted up for up to 620,610 square feet of light
9 industrial use, which would be the in-district uses, except
10 for the ones that fall under the definition of heavy
11 industrial.

12 Any occupancy proposed for another light
13 manufacturing use would be subject to a trip cap. The Tract
14 A lodging would no longer be an allowable use. The existing
15 lake would be relocated.

16 Entitlements in the remaining portion of Tract B
17 would be reduced from 800,000 to 307, 209 square feet. The
18 number of access points on Broadway Center would be
19 altered -- or changed to two.

20 The proposed warehouse distribution building would
21 be limited to 300,463 square feet, and the building area
22 would be confined to the warehouse building envelope as shown
23 on the general site plan.

24 The applicant is not requesting PD variations or
25 waivers to the LDC.

1 Based on the immediate proximity of I-75 and the
2 northerly shift of the allowable light industrial uses away
3 from existing residential development, staff finds the
4 proposed modification will reduce the impact on neighboring
5 residential properties and will be compatible with the zoning
6 and development pattern in the area.

7 Based on these considerations, staff recommends
8 approval subject to conditions. Thank you. That's my
9 report. Do you have any questions?

10 HEARING OFFICER LUCE: Okay. If you could,
11 there -- there's a graphic in the staff report. I'm just
12 going to hold it up. It crosshatches a tract in the
13 southeast corner of the site. Can you explain to me what --

14 MR. BALL: I can't see it.

15 MS. BATSEL: Steve, that is for the PRS. That was
16 an area of modification, and then the next page had what they
17 did on the area of modification.

18 HEARING OFFICER LUCE: Okay. It was related to a
19 prior action?

20 MS. BATSEL: Correct. That was the --

21 HEARING OFFICER LUCE: Okay.

22 MS. BATSEL: -- it's the latest site plan, but the
23 PRS dealt with that teeny, little area, and then the next
24 page --

25 HEARING OFFICER LUCE: Okay.

1 MS. BATSEL: -- has the details.

2 HEARING OFFICER LUCE: All right. So that
3 crosshatched area is not part of this rezoning?

4 MS. BATSEL: It's part -- go ahead. Sorry.

5 MR. BALL: No. No. She's correct. It is not part
6 of the modification area.

7 HEARING OFFICER LUCE: Okay. All right. Very
8 good. Thank you.

9 Planning Commission staff.

10 MS. MICHIE: Willow Michie, Planning Commission
11 staff.

12 The subject site is in the Community Mix Use-12
13 Future Land Use category. It's in the Urban Service Area and
14 within the limits of the Brandon Community Plan, specifically
15 the Light Industrial Character District.

16 The surrounding area consists of a mix of land
17 uses, including light industrial, vacant land, residential,
18 and public-quasi-public.

19 Collectively, these land uses establish a
20 development pattern that supports the proposed use and is
21 compatible with the surrounding area.

22 The CMU-12 Future Land Use category allows for the
23 consideration of agricultural, residential, commercial,
24 office, research and corporate park, light industrial
25 multi-purpose, and clustered residential, or mixed-use

1 development.

2 The maximum residential density is 12 dwelling
3 units per gross acre, and the maximum development intensity
4 is a 0.54 area ratio.

5 The proposed development intensity is well below
6 the maximum threshold permitted for this site.

7 Correspondingly, the proposed Major Modification is
8 consistent with the range of uses and development intensity
9 permitted.

10 The proposal satisfies the intent of Objective 4.4,
11 which requires new development to be compatible with the
12 surrounding neighborhood.

13 According to the revised site plan, the applicant
14 will comply with the required landscape buffering standards.
15 The proposed Major Modification complements the
16 surrounding --

17 HEARING OFFICER LUCE: Hold on a second. I'm
18 sorry. Whoever's got a phone that's beeping,
19 please -- announcement for everybody in the room. Please
20 turn off your alarms so we don't have to hear it anymore.
21 Thank you. I'm sorry for interrupting.

22 MS. MICHIE: According to the revised site plan,
23 the applicant will comply with the required landscape
24 buffering standards.

25 The proposed Major Modification complements the

1 surrounding development pattern and appropriately integrates
2 with adjacent land uses.

3 The subject site is located within the Light
4 Industrial Character District of the Brandon Community Plan,
5 which encompasses this northwestern portion of Brandon, and
6 is primarily devoted to business parks, light industrial, and
7 government uses.

8 The proposed Major Modification to the existing
9 light industrial use is consistent with the Brandon Community
10 Plan.

11 Based upon the above considerations and the
12 following goals, objectives, and policies, Planning
13 Commission staff finds the proposed Major Modification
14 consistent with the Unincorporated Hillsborough County
15 Comprehensive Plan, subject to the conditions proposed by the
16 Development Services Department.

17 HEARING OFFICER LUCE: Okay. Thank you.

18 At this point in time, is there anyone in the
19 audience that wish to speak in support of the application?
20 No one responding.

21 Anyone in the audience wish to speak in opposition
22 to the application? No one responding.

23 Staff, anything further?

24 MS. HEINRICH: No, sir.

25 HEARING OFFICER LUCE: Applicant, an opportunity

1 for rebuttal.

2 MS. BATSEL: Only one clarification for the record.
3 Sam mentioned that the warehouse building was 300 and
4 something square feet. That's the additional building
5 footprint potential. There's an existing 300-plus thousand
6 square feet on there today, so combined, it's over 600,000,
7 if it was fully built out.

8 HEARING OFFICER LUCE: Okay.

9 MS. BATSEL: Thank you so much.

10 HEARING OFFICER LUCE: All right. Very good.
11 Thank you. With that, that concludes this application.

12 Ms. Heinrich, we're ready for the next item.
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 8

DATE/TIME: June 22, 2026 6PM

HEARING MASTER: STEVE LUCE

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 260422	PLEASE PRINT NAME <u>Kamila Witkowski</u> MAILING ADDRESS <u>3010 W Azelee St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-223-3919</u>
APPLICATION # RZ 24-0563	PLEASE PRINT NAME <u>William J Morley</u> MAILING ADDRESS <u>325 S 3rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32606</u> PHONE _____
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Robert Martin</u> MAILING ADDRESS <u>4512 South 66th Street</u> CITY <u>Everett</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-843-5511</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Leonardo Colai</u> MAILING ADDRESS <u>4512 South 66th Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-403-7476</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Scott Hendry</u> MAILING ADDRESS <u>4608 S. 66th Street</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33619</u> PHONE <u>842-2123</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Gordon J. Schiff</u> MAILING ADDRESS <u>4155 W Cypress St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-515-7979</u>

SIGN-IN SHEET: RFR ZHM, PHM, LUHOPAGE 2 OF 3DATE/TIME: June 22, 2020 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # <u>RZ 24-0786</u>	PLEASE PRINT NAME <u>Kayla Herrell</u> MAILING ADDRESS <u>2841 Executive Dr</u> CITY <u>Clematis</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Brice Pinson</u> MAILING ADDRESS <u>1000 N Ashley Dr Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620 4500</u>
APPLICATION # <u>RZ-260892</u>	PLEASE PRINT NAME <u>Arturo Taiboth</u> MAILING ADDRESS <u>15602 Hutchinson road</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>813 385 4846</u>
APPLICATION # <u>RZ-26-0892</u>	PLEASE PRINT NAME <u>ALAN Shaker</u> MAILING ADDRESS <u>15604 Hutchison rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>913-240 8317</u>
APPLICATION # <u>RZ-26-0892</u>	PLEASE PRINT NAME <u>MERCY VICTOR</u> MAILING ADDRESS <u>5234 RAWLS RD TAMPA 33624</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>630 850 0227</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 7DATE/TIME: June 22, 2020 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Linda Kent</u> MAILING ADDRESS <u>15708 Woodshed Pl.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>717-269-7718</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Anita Kona</u> MAILING ADDRESS <u>15704 Woodshed Pl Tampa</u> CITY <u>FL</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>646-369-4025</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Stephen Suarez</u> (Restricted) MAILING ADDRESS <u>5224 Rawls Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>83690-5929</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>William J Mally</u> MAILING ADDRESS <u>325 S Riva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-7152</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>MICHAEL YATES PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S MacDill Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # <u>mm 26-0063</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson St 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 226 5016</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm 26-0063</u>	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St-</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 222 5057</u>
APPLICATION # <u>RZ 26-0095</u>	PLEASE PRINT NAME <u>JESSE BLACKSTOCK</u> MAILING ADDRESS <u>1646 W SWAN AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-455-2184</u>
APPLICATION # <u>mm 26-0270</u> <u>VS</u>	PLEASE PRINT NAME <u>TOOD Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u></u> PHONE <u></u>
APPLICATION # <u>mm 26-0270</u>	PLEASE PRINT NAME <u>Lodrey C Fisher</u> MAILING ADDRESS <u>2506 Orient Rd</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>294-4341</u>
APPLICATION #	PLEASE PRINT NAME <u></u> MAILING ADDRESS <u></u> CITY <u></u> STATE <u></u> ZIP <u></u> PHONE <u></u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kerns Blvd Ste 3700 Tampa FL</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-83 227841</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>STATHENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Jane Baham</u> MAILING ADDRESS <u>737 Main St, Suncys Safety Harbor</u> CITY <u>Safety Har</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>727 291 9526</u>
APPLICATION # mm 26-0422 VS	PLEASE PRINT NAME <u>Susan Swift</u> MAILING ADDRESS <u>3621 South Hesperides St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE _____
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Miles Scott</u> MAILING ADDRESS <u>18505 Dorman Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-203-4400</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Mia Stutzman</u> MAILING ADDRESS <u>18917 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-240-4941</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Lisa Wolfser</u> MAILING ADDRESS <u>18330 Lithia Town Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-431 4001</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 8DATE/TIME: June 22, 2026 6pmHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Erica Taylor</u> MAILING ADDRESS <u>406 Swilley Rd</u> CITY <u>Hunt City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>316-737-6311</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>McKayla McFadden</u> MAILING ADDRESS <u>4502 coconut cove place</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>219-221-1156</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Evan Pormen</u> MAILING ADDRESS <u>3010 W Azeele Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>574 849-0849</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Chris Okuley</u> MAILING ADDRESS <u>3010 W Azeele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223-3919</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Kayla Witkowski</u> MAILING ADDRESS <u>3010 W Azeele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION # <u>RZ 26-0433</u>	PLEASE PRINT NAME <u>Gina Grimes</u> MAILING ADDRESS <u>1001 Water St. Suite 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 494-8996</u>

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

PAGE 7 OF 8

DATE/TIME: June 22, 2026

HEARING MASTER: STEVE LUCE

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0433	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUM TRAFFIC 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-820-3989</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Danielle Kimbell</u> MAILING ADDRESS <u>1215 W. RISK</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE <u>813-759-3677</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Darrell Meyer</u> MAILING ADDRESS <u>12130 McIntosh Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813 777 5334</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Joseph WALLAUER</u> MAILING ADDRESS <u>12601 Thonotosassa Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-444-7752</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Lorie Walker</u> MAILING ADDRESS <u>13016 Countryview Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-369-3467</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 8DATE/TIME: June 22, 2026HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0651</u>	PLEASE PRINT NAME <u>Jolie Gaviola</u> MAILING ADDRESS <u>10730 Skewlee road</u> CITY <u>Tamotosee</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE _____
APPLICATION # <u>RZ 26-0670</u>	PLEASE PRINT NAME <u>Cynthia Spidell</u> MAILING ADDRESS <u>2002 W. Cleveland St. S-203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3982</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: June 22, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

[illegible]

JUNE 22, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 22, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Steve Luce, ZHM, called the meeting to order at 6:00 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.

Steve Luce, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1026

Michelle Heinrich, DS, called RZ 25-1026.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1026.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0786

Michelle Heinrich, DS, called RZ 26-0786.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0786.

C.2. RZ 26-0892

Michelle Heinrich, DS, called RZ 26-0892.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0892.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 26-0063

MONDAY, JUNE 22, 2026

Michelle Heinrich, DS, called MM 26-0063.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0063.

D.2. RZ 26-0095

Michelle Heinrich, DS, called RZ 26-0095.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0095.

D.3. MM 26-0270

Michelle Heinrich, DS, called MM 26-0270.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0270.

D.4. MM 26-0422

Michelle Heinrich, DS, called RZ 26-0422.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0422.

D.5. RZ 26-0433

Michelle Heinrich, DS, called RZ 26-0433.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0433.

D.6. RZ 26-0553

Michelle Heinrich, DS, called RZ 26-0553.

Testimony provided.

Steve Luce, ZHM, continued RZ 26-0553 to October 19, 2026, ZHM hearing.

D.7. RZ 26-0651

Michelle Heinrich, DS, called RZ 26-0651.

MONDAY, JUNE 22, 2026

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0651.

D.8. RZ 26-0670

Michelle Heinrich, DS, called RZ 26-0670.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0670.

E. ZHM SPECIAL USE - **None.**

ADJOURNMENT

Steve Luce, ZHM, adjourned the meeting at 10:15 p.m.

PD Modification Application: MM 26-0063 (rev.)

