

PD Modification Application: MM 25-0583

Zoning Hearing Master Date:

July 21, 2025

BOCC Land Use Meeting Date:

September 9, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Happy Traveler RV Park & Resort LLC

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 28.3 MOL

Community Plan Area: Thonotosassa

Overlay: None



Introduction Summary:

The Applicant requests a major modification to the existing Planned Development (PD 89-0052 – as most recently modified by MM 23-0617) for a 28.3-acre property at 9401 E Fowler Ave. in Thonotosassa. The PD is approved for two development options – Option 1 is approved for RV and Boat storage, commercial, office and an RV park within six development parcels. Option 2 approved RV storage, Boat storage and mini-warehouse, commercial, a mobile home park and an RV park within five development parcels. The proposal seeks to change the approved uses in Option 2 for Parcels Pods A/E and CC from a mobile home park, mini-warehouse and boat and RV storage to Light Industrial, totaling approximately 11.45 acres. The remaining PD elements in Option 2 and all of Option 1 will remain unchanged.

Existing Approval(s):	Proposed Modification(s):
Option 2: Parcel AE permits A Mobile Home Park with a maximum of 94 units	Parcel AE permits Light Industrial uses (M zoning district uses) up to 0.35 F.A.R.
Option 2: Parcel CC permits a maximum of 10,890 sf of mini-warehouse uses and/or 1.0 ac of open storage uses for Boats and RVs	Parcel C permits Light Industrial uses (M zoning district uses) up to 0.35 F.A.R.

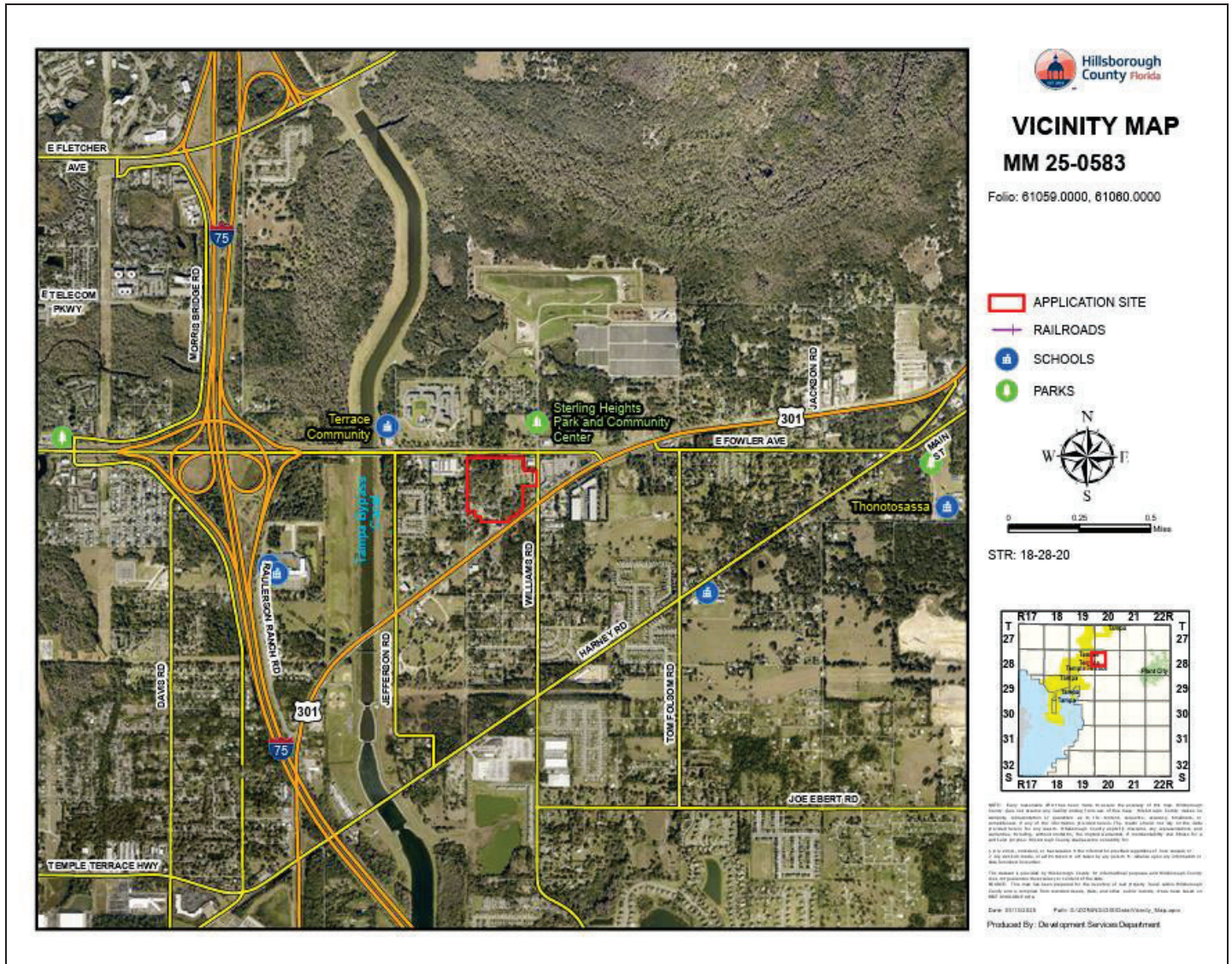
Additional Information:

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

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

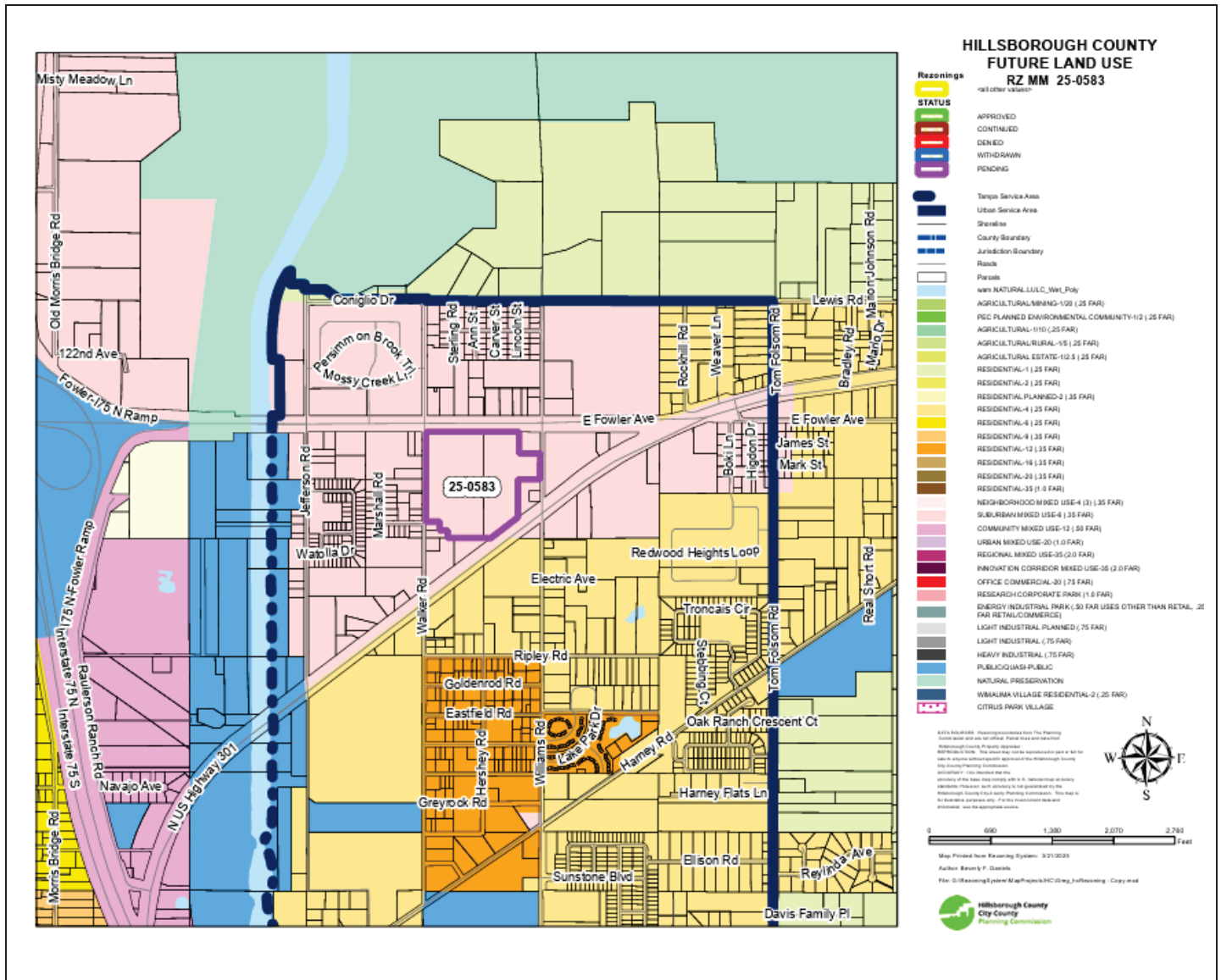
2.1 Vicinity Map



Context of Surrounding Area:

The site is located at 9401 East Fowler Avenue and is located in the Urban Service Area within the limits of the Thonotosassa Community Plan. In the general proximity of the subject site the zoning districts are CG, PD and ASC-1 to the north. To the south is RSC-6, AR, PD and CG. To the east is PD and CG. To the west is CI, PD, AR, and RSC-6. The surrounding area is predominantly a mixture of residential and commercial uses.

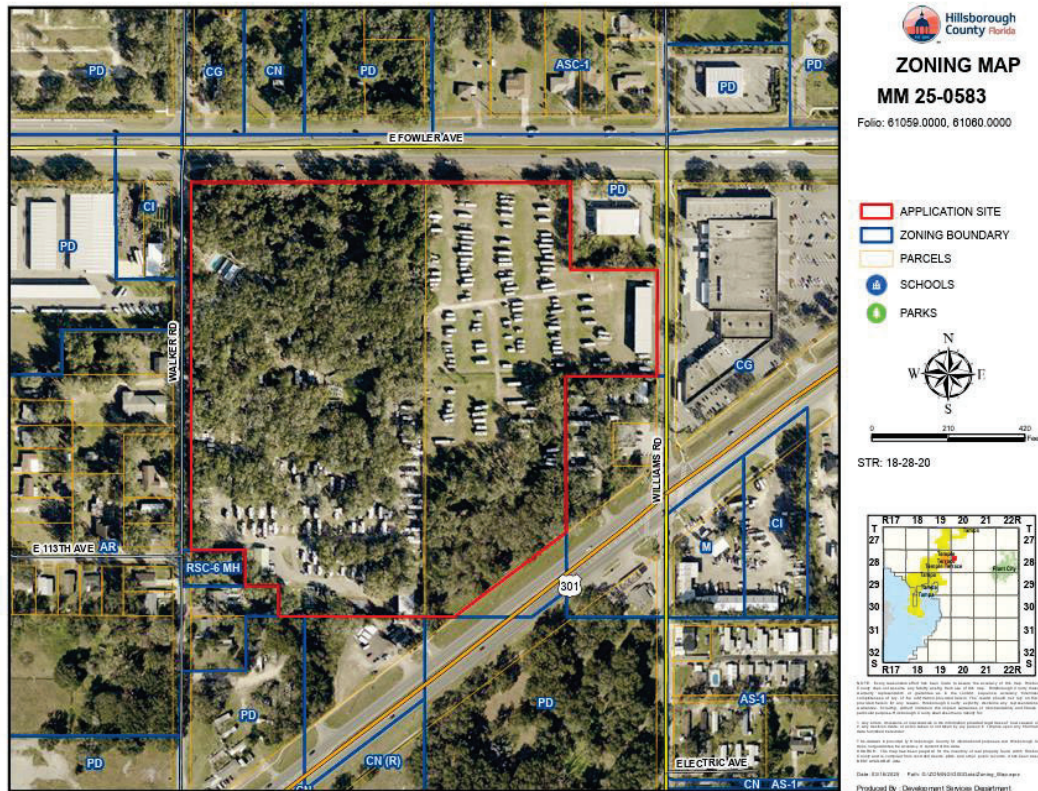
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed-Use – 6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ ga; 0.25 – 0.50 F.A.R.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

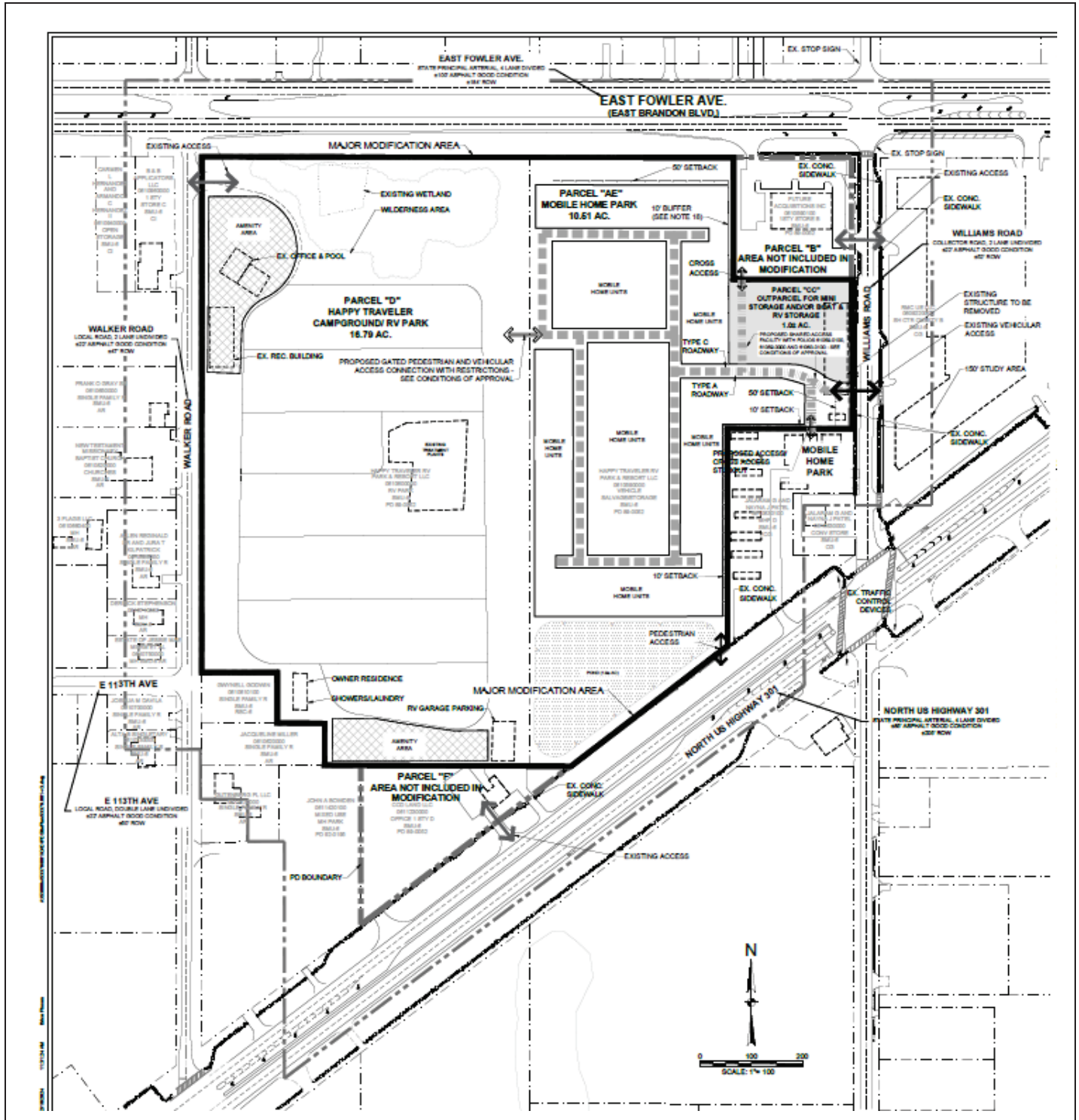


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, CN, PD 23-0784, PD 89-0052, ASC-1	CG: 0.27 F.A.R. CN: 0.20 F.A.R. PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: 1 d/u per acre	CG: Commercial CN: Commercial PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: SFR & Ag	CG: Commercial CN: SFR PD 23-0784: SFR PD 89-0052: Commercial ASC-1: SFR
South	RSC-6, AR, PD 89-0052, PD 02-0215, CG	RSC-6: 6 du/a, AR: 1 du/5ac, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: 0.27 F.A.R.	RSC-6: SFR, AR: SFR & Ag, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: Commercial	RSC-6: SFR, AR: SFR, PD 89-0052: Commercial, PD 02-0215: Vacant, CG: Commercial
East	PD 89-0052, CG	PD 89-0052: Per PD, CG: 0.27 F.A.R.	PD 89-0052: Per PD CG: Commercial	PD 89-0052: Commercial CG: Mobile Home Park
West	CI, PD 06-0452, AR, RSC-6	CI: 0.30 F.A.R., PD 06-0452: Per PD, AR: 1 du/5ga, RSC-6: 6du/1 ga	CI: Commercial, PD 06-0452: Per PD, AR: SFR & Ag, RSC-6: SFR	CI: Commercial, PD 06-0452: Mini-Storage, AR: SFR & Church, RSC-6: SFR

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)



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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Williams Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Fowler Ave.	FDOT Principal Arterial - Rural	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Walker Rd.	County Local - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation (Modification Area Only) ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	686	44	55
Proposed	1,255	59	59
Difference (+/-)	(+)569	(+)15	(+) 4

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

Connectivity and Cross Access (For Modification Area) ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Pedestrian	Vehicular & Pedestrian	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		Emergency Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Williams Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY							
	Comments Received	Objections	Conditions Requested	Additional Information/Comments			
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present			
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No				
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No				
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No				
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☒ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☒ Other: Airport Height Restriction: 130' AMSL							
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 <table border="0"> <tr> <td>Warehouse (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34</td> <td>Manufacturing (Per 1,000 s.f.) Mobility: \$3,315 Fire: \$34</td> <td>Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57</td> </tr> </table>					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
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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

The Applicant requests a major modification to the existing Planned Development PD 89-0052 (as most recently modified by MM 23-0617) for an approximately 28.3-acre site located at 9401 E Fowler Avenue in Thonotosassa. The proposed modification affects portions of the PD identified as Pods A/E and C, currently approved for outdoor storage and commercial uses, and seeks to allow Light Industrial development in these areas. The overall Option 1 of the PD includes six development pods, with uses ranging from a Mobile Home/RV Park to office and commercial areas. The subject site lies within the Urban Service Area, the Thonotosassa Community Plan area, and has a future land use designation of SMU-6.

The area of modification is situated between Fowler Avenue to the north and Highway 301 to the south. Zoning districts permitting intensive commercial and manufacturing are found within the general area. Building height has been limited to between 35 and 50 feet, with an additional setback required when over 35 feet in height.

Staff supports the proposed major modification as it represents a logical and compatible evolution of the existing Planned Development, aligning with the intent of the SMU-6 Future Land Use designation and the Thonotosassa Community Plan. The introduction of Light Industrial uses in Pods A/E and C allows for a more diverse economic base within a well-established PD, while maintaining compatibility and adequate buffering and screening with adjacent uses, including commercial, residential, and industrial developments.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding area and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions

Zoning Administrator Sign Off:

J. Brian Grady

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

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

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to certification, the applicant shall make the following revisions to the PD site plan:

1. Specify the Light Industrial (LI) uses as M zoning district uses.

~~2. Revise Total Building Area for Parcels AE and C to 174,592 s.f.~~

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 7, 2025.

These conditions shall apply to Development Option 1:

1. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
2. All loading docks and trash facilities shall be enclosed pursuant to the buffer and screening standards within the Hillsborough County Land Development Code. Prior to detailed site plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
3. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
4. Development within Option 1 shall be permitted the following uses:
 - 4.1 Parcel A - Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.
 - 4.2 Parcel B - C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
 - 4.3 Parcel C - Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

Enclosed storage with or without covered canopy shall be permitted with a maximum F.A.R. of .13. RV sales and service are prohibited. In addition a 15 foot setback shall be permitted along the southern parcel boundary.
 - 4.4 Parcel D – 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient

acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.

4.5 Parcel E

4.5.1 Shall permit the following uses:

Minor industry
Contractor office/commercial vehicles associated with contractor
Mini-warehouse
Business Professional Office
Recreational vehicle/boat storage
Publishing and printing
Renting and leasing, light equipment

4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.

4.5.2 A maximum 0.29 FAR.

4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.

4.5.4 Maximum height for Parcel E shall be 25 feet.

4.5.5 No business activity shall occur outside the buildings.

4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.

4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.

4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.

4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.

4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.

4.6 Parcel F - C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.

5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements

or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.

6. All roof top mechanical equipment shall be screened from public view.
7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
8. The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
9. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.
14. Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.

16. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
17. Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
18. 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.
19. 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.
20. 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).
21. 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.
22. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
23. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
24. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

These conditions shall apply to Development Option 2:

25. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.

26. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet, unless otherwise stated. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
27. Development within Option 2 shall be permitted the following uses:
- 27.1 Parcels AE and C (folio#61059.0000) shall be permitted ~~174,592~~ 174,599 s.f. of M zoning district uses. No M zoning district uses meeting the Land Development Code definition of Heavy Industrial shall be permitted.
- ~~27.1 Parcel AE – A Mobile Home Park with a maximum of 94 units.~~
- 27.2 Parcel B – Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
- ~~27.3 Parcel CC – A maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.~~
- 27.43 Parcel D – 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.
- 27.54 Parcel F – Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
28. Maximum building height of Parcel AE shall be 50 feet and of Parcel C shall be 35 feet.
29. Structures within Parcels AE and C shall be setback an additional 2 feet for every 1 foot of structure height above 35 feet.
30. A 10-foot-wide buffer with Type C screening shall be provided between Parcel AE and the western property line of folio 61063.0100.
31. A 15-foot-wide buffer with Type B screening shall be provided between Parcel C and the northern property line of folio 61063.0100 (exclusive of any cross-access point).
32. A 15-foot-wide buffer with Type B screening shall be provided between Parcel C and the southern property line of Parcel B, and between Parcel AE and the western property line of Parcel B (exclusive of any cross-access point).
33. A 10-foot-wide buffer with Type B screening shall be provided between Parcel AE and the eastern property line of Parcel D (exclusive of any emergency access and pedestrian access).

34. Parcels AE and C (folio#61059.0000) shall be permitted ~~174,592~~ 174,599 s.f. of M zoning district uses pursuant to Condition of Approval 27.1. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,255 gross average daily trips, 59 gross a.m. peak hour trips, or 59 gross p.m. peak hour trips. Additionally:
- a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- ~~28.~~ 35. Prior to Construction Site Plan approval for each increment of development within Parcel F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- ~~29.~~ ~~36.~~ ~~All roof top mechanical equipment shall be screened from public view.~~
- ~~30.~~ ~~37.~~ 36. All buildings shall provide an architectural finish on all sides. ~~The mini-warehouse~~ Mini-warehouses shall be finished with natural earth tone colors. and ~~No storage buildings within the mini-warehouse facility.~~ facilities shall be oriented toward Fowler Avenue., if developed in Parcels B and F.
- ~~31.~~ ~~38.~~ 37. Within Parcels B, D and F, the required front yards shall be 35 feet. Within Parcel ~~C~~ C, the required front yard setback shall be 15 feet along Williams Road. Within Parcel AE, the required front yard setback shall be ~~30.50~~ 35-feet along Fowler Ave.
32. ~~Development within Parcel AE shall comply with the following standards:~~
- | | |
|--|------------------------------|
| Maximum Building Height: | 35 feet |
| Minimum Front Yard Setback: | 5 feet |
| Minimum Side Yard Setback: | 5 feet |
| Minimum Rear Yard Setback: | 5 feet |
| Maximum Intensity: | 0.25 F.A.R. |
| Maximum Impervious: | 75% |
| Minimum Lot Area: | 2,000 square feet |
- ~~33.~~ ~~39.~~ 38. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions., and the PD variation for a 10' Type C buffering/screening area between Parcel AE and folio 061063.0100, and for a 10' Type B buffering/screening area between Parcel AE and Parcel D.
- ~~34.~~ ~~40.~~ 39. ~~An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped~~

~~islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.~~ The maximum impervious coverage shall be 85 percent.

~~35.41.40.~~ The developer shall construct a minimum 5-foot-wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.

~~36.42.41.~~ Any access/cross-access between Parcels D and F, ~~and/or Parcels D and AE~~ shall be restricted to occupants of the RV Park/Campground within Parcel D. Cross-access between Parcel D and Parcel AE shall be emergency-use only.

~~37.43.42.~~ Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.

~~38.44.43.~~ 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.

~~39.45.44.~~ 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.

~~40.46.45.~~ 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).

~~41.47.46.~~ 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.

~~42.48.47.~~ The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

~~43.49.48.~~ The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

~~44.50.49.~~ Access to Parcels AE and CC shall be served by and restricted to one (1) right -in/right-out access connection to Fowler Ave., unless otherwise approved by FDOT, and one (1) access connection to Williams Rd. The developer shall also construct the following:

- a. One (1) emergency access/cross access connection between ~~Park~~ Parcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles ~~and the use of Parcel D residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing compliant location and addresses substandard roadway issues that would also be triggered).~~ The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.
- b. One (1) shared access/cross access connection along the southern project boundary of Parcel C ~~E~~ (i.e. between folios 61059.0000 and 61063.0100), as shown on the PD site plan.
- c. One (1) shared access/cross access connection along the ~~northern~~ western project boundary of Parcel C ~~E~~ B (i.e. between folios 61059.0000 and 61059.0100), as shown on the PD site plan.
- d. One (1) pedestrian access to Us Hwy 301 as shown on the PD site plan.

~~45. The developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110.B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop.~~

~~46. Construction access shall be limited to the Walker Rd. access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.~~

~~47-51.~~ 50. If MM 23 0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. If MM 25-0583 is approved, the County Engineer will approve a Sec.6.04.02.B. Administrative Variance (dated April 23, 2025) which has been found approvable by the County Engineer (on June 20, 2025). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

~~52-51.~~ 51. 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.

~~53-52.~~ 52. 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.

~~54.53.~~ 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.

~~55.54.~~ 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.

~~56.55.~~ 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.

7.0 ADDITIONAL INFORMATION

The Applicant requests two variations to LDC Section 6.06.06, Buffering and Screening Requirements:

1. Between Parcel AE and C and Folio 061063.0100 (zoned CG):

Request: Allow a 10' Type C buffer instead of the required 15' Type B buffer along the east side of folio 61063.0100 and a 15' Type B buffer along the north side of folio 61063.0100.

Applicant Justification: A narrower buffer is necessary to maintain adequate vehicular circulation due to the limited width of Parcel AE. The variation enables a more functional mixed-use/light industrial development. The proposed buffer includes enhanced landscaping and is an upgrade from existing conditions, which currently include a PVC wall.

It should be noted that M zoning district uses permit industrial (Group 6) and commercial uses (Group 5). Additionally, folio 61063.0100 is developed with a non-conforming multi-family use (mobile home park). If Parcel AE were to be developed with an industrial use, a 30-foot wide buffer with Type C screening would be required if the adjacent property is developed with the mobile home use (nonconforming). Alternatively, a 15-foot buffer with Type B screening would be required if the adjacent property is developed with a commercial use (conforming).

2. Between Parcel AE and Parcel D (internal to the PD):

Request: Allow a 10' Type B buffer instead of the required 30' Type C buffer.

Applicant Justification: Maintains continuity with an existing 6' PVC fence already in place. Parcels are under common ownership, making strict internal buffering less necessary. A wider buffer would significantly reduce usable space on Parcel AE.

Overall Applicant Justifications:

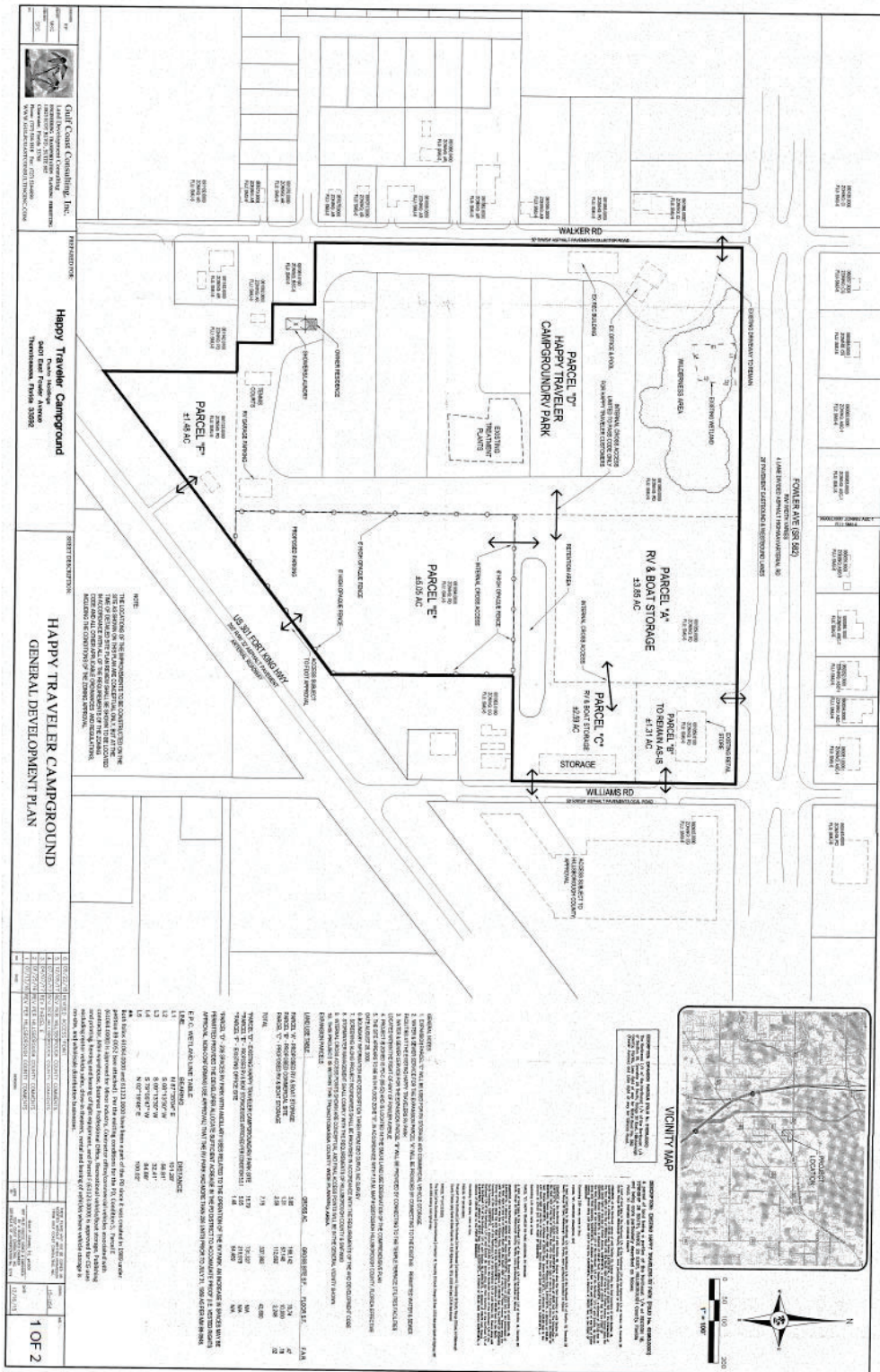
- The variations allow for creative and practical mixed-use redevelopment that aligns with the intent of the Land Development Code (LDC).
- Enhanced design features, including existing and proposed fencing and planting, mitigate any reduction in buffer width.
- The proposed changes maintain the spirit of the LDC by adequately separating uses through landscaping.
- The variations do not harm adjacent property owners, as the adjacent parcel currently borders an open storage use with lesser screening, and the internal buffer is between commonly owned parcels.