Zoning Hearing Master Date:

June 22, 2026

BOCC Land Use Meeting Date:

August 11, 2026

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Ashley Global Retail, LLC

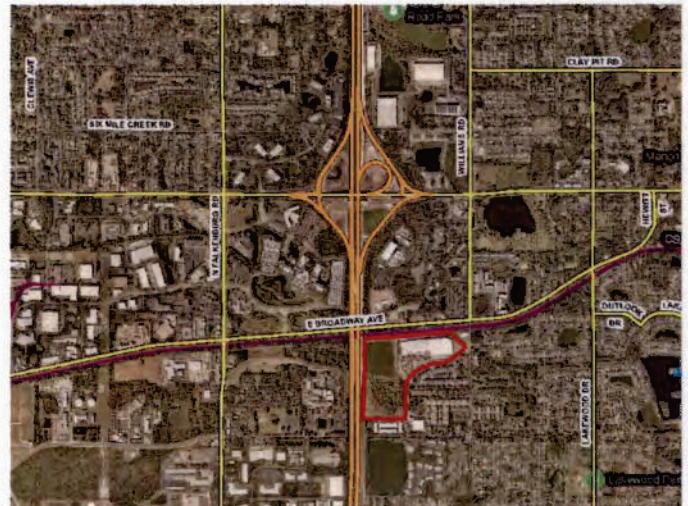
FLU
Category: CMU-12 (Community Mixed Use – 12)

Service Area: Urban

Site Acreage: 54.15

Community
Plan Area: Brandon

Overlay: None

**Introduction Summary**

PD 90-0097, most recently modified under PRS 21-0081, was approved in 1990 to allow the property located at the southeast corner of I-75 and East Broadway Avenue to be developed for CN, Light Industrial, accessory office, stand-alone office and multi-family use. The applicant is requesting to modify the development tract configuration, access, and clarify and increase Light Industrial use entitlements by 52,817 square feet (SF) to accommodate a warehouse distribution expansion.

Existing Approvals		Proposed Modifications	
Site development to allow for CN, Light Industrial, mini warehouse, and lodging uses in Development Tracts A-1, A-2, and B as listed below.		Consolidate Tracts A-1, A-2, and a portion of Tract B into a new Tract A to be developed for the uses described below.	
Tract	Allowable Use & Development	Tract	Allowable Use & Development
A-1	Up to 10,000 SF of CN or Light Industrial use	A/B	Remove CN as an allowable use in Tract A-1, and consolidate Tracts A-1, A-2 and a portion of Tract B to allow for up to 620,610 SF of Light Industrial use.
A-2	Up to 110 lodging rooms or 65,000 SF of Light Industrial use.	A	Remove lodging as an allowable use from Tract A-2.
A-1, A-2, B	One access point along Broadway Center Boulevard.	A	Increase number of access points along Broadway Center Boulevard from one to two on the certified site plan.
A-1, A-2, B	Light Industrial uses permitted	A	Clarify that allowable "Light Industrial" uses are M district uses excluding heavy industrial uses.
B	A lake and wetland area is located in the northwest portion of the PD	A	Relocate the existing lake and wetland area to the southwestern portion of new Tract A.
B	Light Industrial use up to 800,000 SF inclusive of mini warehouse use with a maximum FAR of 0.75.	B	Reduce Light Industrial to 307,206.9 SF inclusive of mini warehouse use.

Application No. MM 26-0063Name: Sam BallEntered at Public Hearing: ZAMExhibit # 1 Date: 6-22-2026

APPLICATION NUMBER: MM 26-0063 (Rev.)

ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

Additional Information

PD Variations

None

Waivers to the Land Development Code

None

Planning Commission Recommendation

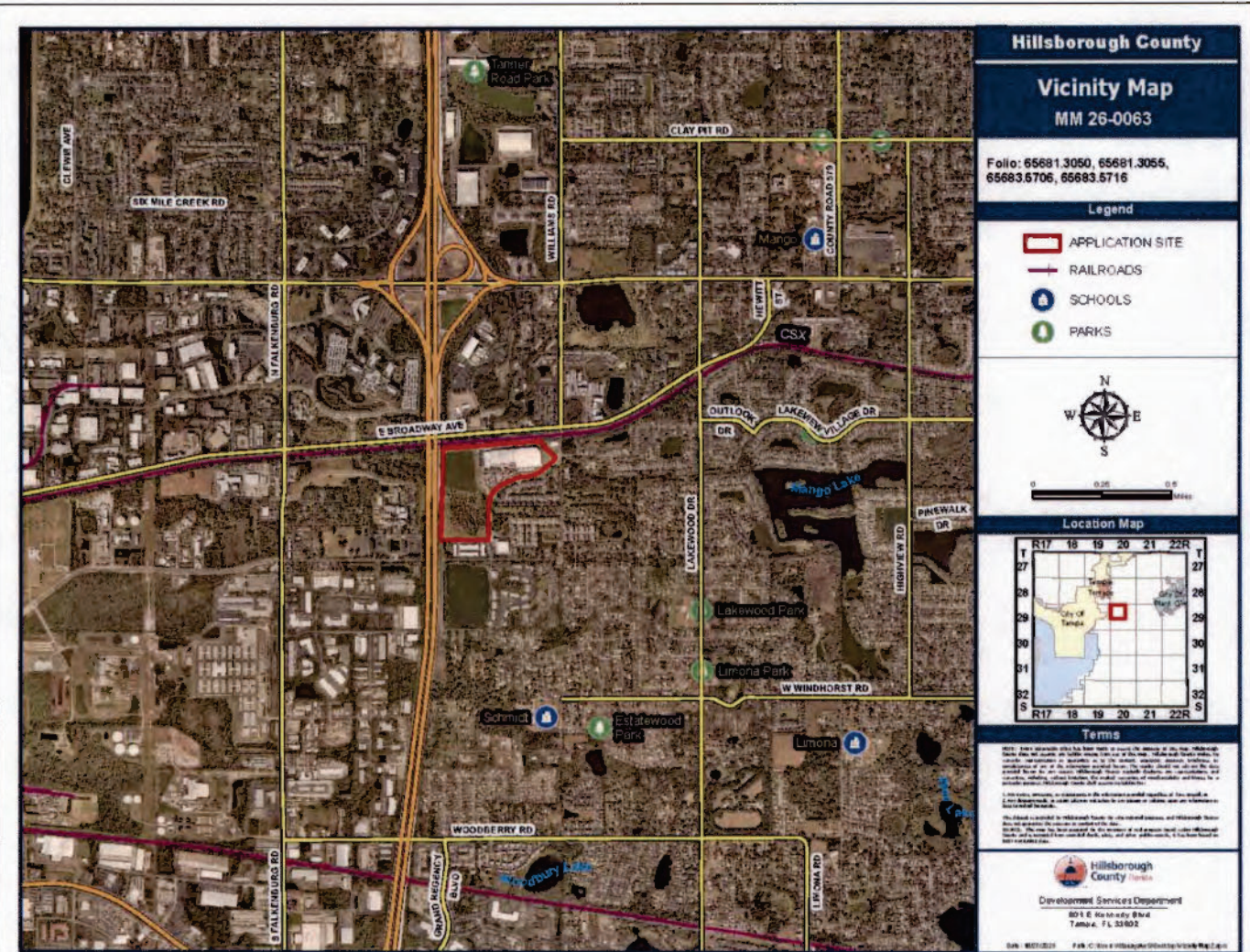
Consistent

Development Services Recommendation

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

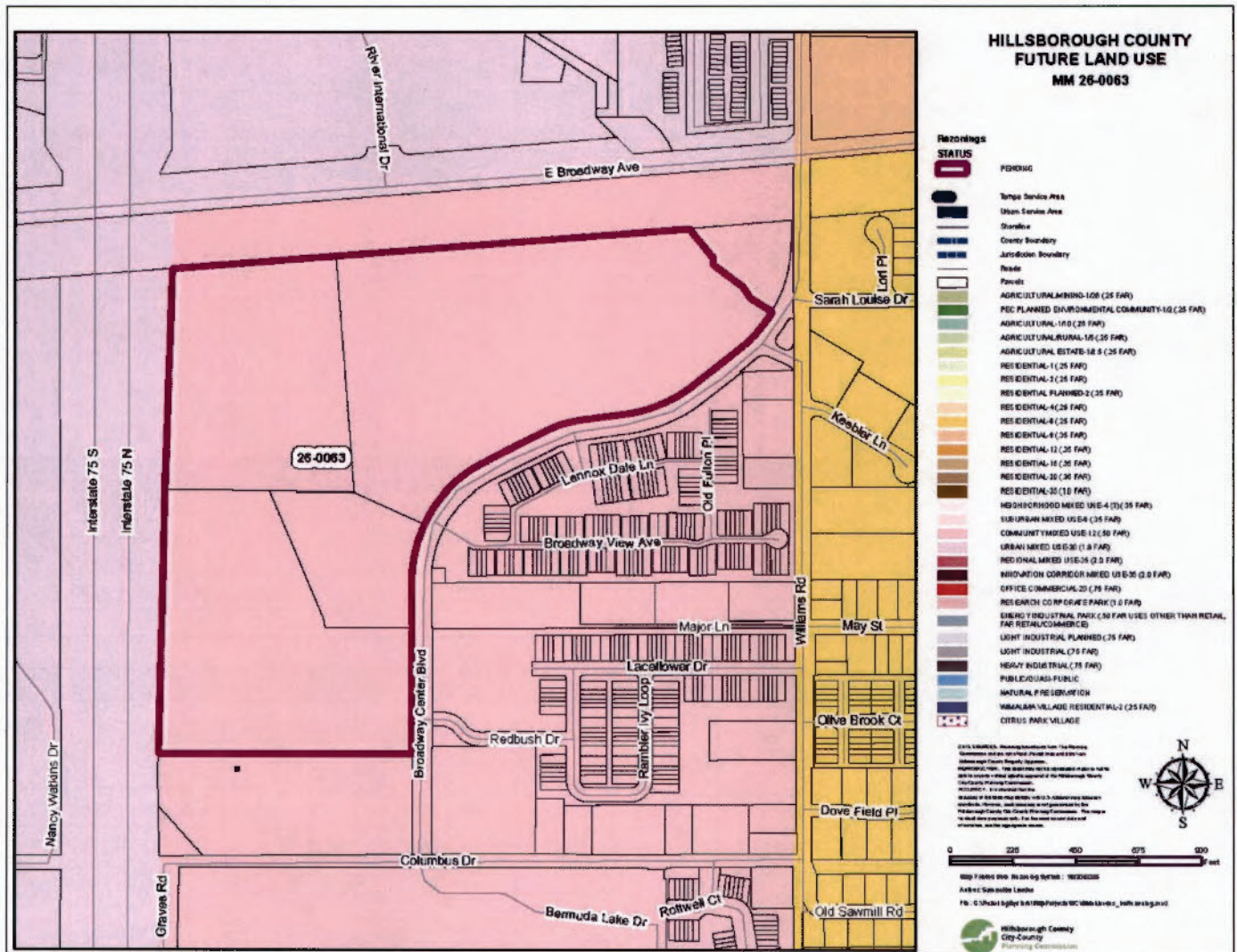


Context of Surrounding Area:

The subject property is located at the southeast corner of the I-75 right-of-way and East Broadway Avenue in the Brandon Community Plan Area. The uses in the immediate vicinity, east of I-75, include conventional single-family, multi-family, mini warehouse, an industrial flex space development and religious institutions. Uses to the west of I-75 include Hillsborough Community College and Citi Corporate Campus.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category	Community Mixed Use – 12 (CMU-12)
Maximum Density/FAR	12 dwelling units per gross acre (DU/GA) / 0.50 FAR
Typical Uses	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses (Modification Area)

Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 19-0432 (Pocket D)	20 DU/GA FAR: 1.0	School, dormitory and accessory clergy uses	Church
	CG	DU/GA: NA FAR: 0.27	Retail & services	Church
	PD 00415	20 DU/GA FAR: NA	Residential, multi-family	Multi-family (platted townhomes)
South	PD 90-0097 (Tract B)	1 DU/GA FAR: NA	Light industrial	Warehouse

(adjacent zoning and uses continued on next page)

APPLICATION NUMBER: MM 26-0063 (Rev.)

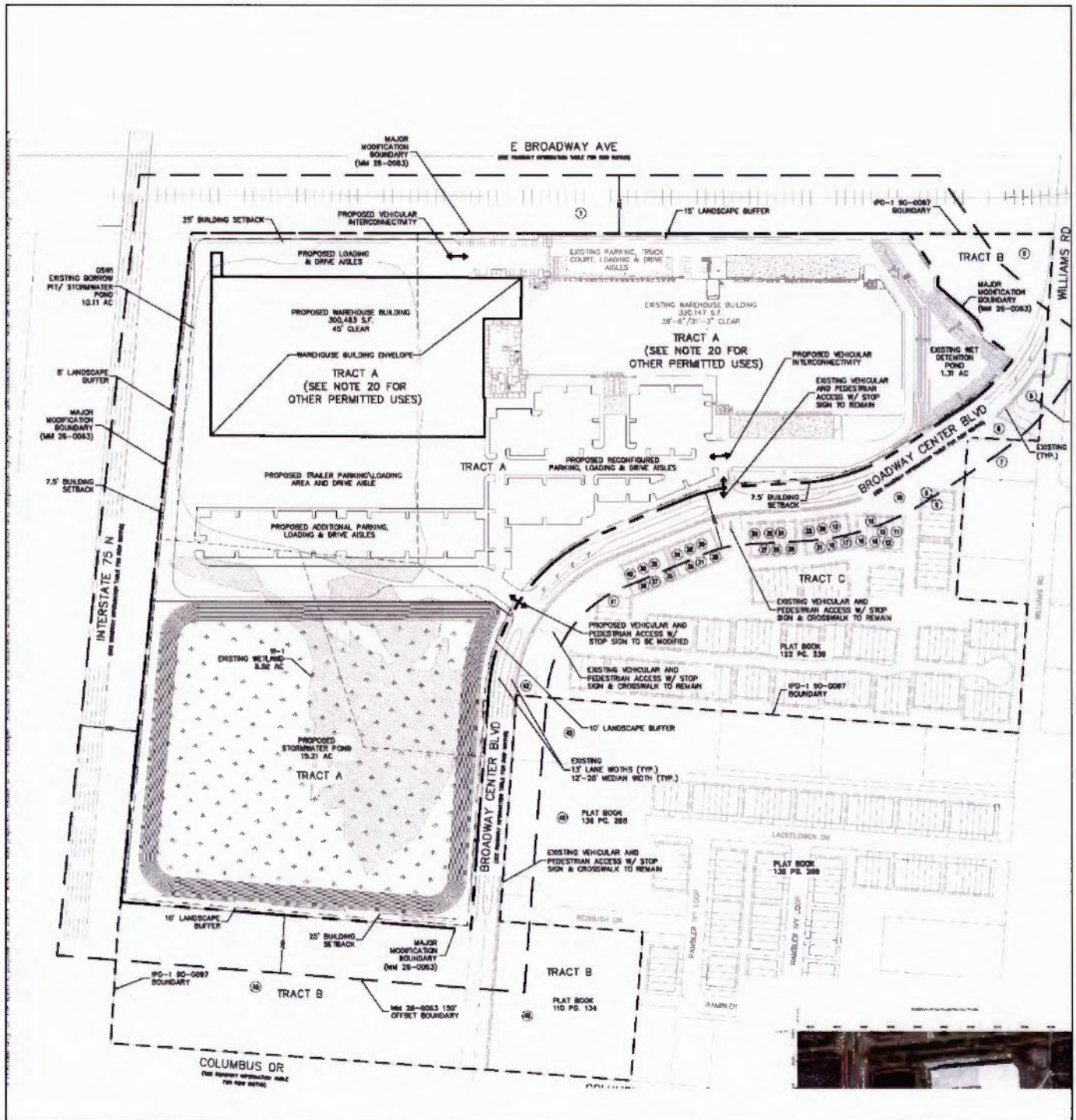
ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

Adjacent Zonings and Uses (Continued)

East	ASC-1	1 DU/GA FAR: NA	Agriculture and related, and single-family, conventional	Single-family, conventional
	PD 90-0097 (Tract C)	12 DU/GA FAR: 0.50	Multi-family and light industrial	Multi-family (platted townhomes)
	ASC-1	1 DU/GA FAR: NA	Agriculture and related, and single-family, conventional	Undeveloped
	PD 04-0395	12 DU/GA FAR: NA	Single-family, conventional, and multi-family (platted townhomes)	Multi-family (platted townhomes)
West	M	DU/GA: NA FAR: 0.75	Manufacturing, processing or assembling, intensive commercial, and other industrial uses	Hillsborough Community College

2.0 LAND USE MAP SET AND SUMMARY DATA**2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)**

APPLICATION NUMBER: MM 26-0063 (Rev.)

ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

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
Broadway Center Blvd.	County Collector - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements (TBD) ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,654	831	1,004
Proposed	3,010	236	223
Difference (+/-)	-2,644	-595	-781

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South	X	Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY													
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No										
Environmental Services Division	☒ 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: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____													
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	See report									
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: Urban Mobility, Central Fire – add 52,817 SF of Industrial Uses (Per 1,000 SF) <table border="0"> <tr> <td>Warehouse</td> <td>Manufacturing</td> <td>Light Industrial</td> </tr> <tr> <td>Mobility: \$1,337</td> <td>Mobility: \$3,315</td> <td>Mobility: \$4,230</td> </tr> <tr> <td>Fire: \$ 34</td> <td>Fire: \$ 34</td> <td>Fire: \$ 57</td> </tr> </table>					Warehouse	Manufacturing	Light Industrial	Mobility: \$1,337	Mobility: \$3,315	Mobility: \$4,230	Fire: \$ 34	Fire: \$ 34	Fire: \$ 57
Warehouse	Manufacturing	Light Industrial											
Mobility: \$1,337	Mobility: \$3,315	Mobility: \$4,230											
Fire: \$ 34	Fire: \$ 34	Fire: \$ 57											
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments									
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No										

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the immediate proximity of Interstate 75 and the northerly shift of allowable light industrial uses away from existing residential development, staff finds the proposed modification would reduce the impact on neighboring residential properties and would be compatible with the zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommend approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise

Approval - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~March 22, 2021~~ February 2, 2026.

1. The development shall be approved for the maximum number of trips within this condition or the intensities or densities listed in subsequent conditions whichever is more restrictive. The external p.m. peak hour trips shall not exceed 920 (total inbound and outbound) based on current ITE Trip Generation rates or other approved studies.

A traffic analysis shall be submitted as part of all Preliminary Site Plan submittals to provide verification to the County that the trip generation within this condition is not exceeded. Each analysis shall include aggregate totals of previous approvals within this development and uses submitted for Site Plan approval.

2. Development shall be restricted as follows:

Tract "A 1" "~~A~~" ~~10,000~~ 620,610 square feet of ~~Neighborhood Commercial (CN)~~ or light industrial uses. (See Condition 2.2)

Tract "A 2" A maximum of 110 room, ~~65,000~~ square foot "all suites" hotel/motel, or ~~65,000~~ square feet of light industrial

Tract "B" A maximum of ~~800,000~~ 307,206.9 square feet of light industrial (inclusive of self-storage approved by Condition 2.1).

Tract "C" A maximum 200 multi-family dwelling units or light industrial in an amount that provides an equivalent level of traffic generation, but not to exceed 217,451 square feet.

The industrial square footage may be occupied by a maximum of 229,000 square feet of accessory office and 10,000 square feet of stand-alone office.

The following uses are prohibited east of Boulevard A: manufacturing; processing and assembly; open storage; railroad facilities serving industrial use.

- 2.1 The area subject to MM 17-0910 (Folio 65683.5712), located east of Boulevard A (Broadway Centre Boulevard) within Tract B, shall permit a mini-warehouse use in addition to the Tract B uses permitted under condition 2. The uses of manufacturing, processing and assembly, open storage and railroad facilities serving ~~an~~ and industrial use are prohibited. The following shall apply to folio 65683.5712:

2.1.1 The maximum F.A.R. shall be 0.75.

2.1.2 Any mini-warehouse use shall operate in accordance with Land Development Code Section 6.11 .60.

2.1.3 A 20 foot buffer with Type B screening shall be provided along the eastern boundary as depicted on Sheet 2 of MM 17-0910.

2.1.4 A 20 foot buffer with Type B screening shall be provided along the northern boundary where depicted on Sheet 2 of MM 17-0910. A 15 foot wide buffer with Type B screening shall be provided along the northern boundary where depicted on Sheet 2 of MM 17-0910.

2.1.5 The project shall provide a minimum 30 foot building setback along the south and west property lines and minimum 20 foot building setback along the north and east property lines.

2.1.6 Maximum building height shall be 50 feet with an additional setback of 2 feet for every 1 foot over 20 feet in height added to the northern and eastern building setbacks.

- 2.1.7 A 15 foot wide landscape buffer shall be provided along the western and southern boundary as depicted on Sheet 2 of MM 17-0910.
- 2.1.8 Buildings shall be architecturally finished on all sides with a façade treatment that replicates or is comparable with the elevations provided on Sheet 3 of MM 17-0910. Comparable elevations shall at a minimum provide the following: Facades shall incorporate vertical changes using projections, recesses or architectural feature such as pilasters. Facades shall also incorporate horizontal changes in mass, surface or finish such as stone, stucco, brick or split face blocks. Building color shall constitute a surface change for the purpose of this regulation. Unsurfaced cement or block shall not be utilized. When different surfaces or finishes are incorporated in the design of the façade, a distinctive horizontal band shall be used to mark their transition. Windows shall be provided on the western and southern façades. Parapets terminated with a cornice shall be required for flat roofs.
- 2.2 The area subject to MM 26-0063 designated Tract A and detailed on sheet 2 of 6 of the PD Plan set is specifically approved for Warehouse Distribution uses, any occupancy proposed for another allowed Manufacturing District use is subject to the Trip Cap for Tract A.
- 2.2.1 Tract A as detailed on sheet 2 of 6 of the PD Plan shall be permitted for uses consistent with Condition 2. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 3,010 daily (24 hour) trips or 236 AM or 223 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
- 2.2.2 As Broadway Center Blvd. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway(s) and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.
- 2.2.3 With the next increment of (re)development of Tract A, a westbound right turn lane shall be constructed at the eastern project access on Broadway Center Blvd.
- 2.3 The area subject to MM 26-0063 designated Tract A shall also comply with the following requirements:
- 2.3.1 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.
- 2.3.2 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.
- 2.3.3 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).
- 2.3.4 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.

2.3.5 Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

2.3.6 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.

2.3.7 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. Manufacturing, processing and assembly operation shall conform with the performance standards of Part 6.09.00 of the Land Development Code.
4. Accessory office shall be on the same lot or in the same structure with and of a nature and extent customarily incidental and subordinate to, the industrial use of the project, lot or structure. The applicant shall note on Preliminary Site Plans the aggregate totals of approved accessory office uses to date within the entire industrial tract when seeking permitting for an accessory office.
5. The Industrial development shall be limited to 1999 parking spaces. The applicant shall note on each Preliminary Site Plan the aggregate totals of parking spaces for approved uses to date within the entire industrial tract.
6. For any portion of Tract C developed with industrial uses, a buffer area with a minimum width of 75 feet shall be provided along the east boundary of the tract, and a 25 foot buffer and 75 foot building setback should be provided along the southern property boundary. Additionally, the developer shall install 5 feet from the exterior boundary of the tract a six-foot-high solid masonry wall or PVC fence. The exterior of the wall shall be landscaped with a continuous evergreen hedge with a minimum height of four feet and minimum opacity of 75 percent at time of planting, and a row of evergreen trees with a minimum height of 10 feet and minimum caliper of two inches at time of planting, placed not more than 20 feet apart on centers. If uses to the south or east changes to a use similar to that on the subject site, said buffering and screening shall not be required, and buffering and screening shall comply only with the requirements of the Land Development Code.

6.1 Any portion of Tract C developed for multi-family shall have a maximum density of 12 units per acre.

7. All multi-family structures and accessory structures shall have the following development standards:

Minimum Setback from Property Line: 25 feet

Maximum Building Height: 35 feet

8. If multi-family development abuts the eastern property line, a 10 foot buffer shall be provided along said boundary. Said buffer shall be contained within the required 25 foot setback. This setback shall include the following screening within:
 - 8.1 A berm and planting combination with the berm an average height of three feet and dense plantings which will, when combined with the berm, achieves a minimum height of six feet and seventy-five percent opacity within two years; and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart; OR
 - 8.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.
9. If developed for hotel use, building height of the hotel shall be 50 feet.

10. There shall be on the east side of Boulevard A where abutting multi-family development one of the following screenings:

10.1 A berm and planting combination with berm an average height of three feet at a minimum and dense plantings which will, when combined with the berm, achieved a minimum height of six feet and seventy-five percent opacity within two years; OR

10.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.

This screen shall be implemented prior to issuance of any Certificates of Occupancy for multifamily construction.

~~11. The Hotel and Commercial components shall be restricted to the locations shown on General Site Plan. The final design of the internal roadway system may require slight locational adjustments of the components, nevertheless, their location shall remain internal to the project at the intersection of Drive B and Boulevard A.~~

~~12.~~11. The development may be allowed one full access point onto Columbus Drive. The location of this curb cut shall align with the northern access to Chelsea Manor (RZ 89-0127-C) on Columbus Drive. The construction of this curb cut is subject to approval by Hillsborough County. A second access point onto Columbus Drive may be permitted (as depicted on Sheet 2 of MM 17-0910) if approved by Hillsborough County in accordance with Section 6.04 (Access Management).

~~13.~~12. The applicant shall provide internal access to any existing or future out parcels on the site.

~~14.~~13. The developer has provided a traffic analysis signed and sealed on ~~July 18, 2005~~ June 1, 2026 showing ~~turn lanes site access analysis improvements~~ required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection unless otherwise approved by the County Engineer, consistent with the attached drawing dated August 12, 2005. These improvements shall include dedicated left and right turn lanes on the eastbound approach to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches. All design and construction shall conform to the Hillsborough County Transportation Technical Manual, FDOT Plans Production Manual, and FDOT Florida Design Manual Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.

~~The developer shall dedicate any necessary right of way for said improvements along the east side of Williams Road.~~

~~15. The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).~~

~~15.~~14. The developer shall dedicate to Hillsborough County 10 feet of additional right-of-way on the north side of Columbus Drive extending from the intersection with Boulevard A to the western project boundary, to accommodate the potential future extension of Boulevard A. The right-of-way shall be provided prior to the issuance of the first Certificate of Occupancy for Broadway Centre or upon request of the County to coincide with infrastructure improvements.

~~16.~~15. With the exception of development within folio 65683.5702, all internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.

~~17.~~15.1 Prior to or concurrent with development within folio 65683.5702, the developer shall clear all trees and vegetation necessary to maintain clear site distance from the proposed Williams Road entrance to the parcel. Mitigation of any removed trees or vegetation (as well as continued maintenance necessary to maintain visibility) will be the responsibility of the owner/developer of folio 65683.5702.

~~17.~~15.2 If PRS 21-0081 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative

Variance (dated March 25, 2021) which was found approvable by the County Engineer (on March 25, 2021). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access from Williams Road to folio 65683.5702, such that a minimum +/- 138-foot spacing from Sarah Louise Drive shall be permitted.

- ~~17.16.~~ The applicant shall, at his expense, be responsible for the removal and replacement of any traffic control signage which may be displaced as a result of this development.
- ~~18.17.~~ All non-residential buildings shall be architecturally finished on all sides and when they are finished with stucco they shall be painted.
- ~~19.18.~~ Unless otherwise specified, the required screening, buffering and front yards internal to the mixed-use IPD-1 project shall be as required in the applicable Single Use Interstate Planned Development Districts at a minimum.
- ~~20.19.~~ The developer shall be required to connect to a public wastewater system and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay necessary costs.
- ~~21.20.~~ No septic tanks shall be used.
- ~~22.21.~~ The developer shall be required to utilize public water and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay all necessary costs.
- ~~23.22.~~ 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.
- ~~24.23.~~ Development shall be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances.
- ~~25.24.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- ~~27.26.~~ 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.
27. 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.

APPLICATION NUMBER: MM 26-0063 (Rev.)

ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**Tracts A and B Entitlements Impact Summary:**

Because the proposed entitlements for Tract A would allow Tract B to be developed or redeveloped to the maximum extent (307,206.9 SF) allowed under the Comprehensive Plan, the proposed increase in GFA would not reduce the development rights for the remainder of Tract B. The following summary table shows how the allowable GFA for each parcel within Tract B would be allotted.