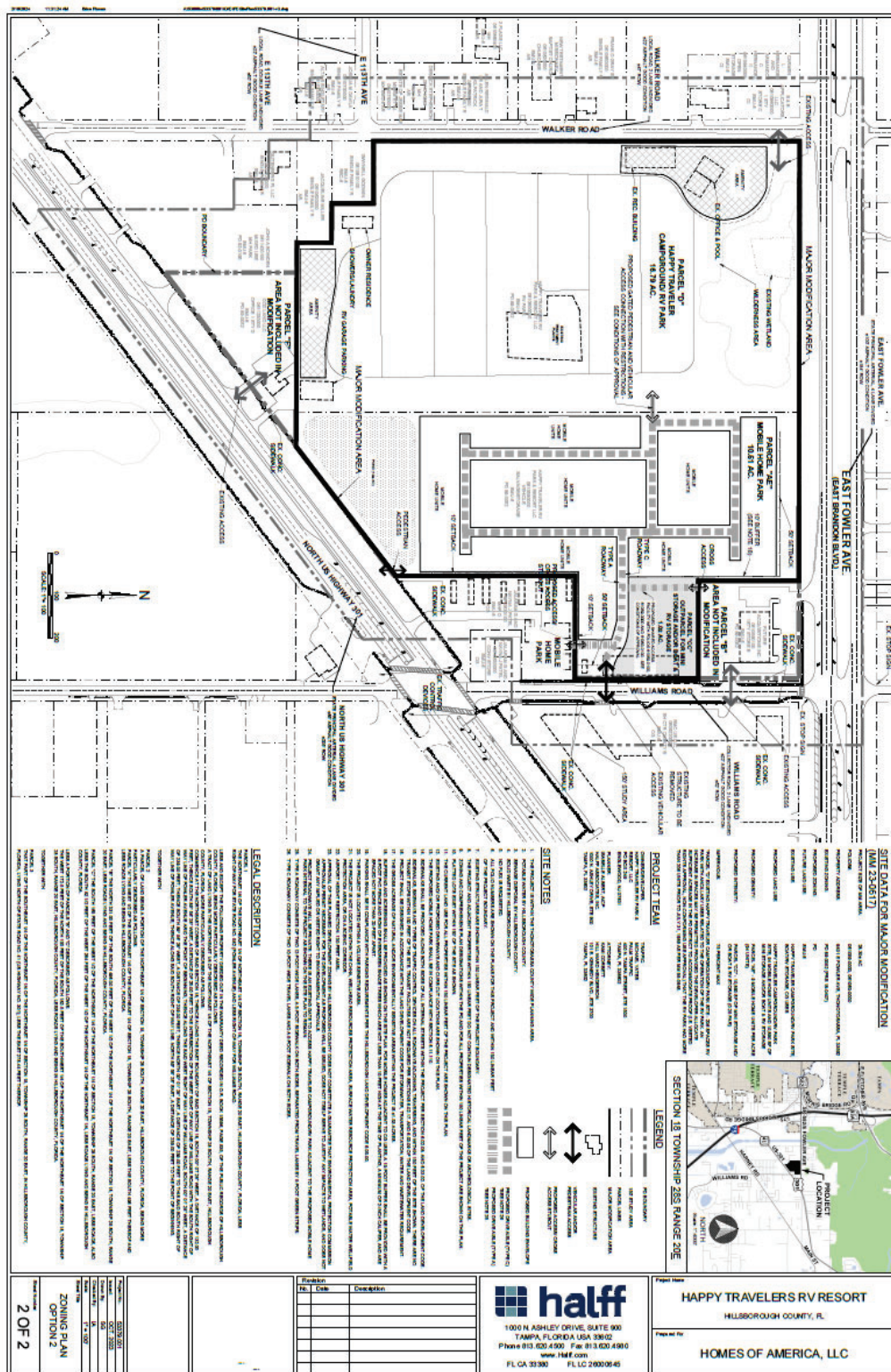
Staff supports the requested PD variations to the buffering and screening standards in LDC Section 6.06.06, as they are consistent with the intent of the Code and necessary to accommodate a cohesive, functional mixed-use development. The reduction from a 15-foot Type B to a 10-foot Type C buffer along the eastern boundary adjacent to folio 061063.0100 is justified by site constraints, including the narrow configuration of Parcel AE, and is mitigated through the inclusion of enhanced screening features such as a PVC wall and upgraded landscaping. Similarly, the request to reduce the internal buffer between Parcel AE and Parcel D from a 30-foot Type C to a 10-foot Type B buffer maintains compatibility within the PD, as both parcels are under common ownership and already separated by a 6-foot PVC

fence. These variations will not adversely impact adjacent property owners and support the redevelopment of the site in a manner that respects existing uses while promoting improved design, circulation, and land use efficiency.

8.0 SITE PLANS (FULL)

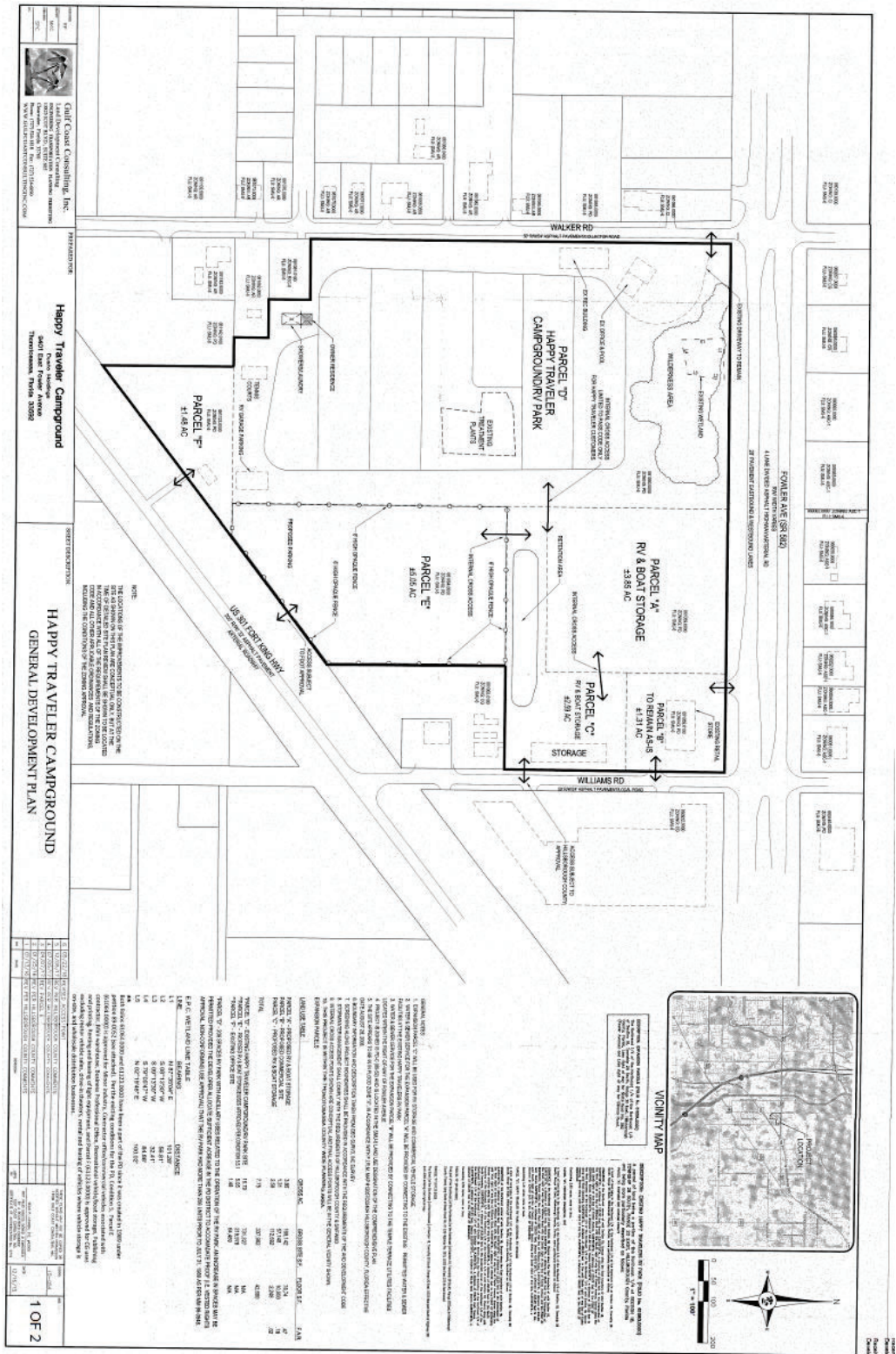
8.1.1 Approved Site Plans (Full)





8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 07/11/2025

REVISED: 07/15/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: THONOTOSSASA

PETITION NO: MM 25-0583

- ☐ 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.

NEW AND REVISED CONDITIONS**These conditions shall apply to Development Option 2:****New Conditions**

- Parcels AE and C (folio#61059.0000) shall be permitted 174,592 s.f. of ~~warehousing-distribution and-manufacturing~~ M zoning district uses pursuant to Condition of Approval 27.1. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,255 gross average daily trips, 59 gross a.m. peak hour trips, or 59 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

Revised Conditions

44. Access to Parcels AE ~~and CC~~ shall be served by and restricted to one (1) right-in/right-out access connection to Fowler Ave., unless otherwise approved by FDOT, and one (1) access connection to Williams Rd. The developer shall also construct the following:
 - a. One (1) emergency access/cross access connection between ~~Park~~ Parcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles ~~and the use of Parcel D residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6-04.07 spacing compliant location and addresses substandard roadway issues that would also be triggered).~~ The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.

- b. One (1) shared access/cross access connection along the southern project boundary of Parcel ~~C~~ E (i.e. between folios 61059.0000 and 61063.0100) as shown on the PD site plan.
- c. One (1) shared access/cross access connection along the ~~northern~~ western project boundary of Parcel ~~CE~~ B (i.e. between folios 61059.0000 and 61059.0100) as shown on the PD site plan.
- d. One (1) pedestrian access to Us Hwy 301 as shown on the PD site plan.

~~47. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.~~ If MM 25-0583 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated April 23, 2025) which has been found approvable by the County Engineer (on June 20, 2025). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a portion of previously approved Planned Development, (PD) zoning 89-0052, and as most recently amended via MM 23-0617. The PD consists of multiple parcels totaling +/- 31.07 ac. The applicant is proposing to modify the approved uses, configuration and access to the eastern portion of Development Option 2 (folio#61059.0000), labelled as "Option 2" on the PD site plan set, corresponding with the areas currently approved for a mobile home park and mini-warehouse uses. This modification area is approximately +/- 11.51 ac. in size.

Option 1 is approved for RV & boat storage uses on Parcels A, C and E (with a limited amount of enclosed storage permitted on Parcel C and certain other non-residential uses permitted within Parcel E), development of up to 0.18 FAR of certain CG uses on Parcel B, a 206 space RV Park with ancillary uses on Parcel D, and an existing office site (with indeterminate s.f.) on Parcel F.

The applicant is proposing a change to development Option 2 for Parcels AE and C (folio#61059.0000). The proposed modification of Parcels AE and C will permit up to 174, 592 sf of "Light Industrial" uses as shown on the PD site plan.

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 will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 174,592 s.f. of manufacturing uses (ITE LUC 140), 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 wide 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 of 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 (daily, 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 wide 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 in 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 existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff's analysis focused development impacts on the parcels which are subject of the modification request). The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 23-0617, 94-unit mobile home park (ITE LUC 240)	670	43	53
PD 23-0617, 10,890 s.f. Mini-warehouse uses (ITE LUC 150)	16	1	2
Subtotal:	686	44	55

Proposed Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 174,592 "Light Industrial Use" Per Applicant's Traffic Study	1,255	59	59

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 569	(+)15	(+)4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Williams Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. Along the project's frontage, the roadway lies within a +/- 50-foot-wide right-of-way. There are +/- 4-foot wide to 5-foot-wide sidewalk along both sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

According to the County 2021 TS-7 typical section for a 2-lane, rural collector roadway a minimum of 12-ft wide lanes with 5-ft paved shoulders, open drainage and sidewalks are required within 96 feet of right of way. The applicant has submitted a LDC Section 6.04.02.B. Administrative Variance to waive the requirement to improve the roadway for this proposed PD modification as discussed herein under the subsection titled Administrative Variance Request.

Fowler Ave. is a State owned, 4-lane, divided, rural principal arterial roadway characterized by +/-12 foot wide lanes and bicycle lanes on both sides within +/-180 feet of right of way. There are no sidewalks on either side of the road within the vicinity of project.

Walker Rd. is a 2-lane, undivided, substandard roadway and appears on the Hillsborough County Functional Clarification Map as a local roadway; however, that portion of Walker Rd. in the vicinity of the project is presently operating as a collector roadway. In the vicinity of the project, Walker Rd. is characterized by +/- 10.5-foot-wide travel lanes in average condition. Along the project's frontage, the Walker Rd. right-of-way width appears to vary between +/- 45 and +/- 55 feet.

Walker Rd. is not directly adjoining or accessed by the PD modification area.

SITE ACCESS AND CONNECTIVITY

The modification proposes the following site access connections:

- One (1) full access vehicular and pedestrian to Williams Road, aligning with the middle commercial driveway on the east side of Williams Road
- One (1) restricted right-in/right-out vehicular and pedestrian access to Fowler Avenue.
- One pedestrian access to US Hwy 301

The modification is also changing the cross access/shared access from between Parcel C and Parcel B to between Parcel AE to Parcel B such that it will be parallel to Fowler Ave. The cross access/shared access to the adjacent mobile home to the south and the gated emergency and pedestrian access to Parcel D (Campground/RV Park) remains unchanged.

The shared access/cross access stubouts are necessary so that they can be used as the primary access to those parcels in the future should the need arise. The connection to Parcel B is required in order to ensure all uses within the PD are interconnected as required by the LDC, but also to facilitate compliance with Sec. 6.04.03.Q. of the LDC. The connection to the adjacent mobile home parcel to the south is needed to also facilitate cross access compliance but is also being provided to ameliorate Sec. 6.04.07 LDC access spacing concerns between the proposed project access on Williams Rd. and the existing access serving the development to the south (i.e. that development in the NW corner of the Williams Rd. and US 301 intersection). Further development and redevelopment of that adjacent parcel(s) would trigger the need to provide compliant access (which is not possible due to the distances involved), and so that project may need to take access to from Williams Rd. through the Shared Access Facility referenced above.

There is no direct vehicular access to Walker Rd.

The applicant's site access analysis recommends an eastbound right turn lane at the Fowler Ave. right-in/right-out access.

ADMINISTRATIVE VARIANCE REQUEST: WILLIAMS RD. SUBSTANDARD ROAD

Williams Rd. is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated April 23, 2025) from the Section 6.04.03.L requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on June 20, 2025).

If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Williams Rd. will be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Fowler Ave.	I-75	US HWY 301	D	C
Williams Rd.	Sligh Ave.	Fowler Ave.	C	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcf1.gov]

Sent: Friday, June 20, 2025 2:33 PM

To: Michael Yates [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]

CC: Kami Corbett [kami.corbett@hwhlaw.com]; Grandlienard, Christopher [GrandlienardC@hcf1.gov]; Perez, Richard [PerezRL@hcf1.gov]; Drapach, Alan [DrapachA@hcf1.gov]; Tirado, Sheida [TiradoS@hcf1.gov]; De Leon, Eleonor [DeLeonE@hcf1.gov]; PW-CEIntake [PW-CEIntake@hcf1.gov]

Subject: FW: RZ MM 25-0583 - Administrative Variance Review

Attachments: 25-0583 Rev AVReq 06-13-25.pdf

Importance: High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-0583 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcf1.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcf1.gov

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HCFL.gov
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, June 17, 2025 4:47 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Drapach, Alan <DrapachA@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ MM 25-0583 - Administrative Variance Review
Importance: High

Hello Mike,

The attached Administrative Variance is **Approvable** to me, please include the following people in your response email:

vcastro@palmtraffice.com
mvates@palmtraffice.com
kami.corbett@hwhlaw.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department
E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

APPLICATION NUMBER: MM 25-0583

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

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Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleon@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	1. AV-Substandard Rd - Williams Rd 4. x 2. Update AV per staff comments 5. 3. 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	Happy T Industrial		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	061059-0000, 061060-0000 ☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".			
Name of Person Submitting Request	Vicki Castro, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation			
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 25-0583		
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)			
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



April 23, 2025

Revised June 13, 2025

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Happy T - Industrial (MM 25-0583)
Folios: 061059-0000, 061060-0000
Administrative Variance Request – Williams Road
Palm Traffic Project No. T25006

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development (both option 1 and 2) located south of Fowler Avenue and west of Williams Road, as shown in Figure 1. This request is based on our virtual meeting on February 20, 2025, with Hillsborough County staff.

The major modification rezoning request is to modify the Option 2 plan to allow for 174,599 square feet of Light Industrial use on parcels A and C. The Option 1 plan for RV & Boat storage on parcels A and C, and RV & Boat storage and other commercial uses on parcel E, is still valid.

The project proposes to have the following access:

- One (1) full access to Williams Road, aligning with the middle commercial driveway on the east side of Williams Road
- One (1) right-in/right-out access to Fowler Avenue.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Williams Road from Fowler Avenue to US 301, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Williams Road is approximately 50 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Williams Road has approximately 10-foot travel lanes, unpaved shoulders, open drainage, a 5-foot sidewalk on the east side of Williams Road and a sidewalk that varies in width from 3 to 4 feet on the west side of Williams Road except at the very southern end near US 301. The deficiency in the existing section compared to the TS-7 is the lane widths, paved shoulders, a small missing piece

Mr. Michael Williams, P.E.

June 13, 2025

Page 2

of sidewalk and sidewalk width on the west side of Williams Road and the ditch sections. Therefore, due to the reasons described above and the limited available right of way, the requirement to improve Williams Road is unreasonable.

b) The variance would not be detrimental to the public health, safety and welfare.

Williams Road currently has 10-foot travel lanes and a 5-foot sidewalk on the east side of the roadway from Fowler Avenue to US 301. While not paved, the existing shoulders are relatively flat. The project will provide a 5-foot sidewalk along the project frontage on Williams Road, however, due to the limited right-of-way the additional segments along the west side cannot be improved. As an alternative, internal pedestrian sidewalks will be provided that provide connection from Fowler Avenue to US 301 for the project pedestrians. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

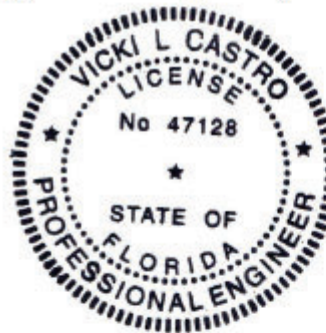
The proposed project will have one (1) full access to Williams Road, aligning with the middle commercial driveway to the east and one (1) right-in/right-out access to Fowler Avenue. Again, without the variance, reasonable access cannot be provided..

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Digitally signed
by Vicki L Castro
Date: 2025.06.13
15:15:43 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

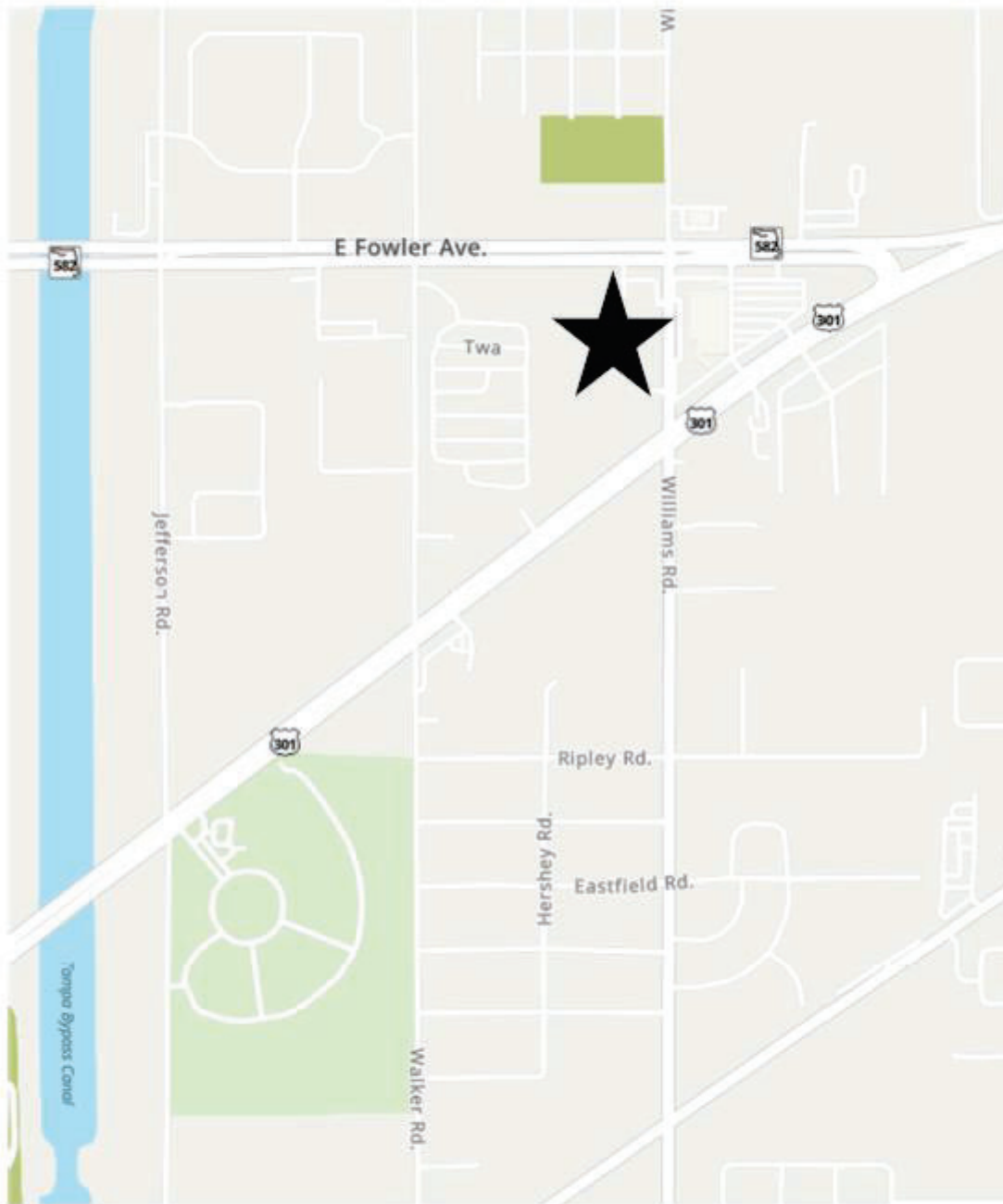
_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

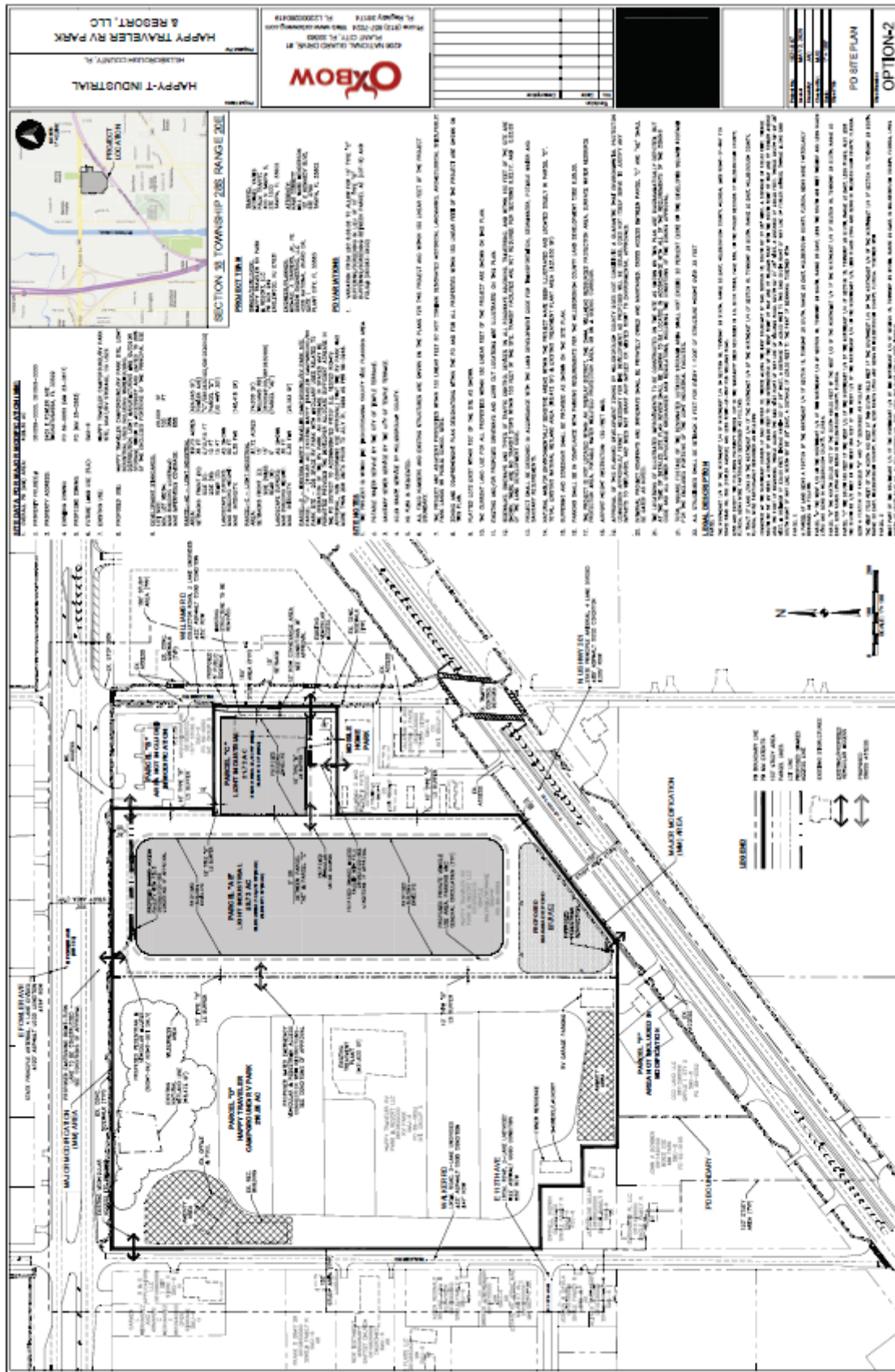
Sincerely,

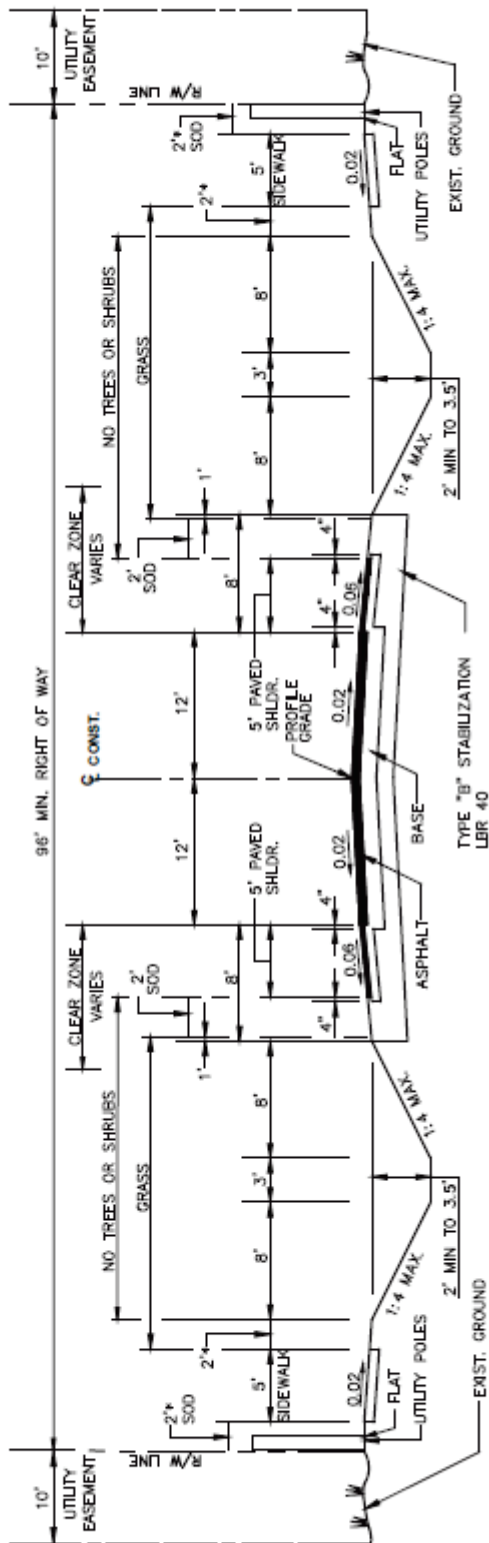
Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



35-481





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**COUNTY OF HILLSBOROUGH
ZONING HEARING MASTER'S RECOMMENDATION**

Application number:	MM 25-0583
Hearing date:	July 21, 2025
Applicant:	Happy Traveler RV Park and Resort LLC
Request:	Major Modification to Planned Development
Location:	9401 East Fowler Avenue, Thonotosassa
Parcel size:	28.3 acres +/-
Existing zoning:	PD 89-0052
Future land use designation:	SMU-6 (6 du/ga; 0.25; 0.35; 0.50 FAR)
Service area:	Urban
Community planning area:	Thonotosassa Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application: MM 25-0583

Zoning Hearing Master Date: July 21, 2025

BOCC Land Use Meeting Date: September 9, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Happy Traveler RV Park & Resort LLC

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 28.3 MOL

Community Plan Area: Thonotosassa

Overlay: None



Introduction Summary:

The Applicant requests a major modification to the existing Planned Development (PD 89-0052 – as most recently modified by MM 23-0617) for a 28.3-acre property at 9401 E Fowler Ave. in Thonotosassa. The PD is approved for two development options – Option 1 is approved for RV and Boat storage, commercial, office and an RV park within six development parcels. Option 2 approved RV storage, Boat storage and mini-warehouse, commercial, a mobile home park and an RV park within five development parcels. The proposal seeks to change the approved uses in Option 2 for Parcels Pods A/E and CC from a mobile home park, mini-warehouse and boat and RV storage to Light Industrial, totaling approximately 11.45 acres. The remaining PD elements in Option 2 and all of Option 1 will remain unchanged.

Existing Approval(s):	Proposed Modification(s):
Option 2: Parcel AE permits A Mobile Home Park with a maximum of 94 units	Parcel AE permits Light Industrial uses (M zoning district uses) up to 0.35 F.A.R.
Option 2: Parcel CC permits a maximum of 10,890 sf of mini-warehouse uses and/or 1.0 ac of open storage uses for Boats and RVs	Parcel C permits Light Industrial uses (M zoning district uses) up to 0.35 F.A.R.