Remainder of Tract B				
Folio	Max. GFA (SF)	Use	Acreage GIS	FAR Max.
65683.5653	157,687.2	Office	7.24	0.5
65681.3000	6,969.6	Vacant	0.32	0.5
65683.5712	107,484.3	Mini WH	3.29	0.75
65683.5702	35,065.8	Slam Ball	1.61	0.5
Total Tract B Max. GFA	307,206.9			

The following summary table shows that the proposed development of 620,610 square feet is less than the maximum allowed in the CMU-12 Comprehensive Plan designation. The amount of wetland areas in Tract A and for the entire PD, each being less than 25%, does not have an impact on the maximum GFA tabulations.

Maximum Tract A Entitlements Based on Future Land Use						
Acreage	Square Feet	Max. FAR (CMU-12)	Max. GFA	Proposed GFA	Wetlands Acreage*	Wetlands (%)
54.15	2,358,774	0.5	1,179,387	620,610	5.52	10.19

*Wetland impacts reviewed by EPC without objection

APPLICATION NUMBER: MM 26-0063 (Rev.)

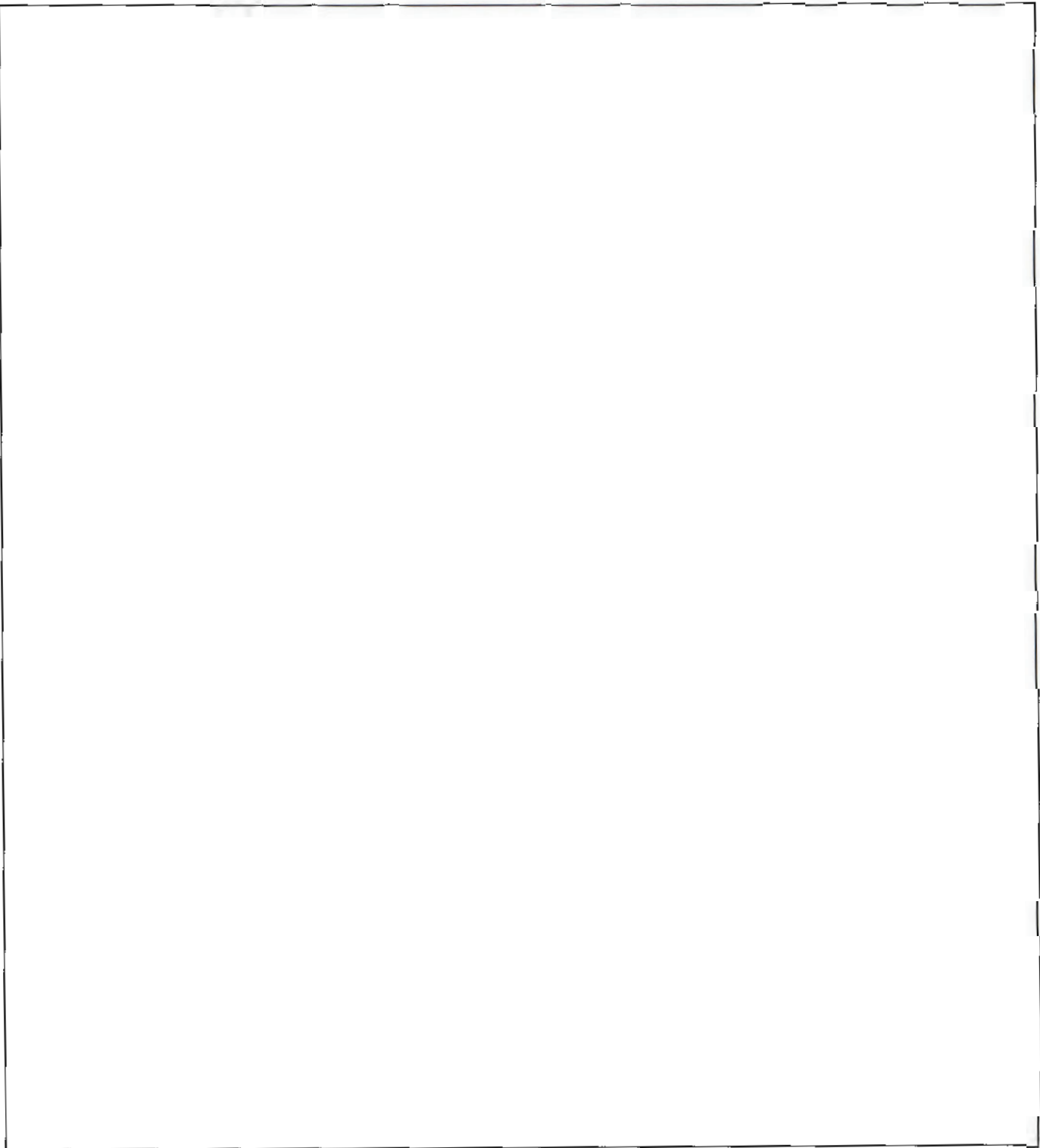
ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



APPLICATION NUMBER: MM 26-0063 (Rev.)

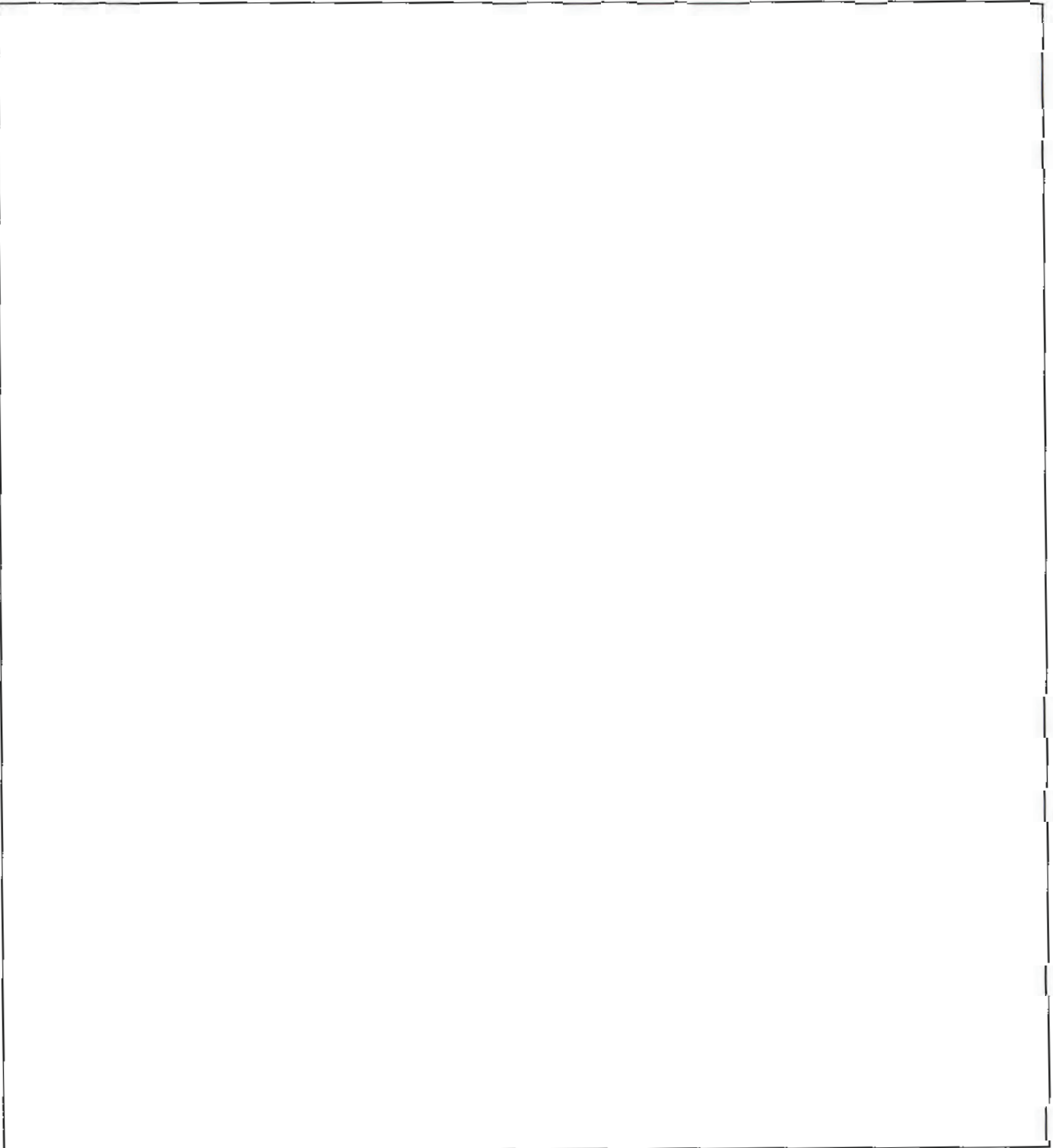
ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