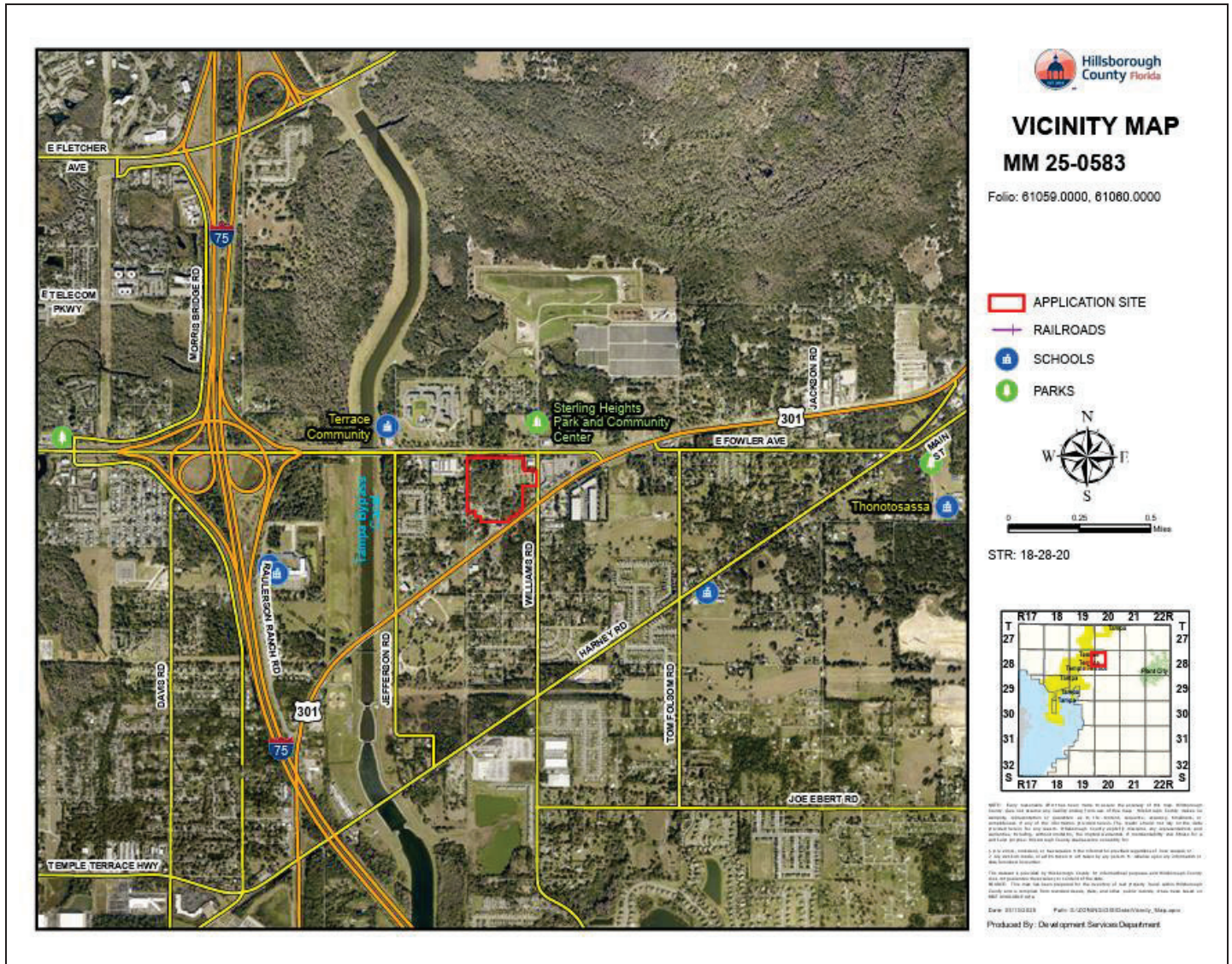
Additional Information:

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

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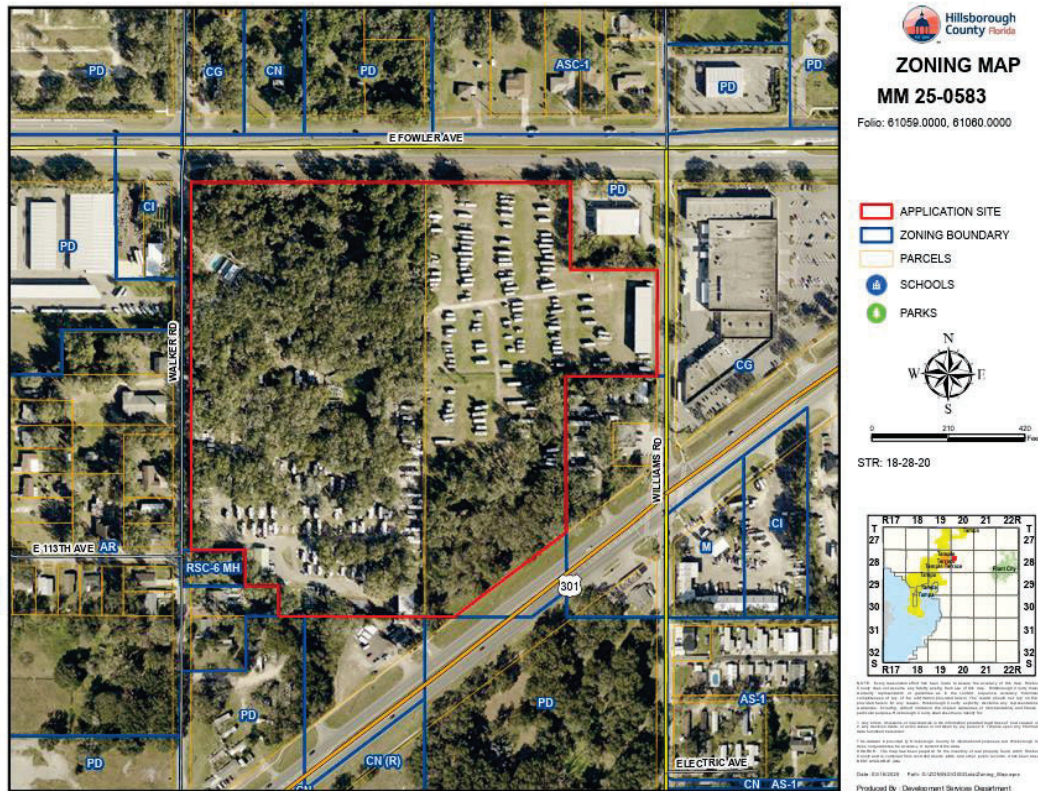
2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, CN, PD 23-0784, PD 89-0052, ASC-1	CG: 0.27 F.A.R. CN: 0.20 F.A.R. PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: 1 d/u per acre	CG: Commercial CN: Commercial PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: SFR & Ag	CG: Commercial CN: SFR PD 23-0784: SFR PD 89-0052: Commercial ASC-1: SFR
South	RSC-6, AR, PD 89-0052, PD 02-0215, CG	RSC-6: 6 du/a, AR: 1 du/5ac, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: 0.27 F.A.R.	RSC-6: SFR, AR: SFR & Ag, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: Commercial	RSC-6: SFR, AR: SFR, PD 89-0052: Commercial, PD 02-0215: Vacant, CG: Commercial
East	PD 89-0052, CG	PD 89-0052: Per PD, CG: 0.27 F.A.R.	PD 89-0052: Per PD CG: Commercial	PD 89-0052: Commercial CG: Mobile Home Park
West	CI, PD 06-0452, AR, RSC-6	CI: 0.30 F.A.R., PD 06-0452: Per PD, AR: 1 du/5ga, RSC-6: 6du/1 ga	CI: Commercial, PD 06-0452: Per PD, AR: SFR & Ag, RSC-6: SFR	CI: Commercial, PD 06-0452: Mini-Storage, AR: SFR & Church, RSC-6: SFR

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Williams Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Fowler Ave.	FDOT Principal Arterial - Rural	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Walker Rd.	County Local - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation (Modification Area Only) ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	686	44	55
Proposed	1,255	59	59
Difference (+/-)	(+)569	(+)15	(+) 4

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

Connectivity and Cross Access (For Modification Area) ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Pedestrian	Vehicular & Pedestrian	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		Emergency Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Williams Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

APPLICATION NUMBER: MM 25-0583

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable:	☒ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Surface Water Resource Protection Area ☒ Other: Airport Height Restriction: 130' AMSL			
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 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				
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

The Applicant requests a major modification to the existing Planned Development PD 89-0052 (as most recently modified by MM 23-0617) for an approximately 28.3-acre site located at 9401 E Fowler Avenue in Thonotosassa. The proposed modification affects portions of the PD identified as Pods A/E and C, currently approved for outdoor storage and commercial uses, and seeks to allow Light Industrial development in these areas. The overall Option 1 of the PD includes six development pods, with uses ranging from a Mobile Home/RV Park to office and commercial areas. The subject site lies within the Urban Service Area, the Thonotosassa Community Plan area, and has a future land use designation of SMU-6.

The area of modification is situated between Fowler Avenue to the north and Highway 301 to the south. Zoning districts permitting intensive commercial and manufacturing are found within the general area. Building height has been limited to between 35 and 50 feet, with an additional setback required when over 35 feet in height.

Staff supports the proposed major modification as it represents a logical and compatible evolution of the existing Planned Development, aligning with the intent of the SMU-6 Future Land Use designation and the Thonotosassa Community Plan. The introduction of Light Industrial uses in Pods A/E and C allows for a more diverse economic base within a well-established PD, while maintaining compatibility and adequate buffering and screening with adjacent uses, including commercial, residential, and industrial developments.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding area and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions

Zoning Administrator Sign Off:

J. Brian Grady

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

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

B. HEARING SUMMARY

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

Applicant

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett presented the Major Modification request and provided testimony as reflected in the hearing transcript.

Development Services Department

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

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

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

Applicant Rebuttal

Mr. Corbett stated the applicant had seen the revised Development Services Department staff report and agreed with the conditions.

The zoning master closed the hearing on MM 25-0583.

C. EVIDENCE SUBMITTED

Mr. Grandlienard submitted to the record at the hearing a copy of the revised Development Services Department staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of two folio parcels with a total of approximately 28.3 acres located at 9401 East Fowler Avenue, Thonotosassa.
2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned PD 89-0052.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Thonotosassa Community Plan.
4. The general area surrounding the Subject Property consists of a mix of single-family, multi-family, and manufactured home residential uses, retail, and commercial uses. Adjacent properties include a shopping center to the east across Williams Road; a mobile home park and convenience store to the south and east; single-family residential and mobile home uses to the south and west, and U.S. Highway 301 to the south; Walker Road to the west, and a landscape nursery, mini-warehouse facility, place of worship, single-family homes, and manufactured homes to the west across Walker Road; and single-family residential uses across Fowler Avenue to the north.
5. The Subject Property's existing PD 89-0052 zoning, recently modified in MM 23-0617, allows two development options. Option 1 allows RV and boat storage, commercial and office uses, and an RV park within six development parcels. Option 2 allows RV and boat storage, mini-warehouse and commercial uses, a mobile home park, and an RV park within five development parcels. With this Major Modification, the applicant is requesting to change the allowed Option 2 uses on approximately 11.45 acres within development parcels A, E, and C from RV and boat storage, mini-warehouse, and mobile home park to Light Industrial. The applicant is not requesting to change the allowed Option 2 uses on the remaining development parcels and is not requesting to change the allowed Option 1 uses.
6. The applicant is requesting two PD variations from LDC section 6.06.06., Buffering and Screening Requirements, as follows:
 - a. A variation to allow a 10-foot-wide buffer with Type C screening in lieu of a 15-foot-wide buffer with Type B screening along the Subject Property's boundaries adjacent to folio 061063-0100.
 - b. A variation to allow a 10-foot-wide buffer with Type B screening in lieu of a 30-foot-wide buffer with Type C screening along the boundaries of PD development parcels A and E (parcel AE on the proposed site plan, folio 061059-0000) and parcel D (folio 061060-0000).

7. The applicant requested an Administrative Variance to waive the substandard roadway improvements to Williams Road as required by LDC section 6.04.03.L. The county engineer found the Administrative Variance approvable.
8. Development Services Department staff found the proposed Major Modification compatible with surrounding uses and with the general development pattern of the area. Staff concluded the proposed Planned Development is approvable with conditions based on the applicant's general site plan submitted May 7, 2025.
9. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
10. Planning Commission staff found the proposed major modification is compatible with the existing development pattern of the surrounding area. Staff concluded the proposed Major Modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.
11. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for two PD variations from LDC section 6.06.06.:

- (1) **The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.**

A variation to allow a 10-foot-wide buffer with Type C screening in lieu of a 15-foot-wide buffer with Type B screening along the Subject Property's boundaries adjacent to folio 061063-0100. Yes. The variation will allow appropriate redevelopment of the PD parcels and will provide functional circulation vehicle use areas. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.

A variation to allow a 10-foot-wide buffer with Type B screening in lieu of a 30-foot-wide buffer with Type C screening along the boundaries of PD development parcels A and E (parcel AE on the proposed site plan, folio 061059-0000) and parcel D (folio 061060-0000). Yes. The variation is applicable to buffer and screening areas along development parcel boundaries internal to the larger Planned Development area. The variation will allow appropriate redevelopment of the PD parcels and will provide functional circulation vehicle use areas. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.

- (2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.**

A variation to allow a 10-foot-wide buffer with Type C screening in lieu of a 15-foot-wide buffer with Type B screening along the Subject Property's boundaries adjacent to folio 061063-0100. Yes. The proposed buffer and Type C screening will provide a 6-foot-high masonry wall, tree plantings, and ground cover as required by LDC section 6.06.06.C.5., which mitigates for the buffer reduction. The reduced buffer area will allow sufficient space for functional circulation vehicle use areas. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

A variation to allow a 10-foot-wide buffer with Type B screening in lieu of a 30-foot-wide buffer with Type C screening along the boundaries of PD development parcels A and E (parcel AE on the proposed site plan, folio 061059-0000) and parcel D (folio 061060-0000). Yes. The variation is applicable to buffer and screening areas along development parcel boundaries internal to the larger Planned Development area. The variation will allow appropriate redevelopment of the PD parcels and will provide functional circulation vehicle use areas. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

- (3) **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.**

A variation to allow a 10-foot-wide buffer with Type C screening in lieu of a 15-foot-wide buffer with Type B screening along the Subject Property's boundaries adjacent to folio 061063-0100. Yes. The proposed buffer and Type C screening will provide a 6-foot-high masonry wall, tree plantings, and ground cover as required by LDC section 6.06.06.C.5., which mitigates for the buffer reduction. The reduced buffer area will allow sufficient space for functional circulation vehicle use areas. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation. The evidence supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

A variation to allow a 10-foot-wide buffer with Type B screening in lieu of a 30-foot-wide buffer with Type C screening along the boundaries of PD development parcels A and E (parcel AE on the proposed site plan, folio 061059-0000) and parcel D (folio 061060-0000). Yes. The variation is applicable to buffer and screening areas along development parcel boundaries internal to the larger Planned Development area. The variation

will allow appropriate redevelopment of the PD parcels and will provide functional circulation vehicle use areas. The evidence supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

(4) The variation will not substantially interfere with or injure the rights of adjacent property owners.