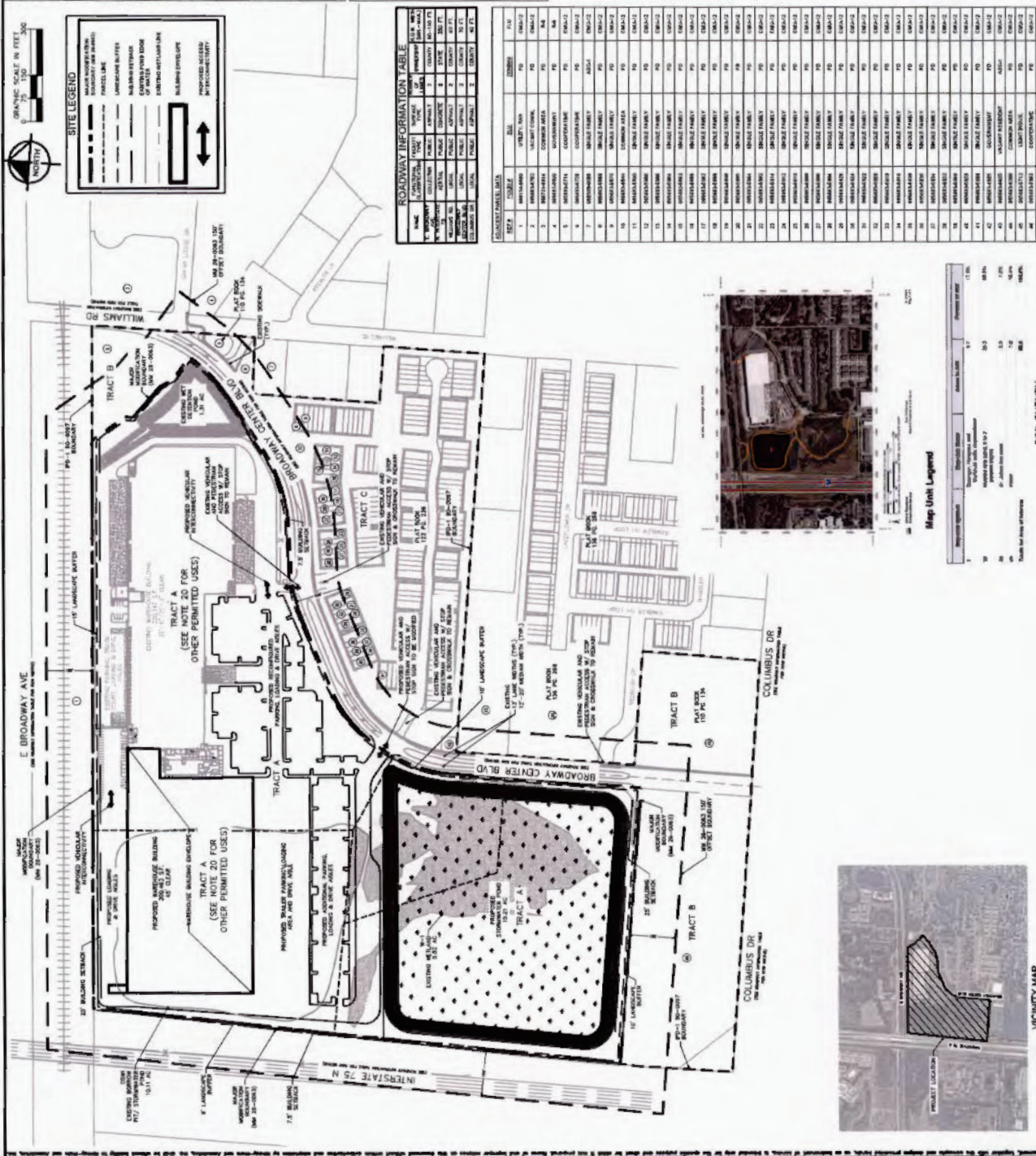
EXPANSION

AREA OF MAJOR
MODIFICATION
SITE PLAN
MM 26-0063

Kimley»Horn

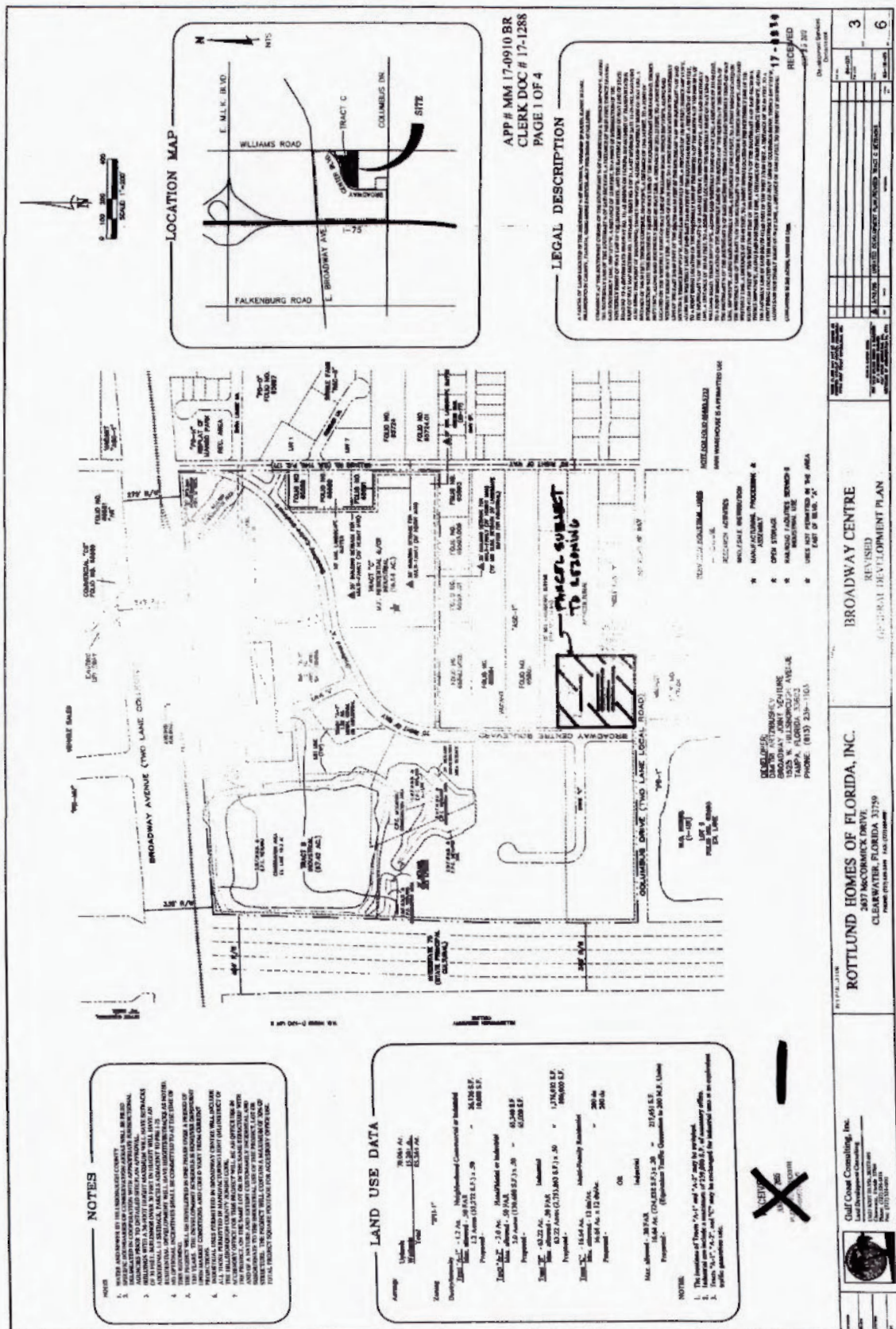
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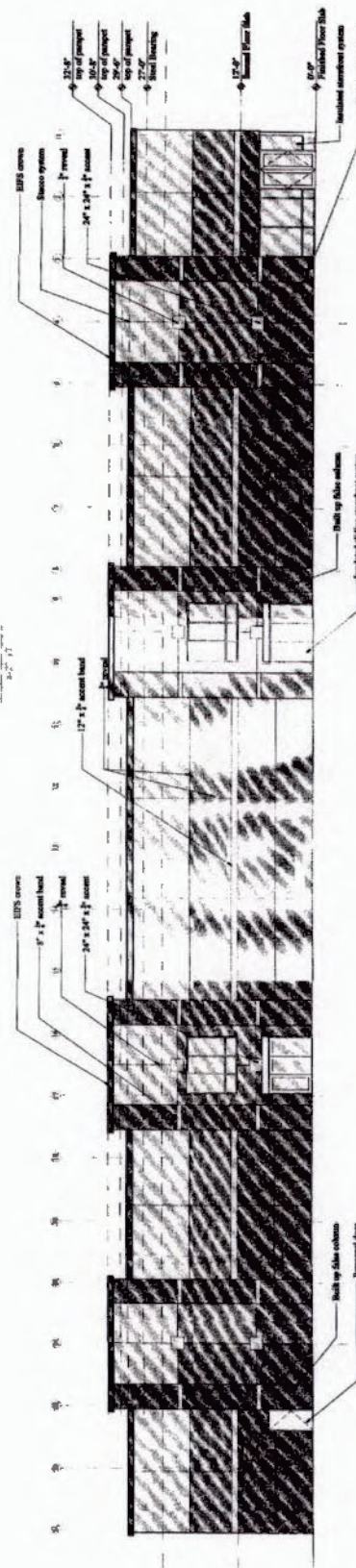
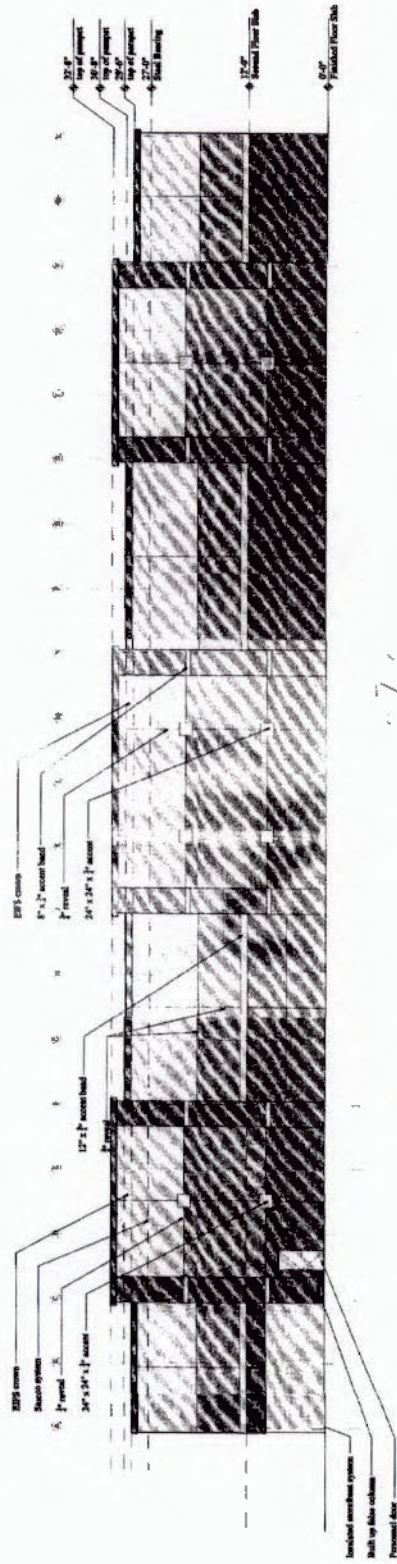
MAJOR MODIFICATION SITE DATA TABLE		GENERAL DATA	
FOLD NUMBERS	1040851-1000, 666643-1000		
ADDRESS	BRADSHAW CENTER BLVD, BRANDON, LA 70310		
COMMIT (DATE)	INDUSTRIAL		
PROPOSED USE(S)	INDUSTRIAL WAREHOUSE		
CURRENT ZONING	PD-1 (SIC 20)		
PROPOSED ZONING	PD-1 (SIC 20)		
PROPOSED ZONING	PD-1 (SIC 20)		
FUTURE LAND USE	PD-1 (SIC 20)		
TOTAL SITE AREA	240-12		
TOTAL 5415 ACRES	240-12		
MAX F.A.R.	0.0000		
PROPOSED F.A.R.	0.2779		
PROPOSED ADDITIONAL BUILDING SQFT	300,483		
REQUIRED BUILDING SETBACKS	NORTH & SOUTH = 25' EAST & WEST = 25'		
PROPOSED BUILDING SETBACKS	NORTH & SOUTH = 25' EAST & WEST = 25'		
MAX BUILDING HEIGHT	54'-0"		
PROPOSED BUILDING HEIGHT	45'-0"		
MAX IMPERVIOUS	75%		
PROPOSED IMPERVIOUS	68%		
FLOOD ZONES	2 & X		
REQUIRED LANDSCAPE BUFFERS	NORTH = 15' EAST = 10' WEST = 8'		
PROPOSED LANDSCAPE BUFFERS	NORTH = 15' EAST = 10' WEST = 8'		
WATER SLOP AREA	0.59% EXISTING DRAINAGE IN 1/4 SECTION 10, TOWNSHIP 14 N, RANGE 10 E, S. 40		
EXISTING WETLAND AREA	1/2- 5.52 ACRES		
PROPOSED WETLAND IMPACTS	1/2- 5.52 ACRES		
EXISTING DRAINAGE PVT AREA	1/2- 16.11 ACRES		
PROPOSED DRAINAGE PVT IMPACTS	1/2- 16.11 ACRES		
PROPOSED PARKING WILL BE CONSISTENT WITH LOC 92-06-00-05			



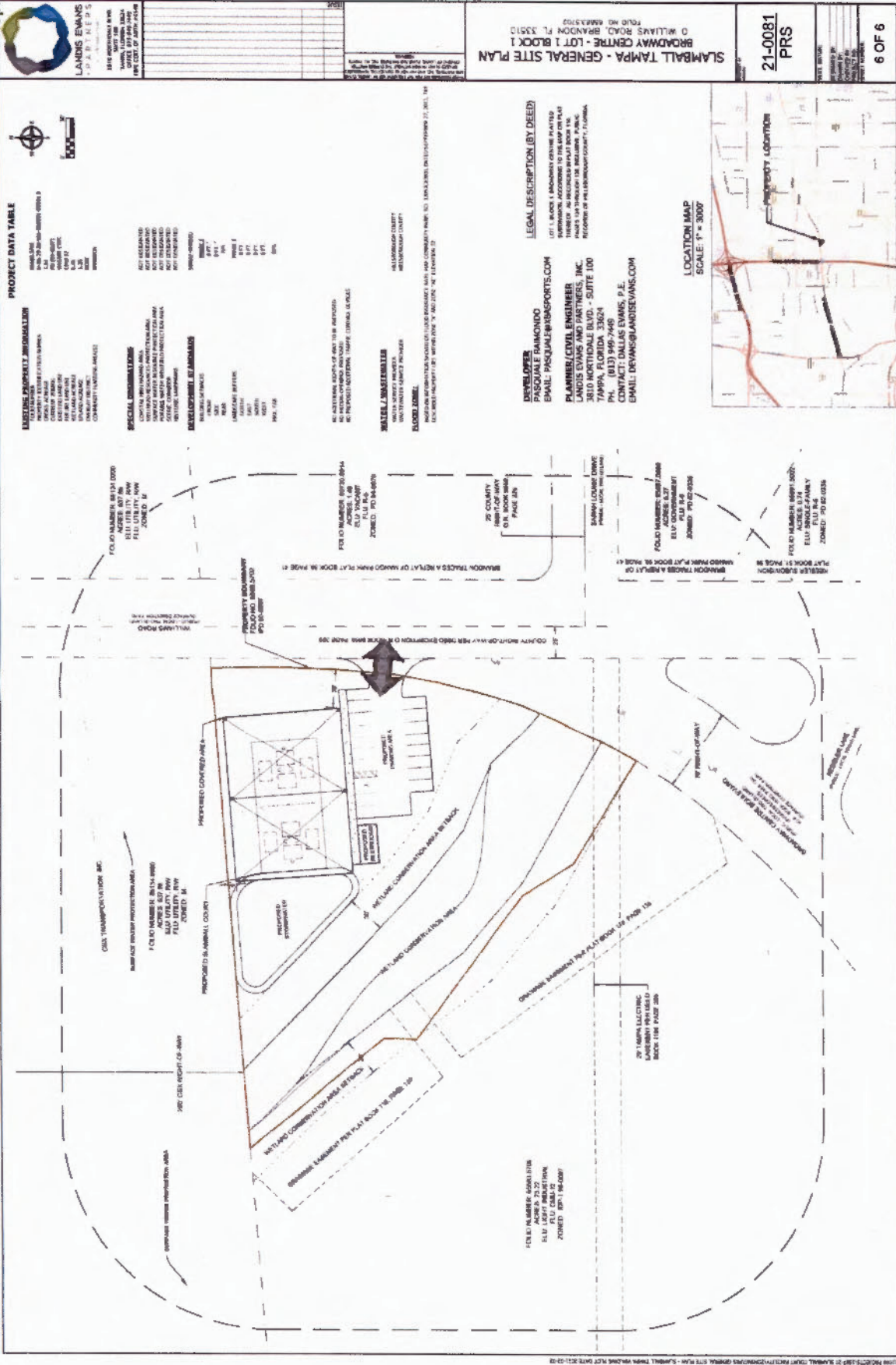
FROM SURVEY

CITY MAP





17-0910
RECEIVED
JUL 15 2003
APP # MM 17-0910 HR
CLERK DOC # 17-1288
PAGE 3 OF 4
Completion of this report
is required by law.



APPLICATION NUMBER: MM 26-0063 (Rev.)

ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (SEE FOLLOWING PAGES)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/11/2026

REVISED: 6/12/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: MM 26-0063

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions

- 2.2.1 Tract A as detailed on sheet 2 of 6 of the PD Plan shall be permitted for uses consistent with Condition 2. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 3,010 daily (24 hour) trips or 236 AM or 223 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
- 2.2.2 As Broadway Center Blvd. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway(s) and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.
- 2.2.3. With the next increment of (re)development of Tract A, a westbound right turn lane shall be constructed at the eastern project access on Broadway Center Blvd.

Revised Conditions

- ~~14.~~ 13. The developer has provided a traffic analysis signed and sealed on ~~July 18, 2005~~ June 1, 2026 showing ~~turn lanes~~ site access analysis improvements required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection unless otherwise approved by the County Engineer. ~~consistent with the attached drawing dated August 12, 2005.~~ These improvements shall include dedicated left and right turn lanes on the eastbound approach to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches. All design and construction shall conform to the Hillsborough County Transportation Technical Manual, ~~FDOT Plans Production Manual,~~ and FDOT Florida Design Manual Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.
- ~~15.~~ The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough

~~County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).~~

~~The developer shall dedicate any necessary right of way for said improvements along the east side of Williams Road.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to Planned Development, (PD) zoning #90-0097, as most recently modified by Minor Modification (PRS) 21-0081. The PD consists of multiple parcels totaling +/-85.26 acres approved for a mix of uses, including Industrial, Commercial, Hotel/Motel, and Multi-Family Residential, within 4 separate development tracts.

The request proposes to modify four (4) parcels, totaling 54.15 acres of the PD to allow for a maximum of 620,583 square feet of warehouse/distribution and manufacturing uses, and reconfigure the planned development tracts from four (4) to three (3) tracts. The modification area is currently approved for the following uses:

- Tract A-1: 10,000 sf of Neighborhood Commercial or Industrial
- Tract A-2: 65,000 sf of Hotel/Motel or Industrial
- Tract B: 800,000 sf of Industrial

All three tracts will be reconfigured into one new tract (Tract A).

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction may not permit the construction of 100% of the potential entitlements sought by the applicant (e.g. 620,610 s.f. of certain types of applicable uses such as manufacturing, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if the developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses that are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of

plat/site/construction plan review. Given that projects with a range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the trips potentially generated under the approved entitlements allowed under the current PD zoning and proposed modification, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Uses (for Modification Area)

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Tract A-1: 10,000sf (16 VFP) Gas Station w/ Convenience (ITE 945)	3,254	371	337
PD Tract A-2: 65,000sf (143 Rooms) Hotel (ITE 310)	835	52	25
PD Tract B: 800,000sf Manufacturing (ITE 140)	1,565	408	642
TOTAL TRIPS	5,654	831	1,004

Proposed Uses(for Modification Area):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Tract A: 620,610 sf - Per Applicant's Traffic Study*	3,010	236	223

Trip Generation Difference (between approved Development Plan 1 and Proposed Development Plan 2):

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,644	-595	-781

* The trip cap data is based on the figures presented in the applicant's traffic study.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Broadway Center Blvd/Williams Rd. is a 2-lane, substandard, County urban collector roadway with pavement in good condition. The roadway is characterized by +/- 12-foot wide travel lanes, lying within +/- 70 feet of right of way along the project's frontage. There are no bicycle facilities in the vicinity of the proposed project. There is +/- 5-foot-wide sidewalk along the south side of the roadway.

The applicant will be required to improve the roadway to County typical standards, from the project accesses to the closest segment of roadway meeting standards, at the time of site development, unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.

SITE ACCESS AND CONNECTIVITY

The proposed modification PD site plan shows two (2) full access connections to Broadway Center Blvd. serving the new Tract A.

The applicant's site access analysis concluded that a westbound right turn lane is warranted at the easternmost access (identified as Access A in said analysis) on Broadway Center Blvd. consistent with the requirements of County Land Development Code (LDC), Sec. 6.04.04. D.

Since all project traffic travels through the Williams Rd. and Broadway Ave. intersection, immediately northeast of the subject site, the intersection is considered the primary site access. Existing condition of approval#14 requires site access improvements. The applicant's submitted site access analysis also finds that warrants are met for auxiliary lanes. However, additional analysis provided by the applicant traffic engineer demonstrates significant constraints at the intersection, such as limited right of way and intervening CSX right of way, that may impede implementation of typical turn lane improvements. Condition of Approval #14 is proposed to be revised to allow for further consideration of potential site access improvements at the time of site construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for applicable adjacent roadway sections is reported below.

Broadway Center Blvd. is not included in the Hillsborough County 2024 Level of Service Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Broadway Ave	Falkenburg Rd	Willimas Rd	D	D
Broadway Ave	Willimas Rd	M L King Blvd	D	C

Source: Hillsborough County 2024 Level of Service Report.

PD Modification Application: MM 26-0063 (rev.)

Zoning Hearing Master Date:

June 22, 2026

BOCC Land Use Meeting Date:

August 11, 2026

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Ashley Global Retail, LLC

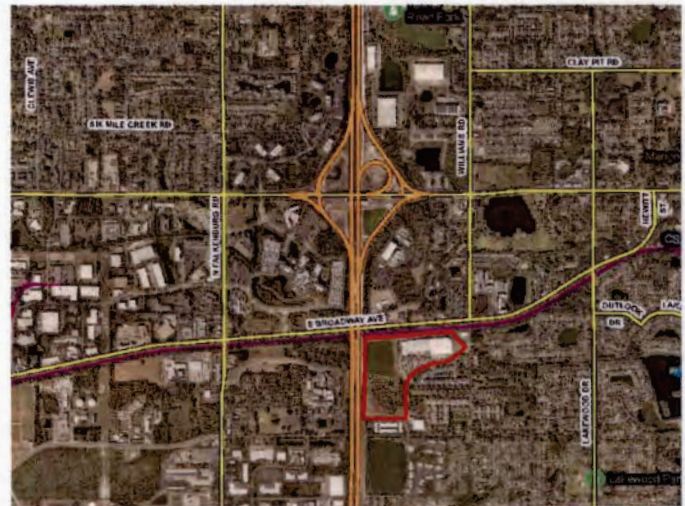
FLU
Category: CMU-12 (Community Mixed Use – 12)

Service Area: Urban

Site Acreage: 54.15

Community
Plan Area: Brandon

Overlay: None

**Introduction Summary**

PD 90-0097, most recently modified under PRS 21-0081, was approved in 1990 to allow the property located at the southeast corner of I-75 and East Broadway Avenue to be developed for CN, Light Industrial, accessory office, stand-alone office and multi-family use. The applicant is requesting to modify the development tract configuration, access, and clarify and increase Light Industrial use entitlements by 52,817 square feet (SF) to accommodate a warehouse distribution expansion.

Existing Approvals		Proposed Modifications	
Site development to allow for CN, Light Industrial, mini warehouse, and lodging uses in Development Tracts A-1, A-2, and B as listed below.		Consolidate Tracts A-1, A-2, and a portion of Tract B into a new Tract A to be developed for the uses described below.	
Tract	Allowable Use & Development	Tract	Allowable Use & Development
A-1	Up to 10,000 SF of CN or Light Industrial use	A/B	Remove CN as an allowable use in Tract A-1, and consolidate Tracts A-1, A-2 and a portion of Tract B to allow for up to 620,610 SF of Light Industrial use.
A-2	Up to 110 lodging rooms or 65,000 SF of Light Industrial use.	A	Remove lodging as an allowable use from Tract A-2.
A-1, A-2, B	One access point along Broadway Center Boulevard.	A	Increase number of access points along Broadway Center Boulevard from one to two on the certified site plan.
A-1, A-2, B	Light Industrial uses permitted	A	Clarify that allowable "Light Industrial" uses are M district uses excluding heavy industrial uses.
B	A lake and wetland area is located in the northwest portion of the PD	A	Relocate the existing lake and wetland area to the southwestern portion of new Tract A.
B	Light Industrial use up to 800,000 SF inclusive of mini warehouse use with a maximum FAR of 0.75.	B	Reduce Light Industrial to 307,206.9 SF inclusive of mini warehouse use.

APPLICATION NUMBER: MM 26-0063 (Rev.)

ZHM HEARING DATE: June 22, 2026

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Case Reviewer: Sam Ball

Additional Information

PD Variations

None

Waivers to the Land Development Code

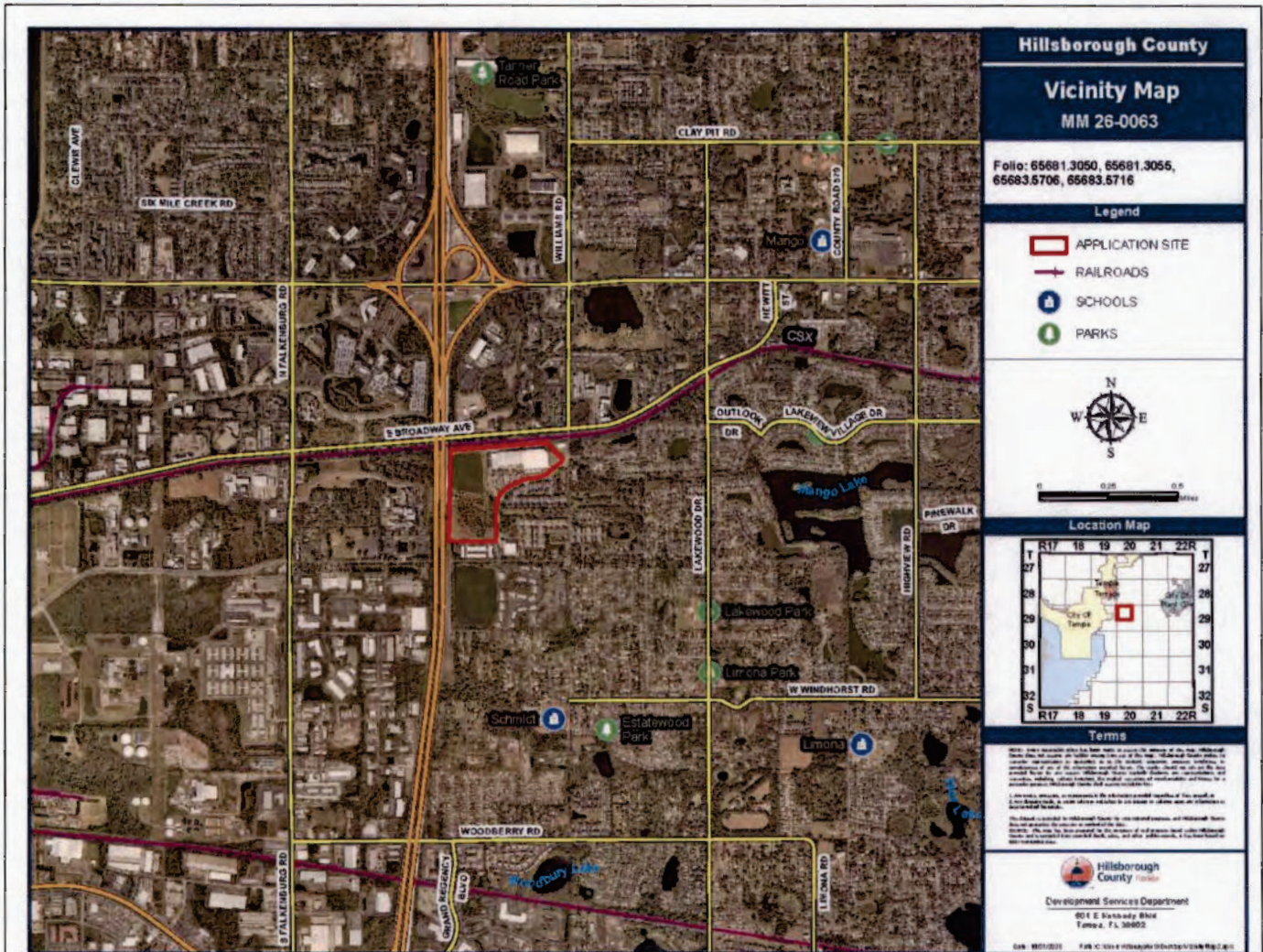
None

Planning Commission Recommendation
Consistent

Development Services Recommendation
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

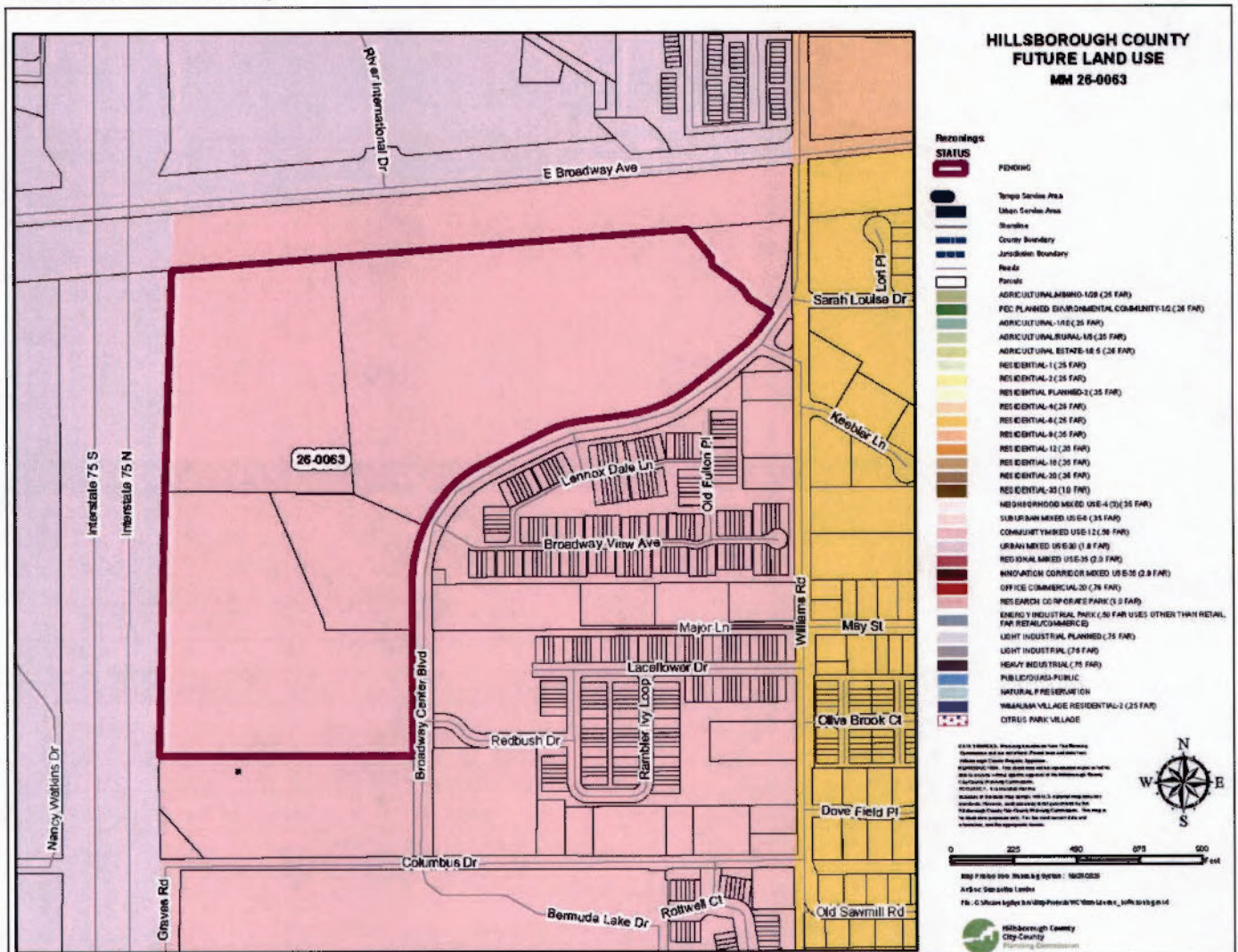


Context of Surrounding Area:

The subject property is located at the southeast corner of the I-75 right-of-way and East Broadway Avenue in the Brandon Community Plan Area. The uses in the immediate vicinity, east of I-75, include conventional single-family, multi-family, mini warehouse, an industrial flex space development and religious institutions. Uses to the west of I-75 include Hillsborough Community College and Citi Corporate Campus.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category	Community Mixed Use – 12 (CMU-12)
Maximum Density/FAR	12 dwelling units per gross acre (DU/GA) / 0.50 FAR
Typical Uses	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects



Artie Cintron

Civil Engineering Project Manager

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Central Florida
- American Society of Civil Engineers (ASCE), Member
- Commercial Real Estate Development Association (NAIOP), Member
- Real Estate Investment Council (REIC), Member
- Society of Real Estate Professionals (SOREP), Member
- Urban Land Institute (ULI), Member
- Tampa Downtown Partnership, Member
- International Council of Shopping Centers (ICSC), Member

Kimley»Horn

SPECIAL QUALIFICATIONS

A Shareholder with Kimley-Horn, Artie brings 13 years of land development experience managing high-rise tower, mixed-use, private commercial, multifamily, local municipal, and transit projects in the Tampa Bay Area. Artie's project expertise extends through utility design, stormwater management, overall site design, and construction observation. His experience serving both private and public sector clients has equipped him with extensive knowledge of local permitting agencies and processes, including but not limited to: City of Tampa, Hillsborough County, Florida Department of Environmental Protection (FDEP), Department of Health (DOH), Southwest Florida Water Management District (SWFWMD), and Florida Department of Transportation (FDOT). Artie's adaptive nature and exceptional client service has contributed to the success of both small and large-scale developments that serve as marquee urban design projects, enhance municipal infrastructure, and support the rapid growth of numerous communities.

RELEVANT PROJECTS

- › Riverwalk District Towers, Tampa, FL
- › Ritz Carlton Residences, Tampa, FL
- › Vela 1242 Channelside, Tampa, FL
- › Cass Street Tower, Tampa, FL
- › Riverwalk District Multifamily, Tampa, FL
- › Sparkman Wharf, Tampa, FL
- › Uptown Tampa (RiTHM) Master Infrastructure, Tampa, FL
- › Crescent Westshore, Tampa, FL
- › Patel High School, Tampa, FL
- › Tampa Premium Outlets, Tampa, FL
- › HART Bus Transit Infrastructure Projects, Tampa, FL
- › Various City of Tampa Sidewalk Improvement Projects, Tampa, FL
- › HART Various Bus Shelters/Bays, Tampa, FL
- › HART Fletcher Avenue Park and Ride, Hillsborough County, FL
- › NexMetro Residences Suncoast Avilla, Pasco County, FL
- › NexMetro Residences Cypress Creek, Ruskin, FL
- › NexMetro Residences Silver Palms, Pasco County, FL
- › Confidential Warehouse Development, Hillsborough County, FL
- › The Watermark, Pasco County, FL
- › Anclote Harbor, Tarpon Springs, FL
- › Build-to-Suit Medium Delivery Station, Gibsonton, FL
- › Summerfield Commerce Center Phase II, Riverview, FL
- › Miller's Ale House, Wesley Chapel, FL
- › Hernando Storage Center, Spring Hill, FL
- › CarMax, Clearwater, FL
- › Waterset Town Center, Apollo Beach, FL

Application No. mm 26-0063
 Name: Elise Batzel
 Entered at Public Hearing: ZNH
 Exhibit # 2 Date: 6-22-2026



Haley Skinner, PE

Civil Engineer

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Florida
- Professional Engineer in Florida, #101686
- American Society of Civil Engineers (ASCE), Member
- Commercial Real Estate for Women Network (CREW)
- Society of Real Estate Professionals (SOREP), Member
- Real Estate Investment Council (REIC), Member
- Commercial Real Estate Development Association (NAIOP), Member

SPECIAL QUALIFICATIONS

Haley has more than five years of experience as a civil engineering professional. Her experience with a diverse group of clients, ranging from local municipal to highend commercial, has laid the foundation for her knowledge in land development and site civil design. Her project expertise includes: utility design, stormwater design and modeling, roadway and site improvements, ADA compliance, construction phase services, and permitting through various water management districts and municipal agencies. She has contributed to numerous commercial, residential, and high-end mixed-use developments in Southwest Florida and throughout the entire state.

RELEVANT PROJECTS

- » Riverwalk District Towers, Tampa, FL
- » Ritz Carlton Residences, Tampa, FL
- » Vela 1242 Channelside, Tampa, FL
- » Cass Street Tower, Tampa, FL
- » Riverwalk District Multifamily, Tampa, FL
- » Nexmetro Apollo Beach, Tampa, FL
- » Nexmetro Cypress Creek, Sun City, FL
- » Confidential Warehouse Development, Hillsborough County, FL
- » Dania Pointe, Dania Beach, FL
- » Storm Pipe Relocation and Easement Coordination, Tampa, FL
- » Anclote Harbor, Tarpon Springs, FL
- » Portillo's Restaurant, St. Petersburg, FL

STEVEN J. HENRY, P.E.
TRANSPORTATION & CIVIL ENGINEER

EDUCATION: North Carolina State University - 1984
Bachelor of Science in Civil Engineering

REGISTRATION: Professional Engineer: Florida

RESPONSIBILITIES: President
Senior Project Manager
Transportation/Site Planner

PROFESSIONAL EXPERIENCE:

Professional experience includes site engineering, roadway design, and management of engineering studies to evaluate and develop recommendations for public and private projects. Work included the development of final roadway plans for State and City projects, preliminary and final geometric design, interchange design, construction traffic control plans, pavement marking plans, preparing project reports, traffic modelling, Development of Regional Impact Studies, feasibility studies, Environmental Impact Statements, Planned Development Amendment Proposals, Analysis of Development Factors reports, Transportation Analysis studies for rezoning petitions and driveway permits, and site engineering drawings for private developments.

As a former real estate developer, Mr. Henry has been involved in the development of private commercial projects which involved determining the site feasibility, coordination with local and state agencies to obtain approval of projects, and overseeing the construction of the projects.

Mr. Henry has been involved in over 400 rezonings and transportation studies for both private clients and public agencies. Representative projects include:

Office Depot at Tampa Commons - Coordination of all engineering services for new retail/office complex while being primarily responsible for rezoning and land planning services.

Luria's - Rezoning, transportation planning, and site engineering services for new site in Tampa, Florida.

Home Depot - Planning and engineering services for proposed new store sites and relocations throughout Florida.

Kash n' Karry Food Stores - Development feasibility and transportation planning services for grocery store chain for various sites throughout Florida.

Barnett Banks, Inc. - Preparation of development feasibility studies, site planning, and transportation engineering services for proposed new bank branches throughout the state.

University Community Hospital (UCH) and UCH-Carrollwood - Master planning, site engineering, and transportation services, Hillsborough County, Florida.

Museum of Science & Industry - Transportation and planning services for expansion of existing "hands-on" museum, Hillsborough County, Florida.

STEVEN J. HENRY, P.E.
TRANSPORTATION & CIVIL ENGINEER
PAGE 2

Apollo Beach ORI - Transportation Analysis (2,500 acre planned unit development), Hillsborough County, Florida.

Trinity Communities ORI - Transportation Analysis (4,000 acre planned unit development), Pasco County, Florida.

Meadow Point ORI - Transportation Analysis (1,800 acre planned unit development), Pasco County, Florida.

Lakeview ORI - Transportation Analysis (3,500 acre planned unit development), Polk County, Florida.

North Palms Village ORI - Transportation Analysis (124 acre planned unit development), Hillsborough County, Florida

Tri-County Business Park ORI - Transportation Analysis (Industrial Park), Hillsborough County, Florida

Tampa Palms - Transportation Analysis (8,500 acre planned unit development), Tampa, Florida.

Polk Power Station - Transportation Analysis (4,000 acre new power station).

State Road 39 Project Development & Environmental Study.

PROFESSIONAL AFFILIATIONS:

Institute of Transportation Engineers
American Planning Association
Tampa Bay FSUTMS Users Group

PROFESSIONAL ENGAGEMENTS:

1991-Date	Lincks & Associates, Inc. Tampa, Florida
1990-1991	Skorman-Waxman Development Corp. Tampa, Florida
1987-1991	Lincks & Associates, Inc. Tampa, Florida
1985-1987	DSA Group, Inc. Tampa, Florida



David M. Smith

Director of Development & Zoning

Planner | Non-Attorney

📍 Tampa

📞 813-222-5010

✉️ dsmith@stearnsweaver.com

PRACTICE & INDUSTRY GROUPS

Land Development Planning Services | Land Use & Zoning | Energy | Mining

OVERVIEW

David serves as the firm's Director of Development and Zoning. David's background is in permitting, planning, development, growth management and governmental regulation. He came to the firm in 1990 from the Hillsborough County Government, where he worked for fourteen and a half years in community development, planning, zoning, and permitting. During his employment with Hillsborough County, he was Manager of Administration and Planning for the County's Community Development Block Grant program, South County Planning Manager and was the County Planning Department representative during all public hearings on the 1989 amendment of the County Comprehensive Plan under the State's Growth Management Act.

He received his undergraduate degree from Furman University and his MBA from the University of South Florida. David's role at the firm is that of in-house consultant regarding planning, zoning, permitting, and governmental regulation. His involvement spans all practice areas of the firm ranging from litigation to transaction. David has also been involved extensively in comprehensive planning, rezoning and land use, as well as eminent domain takings and property rights issues ranging from road widenings and school sites to height restrictions. His expertise and knowledge of zoning, planning, development, and permitting, and his experience managing planners and engineers, provides the firm with an in-house capability to conduct real estate due diligence, address code enforcement, zoning and development issues, expedite permitting and to assess takings and property rights issues. David not only identifies key issues but also effectively addresses land use and permitting issues directly or as needed, assembles and coordinates a team to address issues and process a case through the system to conclusion.

NOTABLE EXPERIENCE

- * Obtained a zoning modification on behalf of a developer of Goodwill Industries projects across the country. The 212,000 square foot facility in Hillsborough County will serve a 10-county area, employing over 100 individuals with disabilities and special needs. It is Goodwill

Credentials

Education

- * M.B.A., Muma College of Business, University of South Florida, 1984
- * B.A., Furman University, 1975

Industries-Suncoast, Inc.'s first "build to suit" distribution center in its central Florida territory and as a model for future facilities.

- Negotiated development agreement and zoned 26 acre Housing Authority property for redevelopment into 1,500 units, 180,000 s.f. office, hotel and 85,000 s.f. of retail.
- Obtained zoning approval for mixed use residential property in Hillsborough County for 2,200 units.
- Performed due diligence on Florida properties in association with multi-state portfolio purchase.
- Obtained zoning for the first residential tower on the west coast of Florida exceeding fifty stories.
- Coordination of due diligence on numerous hotel and residential project acquisitions and dispositions.
- Appear before local government and regional planning councils as developer applicant representative seeking residential, commercial and mixed use development approvals.
- Represent developers and investors in acquisition, zoning and development of commercial, hotel, residential and mixed use projects
- Represent developers and operators in permitting, code compliance and enforcement matters.
- Represent land owners and developers in annexations and comprehensive plan amendments.
- Represent developers in the Development of Regional Impact process.

PROFESSIONAL & COMMUNITY INVOLVEMENT

- American Planning Association (APA)
- Tampa Bay Builder's Association (TBBA)

PUBLICATIONS

📅 JULY 2, 2021 | STEARNS WEAVER MILLER NEWS UPDATE

Hillsborough County Studying Comprehensive Plan Updates to Facilitate Affordable Housing

📅 APRIL 30, 2021 | STEARNS WEAVER MILLER NEWS UPDATE

Update: Tampa Bay Local Governments Continue to Enact Burdensome Moratoria

📅 MARCH 4, 2021 | STEARNS WEAVER MILLER NEWS UPDATE

Hillsborough County Moving Quickly in Proposal to Take Away Density from Rural and Agricultural Landowners

📅 NOVEMBER 4, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

City of Tampa Holds Important Workshop on Changes in Land Use and Development Policies

📅 MARCH 25, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

COVID-19 Legal Compass | Timely and Significant COVID-19 Updates

📅 FEBRUARY 12, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

Hillsborough County Sets Aggressive Twelve Program to Remake Development Policies – and Increase Fees

📅 JANUARY 24, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

Hillsborough County Continues Discussion on Changes in Land Use and Development Policies to Prepare for Smart and Sustainable Growth

📅 JANUARY 14, 2020 | STEARNS WEAVER MILLER NEWS UPDATE

Major Land Use and Development Policies Discussions Continue in Hillsborough County

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Applicant/Owner:
Ashley Global Retail, LLC and
Broadway Centre Association, Inc.