A variation to allow a 10-foot-wide buffer with Type C screening in lieu of a 15-foot-wide buffer with Type B screening along the Subject Property's boundaries adjacent to folio 061063-0100. Yes. The proposed buffer and Type C screening will provide a 6-foot-high masonry wall, tree plantings, and ground cover as required by LDC section 6.06.06.C.5., which mitigates for the buffer reduction. The reduced buffer area will allow sufficient space for functional circulation vehicle use areas. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

A variation to allow a 10-foot-wide buffer with Type B screening in lieu of a 30-foot-wide buffer with Type C screening along the boundaries of PD development parcels A and E (parcel AE on the proposed site plan, folio 061059-0000) and parcel D (folio 061060-0000). Yes. The variation is applicable to buffer and screening areas along the boundaries of development parcels that are owned by the applicant and that are internal to the larger Planned Development area. The variation will allow appropriate redevelopment of the PD parcels and will provide functional circulation vehicle use areas. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

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

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

F. CONCLUSIONS OF LAW

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

comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

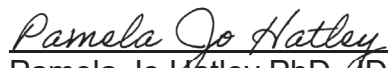
The applicant is requesting a Major Modification to PD 89-0052, which allows two development options. The applicant is seeking to change the allowed Option 2 uses on approximately 11.45 acres within development parcels A, E, and C from RV and boat storage, mini-warehouse, and mobile home park to Light Industrial. The applicant is not requesting to change the allowed Option 2 uses on the remaining development parcels and is not requesting to change the allowed Option 1 uses. The applicant is requesting two PD variations from LDC section 6.06.06. Buffering and Screening Requirements as follows:

- a. A variation to allow a 10-foot-wide buffer with Type C screening in lieu of a 15-foot-wide buffer with Type B screening along the Subject Property's boundaries adjacent to folio 061063-0100.
- b. A variation to allow a 10-foot-wide buffer with Type B screening in lieu of a 30-foot-wide buffer with Type C screening along the boundaries of PD development parcels A and E (parcel AE on the proposed site plan, folio 061059-0000) and parcel D (folio 061060-0000).

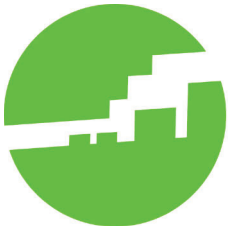
The applicant requested an Administrative Variance to waive the substandard roadway improvements to Williams Road as required by LDC section 6.04.03.L. The county engineer found the Administrative Variance approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Major Modification request, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted May 7, 2025.


Pamela Jo Hatley PhD, AD
Land Use Hearing Officer

August 11, 2025
Date:



**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: July 21, 2025 Report Prepared: July 10, 2025	Case Number: MM 25-0583 Folio(s): 61059.0000 & 61060.0000 General Location: North of North US Highway 301, south of East Fowler Avenue and west of Williams Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/.35/.50 FAR)
Service Area	Urban
Community Plan(s)	Thonotosassa
Rezoning Request	Major Modification (MM) to modify the outdoor storage and commercial pods and allow light industrial uses
Parcel Size	28.3 ± acres
Street Functional Classification	North US Highway 301 – State Principal Arterial East Fowler Avenue – State Principal Arterial Williams Road – County Collector
Commercial Locational Criteria	Not Applicable

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	PD	Mobile Home Park + Heavy Commercial
North	Suburban Mixed Use-6 + Residential-1 + Residential-12	PD + ASC-1 + CN + CG + RSC-2 + RSC-9 + RSC-4	Vacant Land + Single Family + Public/Quasi-Public/Institutions + Light Commercial
South	Suburban Mixed Use-6 + Residential-4 + Residential-12	PD + CN + AR + RSC-4 + RMC-12 + RDC-12	Light Commercial + Single Family + Vacant Land
East	Suburban Mixed Use-6 + Residential-4	CG + PD + M + CI	Light Commercial + Mobile Home Park + Light Industrial + Public/Quasi-Public/Institutions + Single Family + Single Family + HOA Property + Light Commercial + Light Industrial + Heavy Industrial + Public/Quasi-Public/Institutions + Vacant Land
West	Suburban Mixed Use-6 + Public/Quasi-Public + Community Mixed Use-12	AR + PD + RSC-6 + CG + RSC-9	

Staff Analysis of Goals, Objectives and Policies:

The 28.3 ± acre subject site is located north of North US Highway 301, south of East Fowler Avenue and west of Williams Road. The subject site is in the Urban Service Area and is within the limits of the Thonotosassa Community Plan. The applicant requests a Major Modification (MM) to modify the outdoor storage and commercial pods labeled as pods A, E and C in the existing Planned Development (PD) 89-0052 to allow light industrial uses.

According to the revised request, which was uploaded into Optix on June 30, 2025, the applicant proposes to develop a total of approximately 11.45 acres with the contemplated Light Industrial uses, and to reconfigure access to the 16.85-acre existing Mobile Home/RV Park. The existing retail uses that constitute the balance of the existing PD are not proposed for modification. The proposed light Industrial use area is to be divided into two pockets, a combined “Parcel AE” and a “Parcel C”. Parcel AE is proposed for up to 148,416 square feet of building area at a Floor Area Ratio (FAR) of 0.35, maximum building height

of 50' and maximum impervious area of 85%. Parcel C is proposed for up to 26,183 square feet of building area at a FAR of 0.35, a maximum building height of 35', and a maximum impervious area of 85%. Both parcels include vehicle circulation and a parking area, as well as cross-access between each other and adjacent parcels within the PD.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." A mobile home park and heavy commercial uses are currently on the subject site. The area surrounding the subject site contains a wide range of uses, including single family, light commercial, light industrial, heavy industrial, mobile home, vacant, and public institutional uses. The proposed modification meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 designation allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. The category allows neighborhood commercial up to 175,000 sq. ft. or 0.25 Floor Area Ratio (FAR), whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multi-purpose and mixed-use projects may achieve up to a 0.35 FAR. Light industrial uses may achieve up to a 0.50 FAR. The proposal meets the permitted Floor Area Ratio for the site in the SMU-6 category and therefore meets the intent of FLUS Objective 2.2 and its associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). 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 does meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised of mixed uses. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. The mobile home and RV park uses allow for an adequate transition of use between the aforementioned roadway intersections and the existing single-family homes to the west of the subject site. The proposal also includes land uses that are similar to those existing in the surrounding area, making the request consistent with FLUS Objective 4.4, FLUS Policy 4.4.1 and FLUS Policy 4.7.4.

The subject site does meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban

town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The site is within the required distance (900 feet) from the qualifying intersection nodes of both East Fowler Avenue and Williams Road along with North US Highway 301 and Williams Road.

There are no goals or strategies outlined in the Thonotosassa Community Plan that apply to this request.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *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 proposed conditions 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.

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

Commercial-Locational Criteria

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

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

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

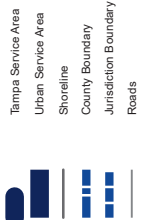
HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 25-0583

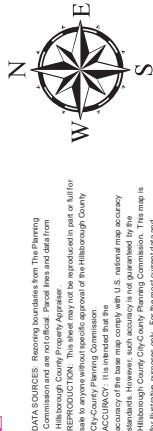
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Rezoning

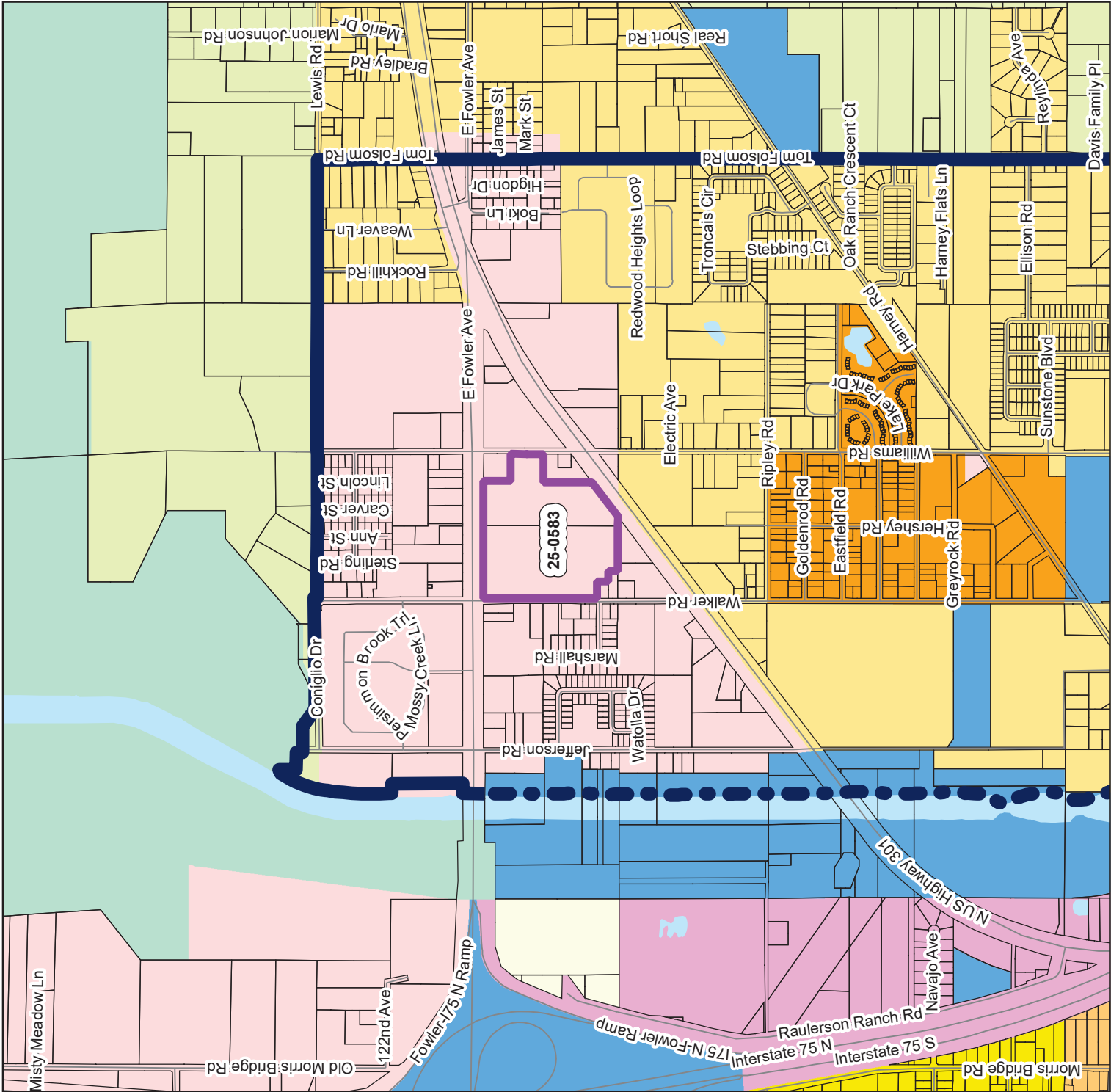
STATUS



- WATER NATURAL LULC_Wet_Poly
- AGRICULTURAL MINING-120 (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 (3) (.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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 3/21/2025
Author: Beverly F. Daniels
File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.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
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Happy T Industrial

Zoning File: RZ-PD 89-0052 Modification: MM 25-0583

Atlas Page: None Submitted: 08/05/25

To Planner for Review: 08/06/25 Date Due: 08/08/25

Contact Person: Kami Corbett, Esq. / Hill Ward Henderson, P.A. Phone: 813-227-8421/kami.corbett@hwhlaw.com

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

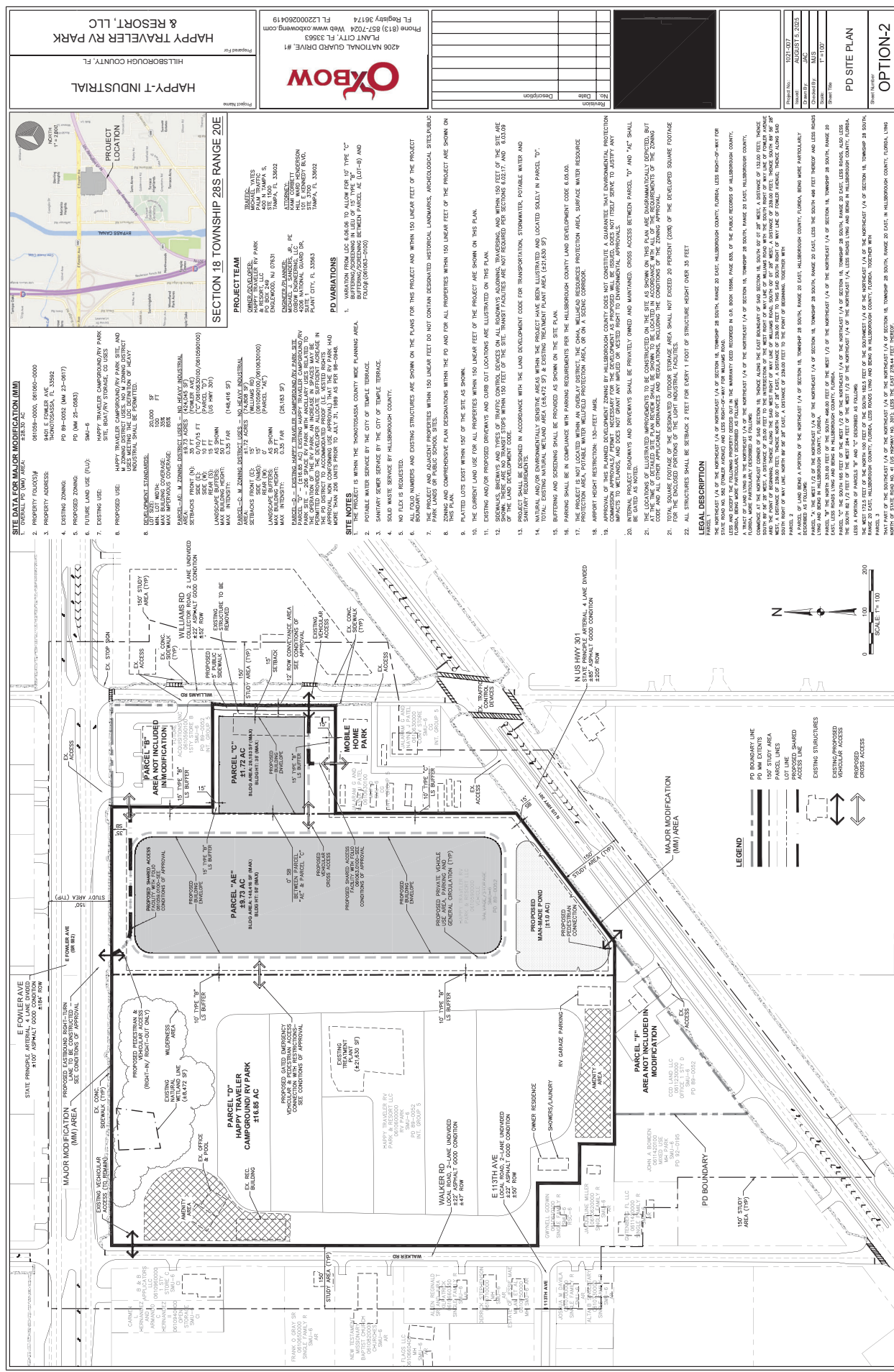
☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

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

Reviewed by: Christopher Grandlienard Date: 08-06-25

Date Agent/Owner notified of Disapproval: _____







AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/11/2025

REVISED: 07/15/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: THONOTOSSASA

PETITION NO: MM 25-0583

- ☐ 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.

NEW AND REVISED CONDITIONS

These conditions shall apply to Development Option 2:

New Conditions

- Parcels AE and C (folio#61059.0000) shall be permitted 174,592 s.f. of ~~warehousing, distribution and manufacturing~~ M zoning district uses pursuant to Conditions of Approval 27.1 and 27.3. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,255 gross average daily trips, 59 gross a.m. peak hour trips, or 59 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

Revised Conditions

44. Access to Parcels AE ~~and CC~~ shall be served by and restricted to one (1) right-in/right-out access connection to Fowler Ave., unless otherwise approved by FDOT, and one (1) access connection to Williams Rd. The developer shall also construct the following:
- a. One (1) emergency access/cross access connection between ~~Park~~ Parcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles ~~and the use of Parcel D residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing compliant location and addresses substandard roadway issues that would also be triggered)~~. The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.

- b. One (1) shared access/cross access connection along the southern project boundary of Parcel C ~~E~~ (i.e. between folios 61059.0000 and 61063.0100), as shown on the PD site plan.
- c. One (1) shared access/cross access connection along the ~~northern~~ western project boundary of Parcel ~~EE~~ B (i.e. between folios 61059.0000 and 61059.0100), as shown on the PD site plan.
- d. One (1) pedestrian access to Us Hwy 301 as shown on the PD site plan.