Major Modification Rezoning Application
MM 26-0063

Hillsborough County Zoning Hearing Master
June 22, 2026

COMPETENT SUBSTANTIAL EVIDENCE IN QUASI-JUDICIAL HEARINGS

- “A quasi-judicial hearing generally meets basic due process requirements if the parties are provided notice of the hearing and an opportunity to be heard. In quasi-judicial zoning proceedings, the parties must be able to present evidence, cross-examine witnesses, and be informed of all the facts upon which the commission acts.” *Jennings v. Dade County*, 589 So. 2d 1337, 1340 (Fla. 3d DCA 1991).
 - While “parties” in a quasi-judicial hearing are provided basic due process rights, “participants” are only provided with the right to attend the hearing and the right to be heard. Participants are not provided with other due process rights, such as the right to cross-examine witnesses. *Carillon Community Residential v. Seminole County*, 45 So. 3d 7, 9–10 (Fla. 5th DCA 2010); *Miromar Development Corp. v. Lee County*, No. 15-CA-1261, 2016 WL 4464076 *2 (Fla. Cir. Ct. June 30, 2016).
- All quasi-judicial hearings must be decided based upon “competent, substantial evidence,” which has been described by the Florida Supreme Court:

“Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. We have stated it to be such relevant evidence as a reasonable mind would accept as adequate to support a conclusion . . . [T]he evidence relied upon to sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached.” *Pollard v. Palm Beach County*, 560 So. 2d 1358, 1359-60 (Fla. 4th DCA 1990) (per curiam) (quoting *DeGroot v. Sheffield*, 95 So. 2d 912, 916 (Fla. 1957)).

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- To constitute competent, substantial evidence, all testimony in quasi-judicial hearings—from both laypersons and experts alike—must be specific and fact-based, rather than mere generalized opposition. *Hialeah Gardens v. Miami-Dade Charter Found., Inc.*, 857 So. 2d 202, 204 (Fla. 3d DCA 2003).
 - Therefore, bare allegations; matters that merely “creates a suspicion”; and matters that are merely “[s]urmise, conjecture or speculation” are not enough. *Fla. Rate Conf. v. Fla. R.R. & Pub. Utils. Comm’n*, 108 So. 2d 601, 607 (Fla. 1959).
 - And while the facts presented by objectors may be considered, any “subjective” materials may not, and objectors’ materials cannot be given a cumulative effect simply because a large number of people agree with those facts or opinions. *Lee County v. Sunbelt Equities, II, Ltd. P’ship*, 619 So. 2d 996, 998 n.1 (Fla. 2d DCA 1993); *Pollard*, 560 So. 2d at 1360; *Conetta v. City of Sarasota*, 400 So. 2d 1051, 1052–53 (Fla. 2d DCA 1981).
 - Similarly, speculative concerns about the future zoning of an area or a general desire to maintain the status quo are not allowable. *Apopka v. Orange County*, 299 So. 2d 657, 659–60 (Fla. 4th DCA 1974).
 - Evidence that is confirmed untruthful or nonexistent is not competent, substantial evidence. Competent, substantial evidence must be reasonable and logical. *Wiggins v. Fla. Dep’t of Highway Safety & Motor Vehicles*, 209 So. 3d 1165, 1173 (Fla. 2017). Additionally, evidence that is unreliable is not competent, substantial evidence. *A & S Ent., LLC v. Fla. Dep’t of Revenue*, 282 So. 3d 905, 909 (Fla. 3d DCA 2019).
- Moreover, lay testimony cannot be accepted on technical matters that would require an expert opinion. *Katherine’s Bay, LLC v. Fagan*, 52 So. 3d 19, 30 (Fla. 1st DCA 2010); *Jesus Fellowship, Inc. v. Miami-Dade County*, 752 So. 2d 708, 710 (Fla. 3d DCA 2000); see also *Miami-Dade County v. Omnipoint Holdings, Inc.*, 863 So. 2d 375, 377 (Fla. 3d DCA 2003).
 - For example, lay speculation about potential problems, such as traffic issues, light and noise pollution, general unfavorable impacts, and property value, does not constitute competent, substantial evidence. *Fagan*, 52 So. 3d at 30.

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- Testimony regarding potential traffic impacts generally requires an expert; lay testimony on the subject is not considered competent substantial evidence. *Fagan*, 52 So. 3d at 30–31.
 - “Lay witnesses’ speculation about potential ‘traffic problems, light and noise pollution,’ and general unfavorable impacts of a proposed land use are not, however, considered competent substantial evidence. . . . Based on these standards, it was error for the ALJ to rely on Appellee’s testimony concerning potential light pollution, increased traffic, and negative impacts on the value of the homes in the area.” *Id.* (internal citations omitted).
 - “In public hearings before the County Commission, various neighbors expressed their opinion that the proposed use would cause traffic problems, light and noise pollution and generally would impact unfavorably on the area Our review of the record leads us to conclude that there is literally no competent substantial evidence to support the conclusion reached below [The County Commission] also overlooked the law which says that opinions of residents are not factual evidence and not a sound basis for denial of a zoning change application.” *Pollard v. Palm Beach Cnty.*, 560 So. 2d 1358, 1359–1360 (Fla. 4th DCA 1990).
 - “There is nothing whatever to the claim that the rezoning is necessary to safeguard the neighborhood from the dangers of heavy traffic on 23rd Street. . . . The only portion of the record which might support this conclusion, is the suspiciously altruistic statement of Northwestern’s architect concerning a condition of which those supposedly affected did not themselves complain. His opinion, however, was a mere non-expert conclusion which is therefore devoid of any evidentiary value whatever.” *Allapattah Cmty. Assoc. of Fla. v. Miami*, 379 So. 2d 387, 393 (Fla. 3d DCA 1980).
- Trial courts have routinely applied the above principles to reject lay testimony on traffic impacts. *See, e.g., Dutkiewicz v. Pasco County*, 2022 Fla. Cir. LEXIS 378, *14–15 (Fla. Cir. Ct., Pasco 2022) (rejecting a lay person’s use of traffic engineering sources, noting that “the interpretation and application of traffic engineering principles or publications requires expert opinion”); *Hakim v. Pinellas Cnty.*, 20 Fla. L. Weekly Supp. 32b (Fla. Cir. Ct., Pinellas 2012) (finding lay testimony regarding a potential increase in traffic to be “exactly the type of evidence the court in *Katherine’s Bay* held to not constitute competent, substantial evidence”).

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- The reports and recommendations made by a local government's professional staff may also constitute competent, substantial evidence. *Village of Palmetto Bay v. Palmer Trinity Private Sch., Inc.*, 128 So. 3d 19, 27 (Fla. 3d DCA 2012) (stating that the recommendations of professional staff, when based on a review of all applicable criteria and application materials, constitute competent substantial evidence); *Palm Beach Cnty. v. Allen Morris Co.*, 547 So. 2d 690, 694 (Fla. 4th DCA 1989) (confirming that professional staff reports analyzing a proposed use constitute competent substantial evidence); *Metro. Dade Cnty. v. Fuller*, 515 So. 2d 1312, 1314 (Fla. 3d DCA 1987) (stating that staff recommendations constituted evidence).

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Applicant/Owner:
Ashley Global Retail, LLC and
Broadway Centre Association, Inc.

Major Modification Rezoning Application
MM 26-0063

Hillsborough County Zoning Hearing Master
June 22, 2026

COMPETENT SUBSTANTIAL EVIDENCE IN QUASI-JUDICIAL HEARINGS

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This map is a general depiction of boundaries obtained from public records and is not a legal description or survey

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

Ashley Furniture

Hillsborough County, Florida

Aerial Imagery

TITLE:



This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

TITLE

PROJECT:

1 in = 300 ft

1:3,600

0 150 300 600

Feet

Map Date: Jan 22, 2024 By: J. Hughes

Map Date: Jan 22, 2024 By: J. Hughes

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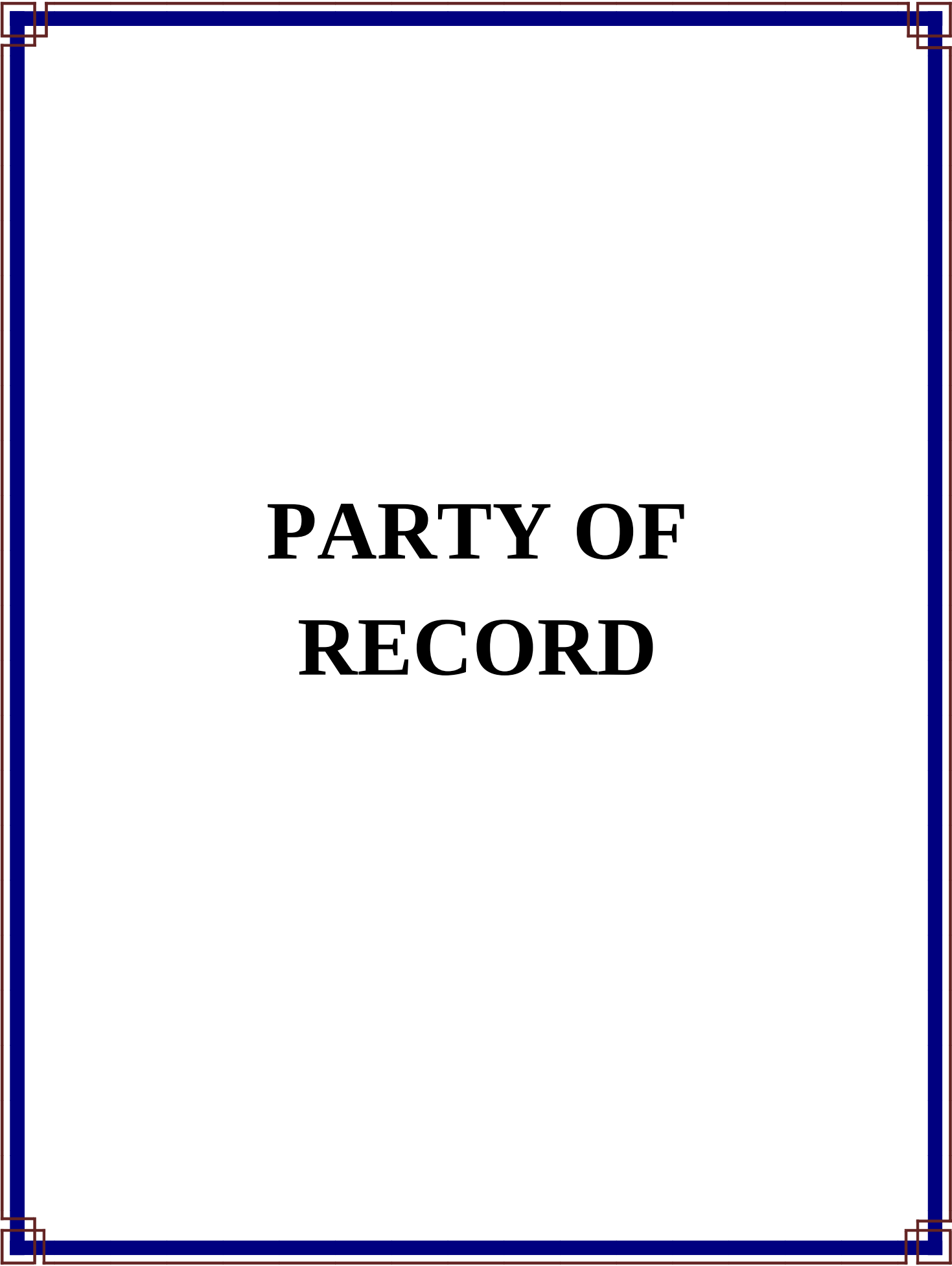
Aerial Imagery

Ashley Furniture

Hillsborough County, Florida

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES



PARTY OF RECORD

From: formstack@hillsboroughcounty.org
Sent: Tuesday, March 3, 2026 3:40 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (MM26-0063). Please add to hearing record.



Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 03/03/26 3:39 PM

Your Commissioner(s)

Please select the
Commissioner(s) you
wish to contact
(required)::

4 | Commissioner Christine Miller (District 4)

Your Information

Your Name:: Valerie Kreuzer

Address: 2159 Broadway View Ave
Brandon, FL 33510

Your Phone Number:: 4072569092

Your Email Address:: valkreuzer@yahoo.com

Your Message

Your Subject (required):: Request review of Application # MM26-0063 to address our concerns

Dear Commissioners,

As homeowners, living directly across the street from Ashley Furniture, we have a number of concerns related to the proposed changes that we would like to place before you. We ask for your sincere consideration.

1. We are concerned with the increased number of large commercial trucks (8 to 18 wheelers) traveling on Broadway Centre Blvd., (here after referred to BCB) and the time of day the trucks will be traveling. We suggest a remedy to have certain quiet hours when trucks cannot run. We suggest 9:00 pm – 6:00 am 6 days a week and Sunday no trucks allowed to run.

2. We believe based on years of observation that the current road is not wide enough for the trucks. It has been observed that most trucks, as they exit the Ashley property and turn left onto BCB, hit the curb and roll over into the median. We suggest Ashley Furniture make changes to the road to accommodate their large trucks without damaging the median.

3. We believe, based on years of observation, that the employees of Ashley need a covered bench / car waiting area or some such remedy to accommodate the employees that finish their shift work and the people coming to pick them up. We have had instances most every day of folks and their cars coming into our neighborhood to wait. This is not acceptable to our neighborhood.

We ask that our needs as residents be considered, making the best of an unfortunate situation where a residential neighborhood was allowed to be built across from a light industrial business.

We thank you greatly for your support.

Valerie Kreuzer,
Resident owner Broadway Centre Townhomes
407-256-9092

Angela Dionne
President Broadway Centre HOA
813-748-1369

**Your Message
(required)::**

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:

MM26-0063



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This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Broadway Centre Townhomes HOA
Brandon, FL 33510

Hillsborough Board of County Commissioners
Christine Miller, district 4
601 E. Kennedy Blvd.
Tampa, FL 33602

3/3/2026

Re: Request review of Application # MM26-0063 to address our concerns

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