~~47. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. If MM 25-0583 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated April 23, 2025) which has been found approvable by the County Engineer (on June 20, 2025). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a portion of previously approved Planned Development, (PD) zoning 89-0052, and as most recently amended via MM 23-0617. The PD consists of multiple parcels totaling +/- 31.07 ac. The applicant is proposing to modify the approved uses, configuration and access to the eastern portion of Development Option 2 (folio#61059.0000), labelled as “Option 2” on the PD site plan set, corresponding with the areas currently approved for a mobile home park and mini-warehouse uses. This modification area is approximately +/- 11.51 ac. in size.

Option 1 is approved for RV & boat storage uses on Parcels A, C and E (with a limited amount of enclosed storage permitted on Parcel C and certain other non-residential uses permitted within Parcel E), development of up to 0.18 FAR of certain CG uses on Parcel B, a 206 space RV Park with ancillary uses on Parcel D, and an existing office site (with indeterminate s.f.) on Parcel F.

The applicant is proposing a change to development Option 2 for Parcels AE and C (folio#61059.0000). The proposed modification of Parcels AE and C will permit up to 174, 592 sf of “Light Industrial” uses as shown on the PD site plan.

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 will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 174,592 s.f. of manufacturing uses (ITE LUC 140), 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 wide 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 of 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 (daily, 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 wide 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 in 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 existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff's analysis focused development impacts on the parcels which are subject of the modification request). The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 23-0617, 94-unit mobile home park (ITE LUC 240)	670	43	53
PD 23-0617, 10,890 s.f. Mini-warehouse uses (ITE LUC 150)	16	1	2
Subtotal:	686	44	55

Proposed Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 174,592 "Light Industrial Use" Per Applicant's Traffic Study	1,255	59	59

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 569	(+)15	(+)4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Williams Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. Along the project's frontage, the roadway lies within a +/- 50-foot-wide right-of-way. There are +/- 4-foot wide to 5-foot-wide sidewalk along both sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

According to the County 2021 TS-7 typical section for a 2-lane, rural collector roadway a minimum of 12-ft wide lanes with 5-ft paved shoulders, open drainage and sidewalks are required within 96 feet of right of way. The applicant has submitted a LDC Section 6.04.02.B. Administrative Variance to waive the requirement to improve the roadway for this proposed PD modification as discussed herein under the subsection titled Administrative Variance Request.

Fowler Ave. is a State owned, 4-lane, divided, rural principal arterial roadway characterized by +/-12 foot wide lanes and bicycle lanes on both sides within +/-180 feet of right of way. There are no sidewalks on either side of the road within the vicinity of project.

Walker Rd. is a 2-lane, undivided, substandard roadway and appears on the Hillsborough County Functional Clarification Map as a local roadway; however, that portion of Walker Rd. in the vicinity of the project is presently operating as a collector roadway. In the vicinity of the project, Walker Rd. is characterized by +/- 10.5-foot-wide travel lanes in average condition. Along the project's frontage, the Walker Rd. right-of-way width appears to vary between +/- 45 and +/- 55 feet.

Walker Rd. is not directly adjoining or accessed by the PD modification area.

SITE ACCESS AND CONNECTIVITY

The modification proposes the following site access connections:

- One (1) full access vehicular and pedestrian to Williams Road, aligning with the middle commercial driveway on the east side of Williams Road
- One (1) restricted right-in/right-out vehicular and pedestrian access to Fowler Avenue.
- One pedestrian access to US Hwy 301

The modification is also changing the cross access/shared access from between Parcel C and Parcel B to between Parcel AE to Parcel B such that it will be parallel to Fowler Ave. The cross access/shared access to the adjacent mobile home to the south and the gated emergency and pedestrian access to Parcel D (Campground/RV Park) remains unchanged.

The shared access/cross access stubouts are necessary so that they can be used as the primary access to those parcels in the future should the need arise. The connection to Parcel B is required in order to ensure all uses within the PD are interconnected as required by the LDC, but also to facilitate compliance with Sec. 6.04.03.Q. of the LDC. The connection to the adjacent mobile home parcel to the south is needed to also facilitate cross access compliance but is also being provided to ameliorate Sec. 6.04.07 LDC access spacing concerns between the proposed project access on Williams Rd. and the existing access serving the development to the south (i.e. that development in the NW corner of the Williams Rd. and US 301 intersection). Further development and redevelopment of that adjacent parcel(s) would trigger the need to provide compliant access (which is not possible due to the distances involved), and so that project may need to take access to from Williams Rd. through the Shared Access Facility referenced above.

There is no direct vehicular access to Walker Rd.

The applicant's site access analysis recommends an eastbound right turn lane at the Fowler Ave. right-in/right-out access.

ADMINISTRATIVE VARIANCE REQUEST: WILLIAMS RD. SUBSTANDARD ROAD

Williams Rd. is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated April 23, 2025) from the Section 6.04.03.L requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on June 20, 2025).

If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Williams Rd. will be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Fowler Ave.	I-75	US HWY 301	D	C
Williams Rd.	Sligh Ave.	Fowler Ave.	C	C

Source: Hillsborough County 2020 Level of Service Report.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/11/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: THONOTOSSASA

PETITION NO: MM 25-0583

- ☐ 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.

NEW AND REVISED CONDITIONS

These conditions shall apply to Development Option 2:

New Conditions

- Parcels AE and C (folio#61059.0000) shall be permitted 174,592 s.f. of warehousing, distribution and manufacturing uses. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,255 gross average daily trips, 59 gross a.m. peak hour trips, or 59 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

Revised Conditions

44. Access to Parcels AE ~~and CC~~ shall be served by and restricted to one (1) right -in/right-out access connection to Fowler Ave., unless otherwise approved by FDOT, and one (1) access connection to Williams Rd. The developer shall also construct the following:
- a. One (1) emergency access/cross access connection between ~~Park~~ Parcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles ~~and the use of Parcel D residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing compliant location and addresses substandard roadway issues that would also be triggered).~~ The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.

- b. One (1) shared access/cross access connection along the southern project boundary of Parcel C ~~E~~ (i.e. between folios 61059.0000 and 61063.0100), as shown on the PD site plan.
- c. One (1) shared access/cross access connection along the ~~northern~~ western project boundary of Parcel ~~EE~~ B (i.e. between folios 61059.0000 and 61059.0100), as shown on the PD site plan.
- d. One (1) pedestrian access to Us Hwy 301 as shown on the PD site plan.

~~47. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. If MM 25-0583 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated April 23, 2025) which has been found approvable by the County Engineer (on June 20, 2025). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a portion of previously approved Planned Development, (PD) zoning 89-0052, and as most recently amended via MM 23-0617. The PD consists of multiple parcels totaling +/- 31.07 ac. The applicant is proposing to modify the approved uses, configuration and access to the eastern portion of Development Option 2 (folio#61059.0000), labelled as “Option 2” on the PD site plan set, corresponding with the areas currently approved for a mobile home park and mini-warehouse uses. This modification area is approximately +/- 11.51 ac. in size.

Option 1 is approved for RV & boat storage uses on Parcels A, C and E (with a limited amount of enclosed storage permitted on Parcel C and certain other non-residential uses permitted within Parcel E), development of up to 0.18 FAR of certain CG uses on Parcel B, a 206 space RV Park with ancillary uses on Parcel D, and an existing office site (with indeterminate s.f.) on Parcel F.

The applicant is proposing a change to development Option 2 for Parcels AE and C (folio#61059.0000). The proposed modification of Parcels AE and C will permit up to 174, 592 sf of “Light Industrial” uses as shown on the PD site plan.

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 will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 174,592 s.f. of manufacturing uses (ITE LUC 140), 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 wide 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 of 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 (daily, 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 wide 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 in 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 existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff's analysis focused development impacts on the parcels which are subject of the modification request). The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 23-0617, 94-unit mobile home park (ITE LUC 240)	670	43	53
PD 23-0617, 10,890 s.f. Mini-warehouse uses (ITE LUC 150)	16	1	2
Subtotal:	686	44	55

Proposed Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 174,592 "Light Industrial Use" Per Applicant's Traffic Study	1,255	59	59

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 569	(+)15	(+)4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Williams Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. Along the project's frontage, the roadway lies within a +/- 50-foot-wide right-of-way. There are +/- 4-foot wide to 5-foot-wide sidewalk along both sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

According to the County 2021 TS-7 typical section for a 2-lane, rural collector roadway a minimum of 12-ft wide lanes with 5-ft paved shoulders, open drainage and sidewalks are required within 96 feet of right of way. The applicant has submitted a LDC Section 6.04.02.B. Administrative Variance to waive the requirement to improve the roadway for this proposed PD modification as discussed herein under the subsection titled Administrative Variance Request.

Fowler Ave. is a State owned, 4-lane, divided, rural principal arterial roadway characterized by +/-12 foot wide lanes and bicycle lanes on both sides within +/-180 feet of right of way. There are no sidewalks on either side of the road within the vicinity of project.

Walker Rd. is a 2-lane, undivided, substandard roadway and appears on the Hillsborough County Functional Clarification Map as a local roadway; however, that portion of Walker Rd. in the vicinity of the project is presently operating as a collector roadway. In the vicinity of the project, Walker Rd. is characterized by +/- 10.5-foot-wide travel lanes in average condition. Along the project's frontage, the Walker Rd. right-of-way width appears to vary between +/- 45 and +/- 55 feet.

Walker Rd. is not directly adjoining or accessed by the PD modification area.

SITE ACCESS AND CONNECTIVITY

The modification proposes the following site access connections:

- One (1) full access vehicular and pedestrian to Williams Road, aligning with the middle commercial driveway on the east side of Williams Road
- One (1) restricted right-in/right-out vehicular and pedestrian access to Fowler Avenue.
- One pedestrian access to US Hwy 301

The modification is also changing the cross access/shared access from between Parcel C and Parcel B to between Parcel AE to Parcel B such that it will be parallel to Fowler Ave. The cross access/shared access to the adjacent mobile home to the south and the gated emergency and pedestrian access to Parcel D (Campground/RV Park) remains unchanged.

The shared access/cross access stubouts are necessary so that they can be used as the primary access to those parcels in the future should the need arise. The connection to Parcel B is required in order to ensure all uses within the PD are interconnected as required by the LDC, but also to facilitate compliance with Sec. 6.04.03.Q. of the LDC. The connection to the adjacent mobile home parcel to the south is needed to also facilitate cross access compliance but is also being provided to ameliorate Sec. 6.04.07 LDC access spacing concerns between the proposed project access on Williams Rd. and the existing access serving the development to the south (i.e. that development in the NW corner of the Williams Rd. and US 301 intersection). Further development and redevelopment of that adjacent parcel(s) would trigger the need to provide compliant access (which is not possible due to the distances involved), and so that project may need to take access to from Williams Rd. through the Shared Access Facility referenced above.

There is no direct vehicular access to Walker Rd.

The applicant's site access analysis recommends an eastbound right turn lane at the Fowler Ave. right-in/right-out access.

ADMINISTRATIVE VARIANCE REQUEST: WILLIAMS RD. SUBSTANDARD ROAD

Williams Rd. is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated April 23, 2025) from the Section 6.04.03.L requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on June 20, 2025).

If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Williams Rd. will be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Fowler Ave.	I-75	US HWY 301	D	C
Williams Rd.	Sligh Ave.	Fowler Ave.	C	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, June 20, 2025 2:33 PM
To: Michael Yates [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: Kami Corbett [kami.corbett@hwhlaw.com]; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ MM 25-0583 - Administrative Variance Review
Attachments: 25-0583 Rev AVReq 06-13-25.pdf

Importance: High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-0583 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, June 17, 2025 4:47 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Drapach, Alan <DrapachA@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ MM 25-0583 - Administrative Variance Review
Importance: High

Hello Mike,

The attached Administrative Variance is **Approvable** to me, please include the following people in your response email:

vcastro@palmtraffic.com
myates@palmtraffic.com
kami.corbett@hwhlaw.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. AV-Substandard Rd - Williams Rd ☐ 4. ☒ 2. Update AV per staff comments ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Happy T Industrial
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	061059-0000, 061060-0000 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 25-0583
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

April 23, 2025
Revised June 13, 2025

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Happy T - Industrial (MM 25-0583)
Folios: 061059-0000, 061060-0000
Administrative Variance Request – Williams Road
Palm Traffic Project No. T25006

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development (both option 1 and 2) located south of Fowler Avenue and west of Williams Road, as shown in Figure 1. This request is based on our virtual meeting on February 20, 2025, with Hillsborough County staff.

The major modification rezoning request is to modify the Option 2 plan to allow for 174,599 square feet of Light Industrial use on parcels A and C. The Option 1 plan for RV & Boat storage on parcels A and C, and RV & Boat storage and other commercial uses on parcel E, is still valid.

The project proposes to have the following access:

- One (1) full access to Williams Road, aligning with the middle commercial driveway on the east side of Williams Road
- One (1) right-in/right-out access to Fowler Avenue.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Williams Road from Fowler Avenue to US 301, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Williams Road is approximately 50 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Williams Road has approximately 10-foot travel lanes, unpaved shoulders, open drainage, a 5-foot sidewalk on the east side of Williams Road and a sidewalk that varies in width from 3 to 4 feet on the west side of Williams Road except at the very southern end near US 301. The deficiency in the existing section compared to the TS-7 is the lane widths, paved shoulders, a small missing piece

of sidewalk and sidewalk width on the west side of Williams Road and the ditch sections. Therefore, due to the reasons described above and the limited available right of way, the requirement to improve Williams Road is unreasonable.

b) The variance would not be detrimental to the public health, safety and welfare.

Williams Road currently has 10-foot travel lanes and a 5-foot sidewalk on the east side of the roadway from Fowler Avenue to US 301. While not paved, the existing shoulders are relatively flat. The project will provide a 5-foot sidewalk along the project frontage on Williams Road, however, due to the limited right-of-way the additional segments along the west side cannot be improved. As an alternative, internal pedestrian sidewalks will be provided that provide connection from Fowler Avenue to US 301 for the project pedestrians. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

The proposed project will have one (1) full access to Williams Road, aligning with the middle commercial driveway to the east and one (1) right-in/right-out access to Fowler Avenue. Again, without the variance, reasonable access cannot be provided..

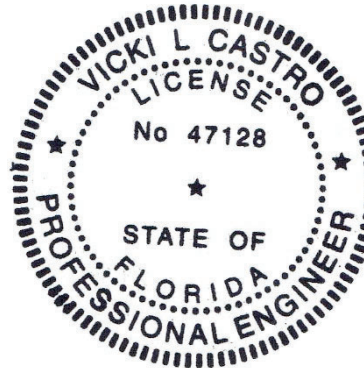
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed
by Vicki L Castro
Date: 2025.06.13
15:15:43 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information provided by the applicant, this request is:

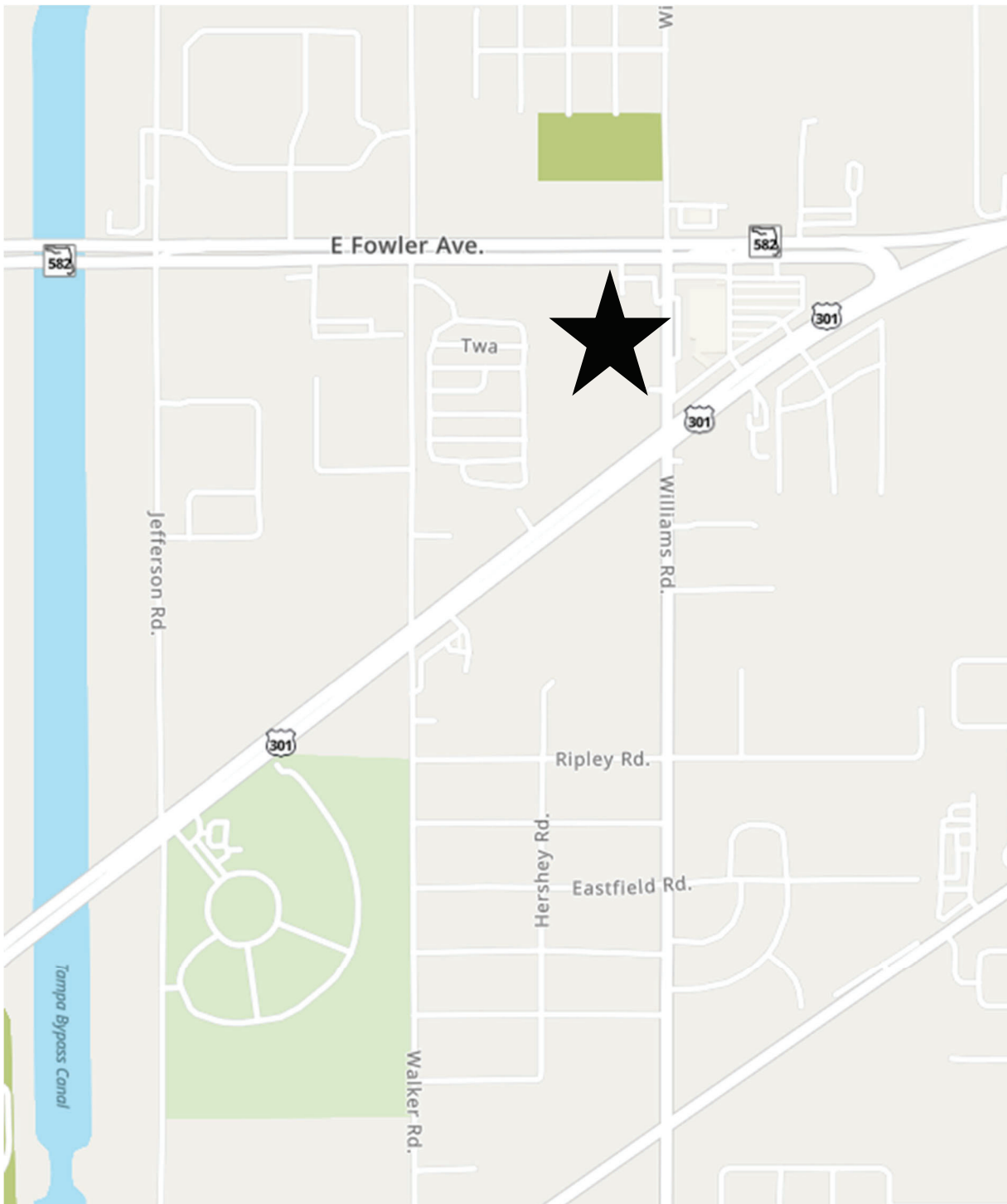
_____Disapproved _____Approved with Conditions _____Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

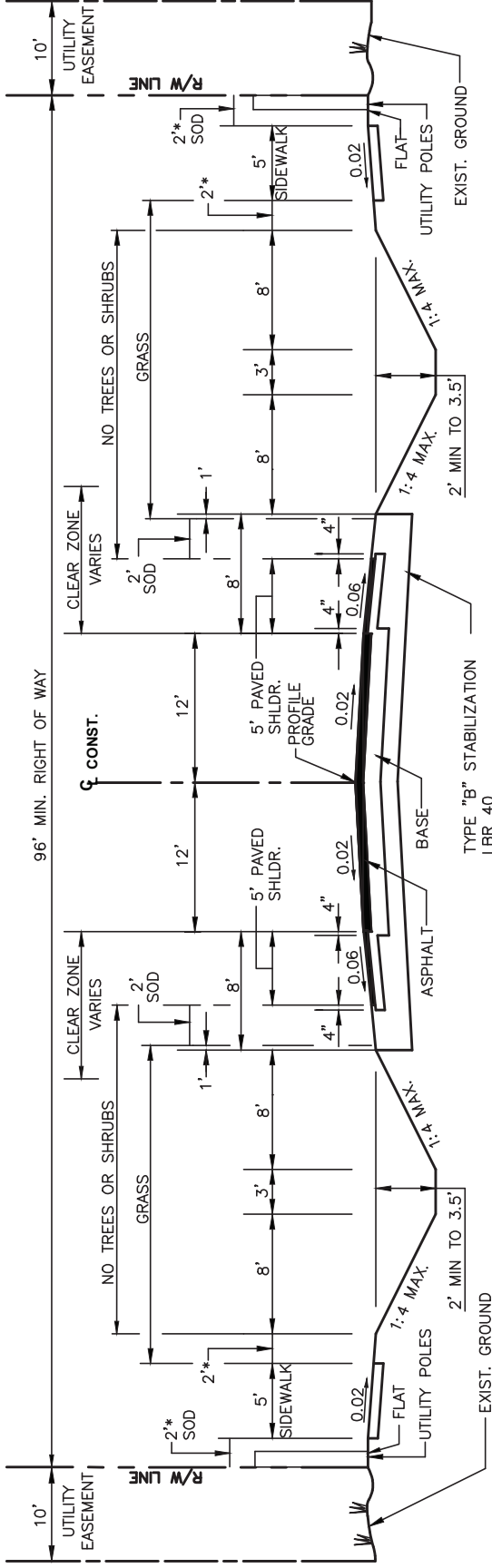
Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map









TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

10

TRANSPORTATION TECHNICAL MANUAL



**Hillsborough
County Florida**

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

AGENCY REVIEW COMMENT SHEET

DATE: April 2, 2025
FROM: Lindsey Mineer, FDOT
PETITION NO.: MM 25-0583
LOCATION: 9401 E Fowler Ave, Thonotosassa
FOLIOS: 61059.0000, 61060.0000

- ☐ 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.

This project is on a state road, Dr. Martin Luther King Jr. Blvd., (SR 574). This site was reviewed at a Pre-Application meeting with FDOT on 2/18/25. The following comments are based on the site plan provided at that meeting and are not legally binding. These requirements and recommendations can be modified at any time at the department's discretion.

- This section of SR 582 is a class 03 roadway with a posted speed of 45 mph and 440 ft driveway connection spacing.
- The proposed access as shown will not meet the minimum spacing requirements and will be considered a non-conforming connection.
- A non-conforming connection requires the provision of a cross access connection to the adjacent parcels on both the east and west side of the adjacent properties.
- The proposed development as a warehouse use having an expectation of larger truck traffic entering the site will require the installation of a right turn lane on SR 582.

- The required improvements on SR 582 are to meet the design standards outlined in FDOT Design Manual.
- The driveway connection is to be designed to the standards shown in the FDM Design Manual Driveway Standards Chapter 214 for driveway.
- Please provide an AutoTurn exhibit showing the inbound and outbound movements and include the internal site circulation for a WB-62.
- The submitted plans are to include the pedestrian and vehicular sight triangles per FDM criteria.
- The submitted TIA is to include an evaluation of the impacts to the intersection at Williams Rd.
- Provide the traffic distribution plan for exiting truck traffic from this site and outline how trucks will return to the I-75 corridor from the parcel as U-turn movements will not be possible on Fowler Ave.
- In the event the proposed connection to Williams Rd is to be the main exit from the site for all truck traffic the department will require the intersections of Williams Rd and SR 582 and Williams Rd and US 301 to be evaluated.

If you have any questions, please reach out to Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
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Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 16, 2025	COMMENT DATE: March 28, 2025
PETITION NO.: 25-0583	PROPERTY ADDRESS: 9401 E Fowler Ave, Thonotosassa
EPC REVIEWER: Abbie Weeks	FOLIO #: 0610590000, 0610600000
CONTACT INFORMATION: (813) 627-2600 x1101	STR: 18-28S-20E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Major Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	Expired in 2003
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist in the northwestern portion of the property, generally shown on the 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	

Environmental Excellence in a Changing World

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

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

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

INFORMATIONAL COMMENTS:

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

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- 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: Kami.Corbett@hwhlaw.com



**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: 07/07/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Happy Traveler RV Park & Resort LLC

PETITION NO: 25-0583

LOCATION: 9401 E Fowler Ave

FOLIO NO: 61059-0000 61060-0000

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, Northeast Fire - Warehouse, Distribution, Industrial (unspecified size)

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 05/12/2025**

Agency: Natural Resources **Petition #: 25-0583**

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

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



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 3/12/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/26/2025

PROPERTY OWNER: Happy Traveler RV Park & Resort, LLC **PID:** 25-0583

APPLICANT: Happy Traveler RV Park & Resort, LLC

LOCATION: 9401 E Fowler Ave. Thonotosassa, FL 33592

FOLIO NO.: 61059.0000 and 61060.0000

AGENCY REVIEW COMMENTS:

Summary of Applicant's Request

The applicant requests Major modification to the existing PD 89-0052 approved for six development pods, ranging from an existing Mobile Home/RV Park pod, existing office pod, existing open storage (RV and boat), and proposed commercial pods. The Applicant seeks to modify the outdoor storage and commercial pods labeled as pods A, E, and C in the existing Planned Development, to allow for light industrial uses, including outside storage, equipment serving, light manufacturing, and sales, in addition to enclosed light industrial.

EVSD Review

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Potable Water Wellfield Protection Area (PWWPA) due two Community Water System located within 500-feet of the folios; however, the wells are located on the applicant's folios and serves the installation's operations. As established in Chapter 62-521, F.A.C., any potable water well installed by an installation used to serve that installation's operation is excluded from the prohibitions set forth in Rule 62-521.400, F.A.C.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Surface Water Resource

Protection Area (SWRPA) and/or Wellhead Resource Protection Area (WRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 Mar. 2025

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

APPLICANT: Kami Corbett

PETITION NO: MM 25-0583

LOCATION: 9401 E. Fowler Ave., Thonotosassa, FL 33592

FOLIO NO: 61059.0000

SEC: 18 **TWN:** 28 **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: _____.

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

PETITION NO.: MM 25-0583

REVIEWED BY: Clay Walker, E.I.

DATE: 3/14/2025

FOLIO NO.: 61059.0000, 61060.0000

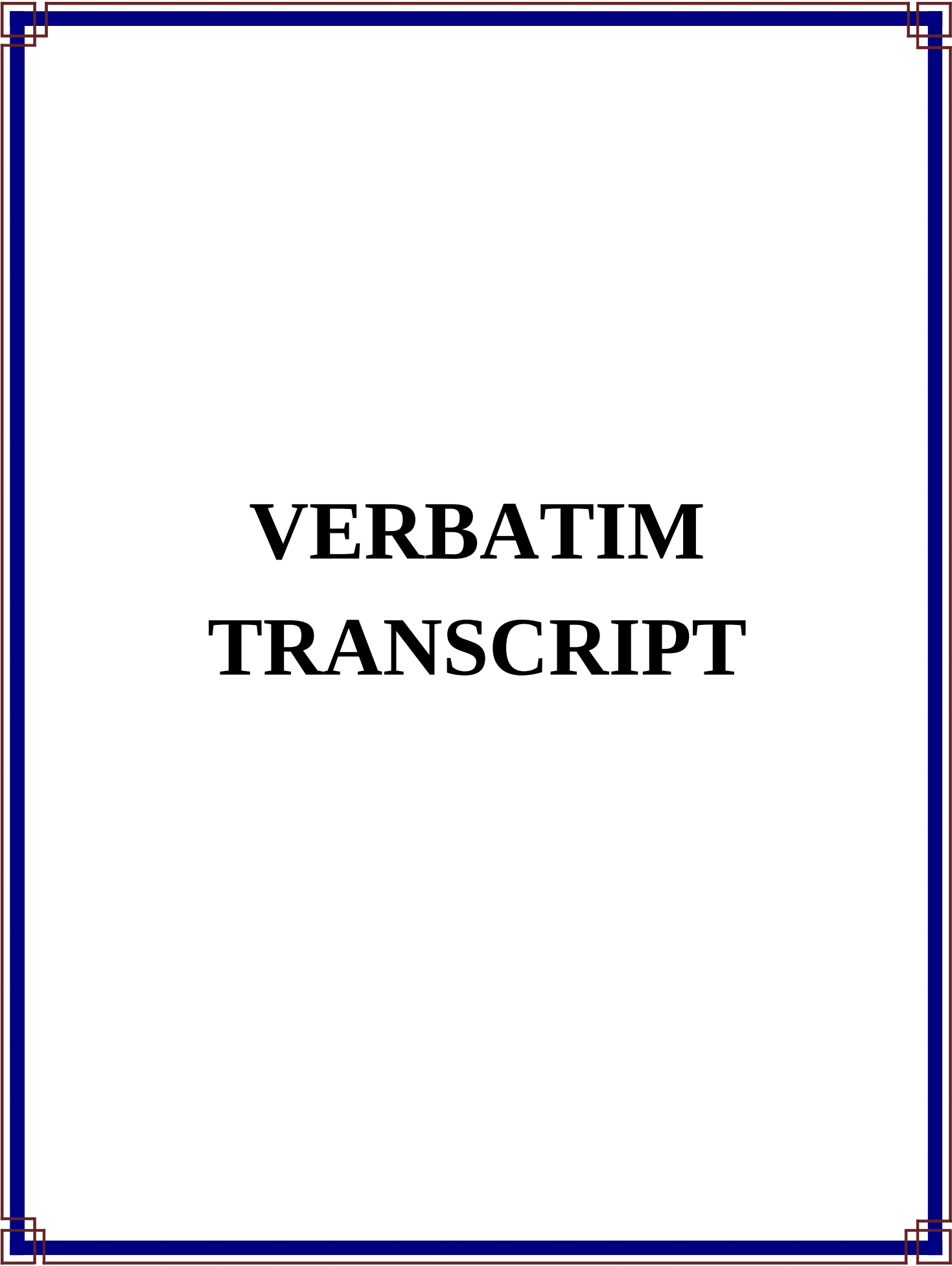
WATER

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

WASTEWATER

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

Transcript of Proceedings
July 21, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER
MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zone Hearing Master

Pamela Jo Hatley
Zone Hearing Master

DATE: Monday, July 21, 2025

TIME: Commencing at 6:01 p.m.
Concluding at 10:06 p.m.

LOCATION: Hillsborough County BOCC - Development
Services Dept. (LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

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

1 MS. HEINRICH: Our next item is D.7. Major Mod 25-
2 0583.

3 The applicant is requesting a Major Modification in PD
4 89-0052. Chris Grandlienard with Development Services will
5 present staff findings after the applicant's presentation. And
6 there is a revised staff report that either will be handed out
7 to you or was previously handed out with you, correcting a
8 square footage typo and a square -- or setback typo and removing
9 a condition because it repeats what's already required in the
10 LDC.

11 HEARING MASTER: All right. Thank you.
12 Applicant?

13 MS. CORBETT: Yes. Kim Corbett with the law firm of
14 Hill Ward Henderson. And I'm going to be really brief with my
15 presentation, since I know that staff will do a great job on
16 theirs.

17 Subject property is located east of the interstate
18 along Fowler Avenue. It's located in an area that's designated
19 SMU-6. This is what the site looks like. It is a mobile home
20 park -- mobile home RV park currently. We did a modification
21 last year on the easternmost portion of the site to allow for
22 that mobile home park. What we're here this evening asking for
23 is a further modification to that.

24 On the left-hand side you have development option 1,
25 which is the existing original zoning approval. And our -- the

1 property owner doesn't own or control all of that PD. So we're
2 only modifying a portion of it, but we're not changing anything
3 with respect to option 1. That remains the same.

4 On the right-hand side you see our proposed rezoning
5 plan, and you'll see that easternmost part of the site is
6 proposed for Light Industrial, approximately 175,000 square
7 feet. And essentially what we're asking for is all land uses
8 that don't constitute heavy industrial uses.

9 We are asking for two PD variations, and staff is in
10 support of those PD variations. The one is a variation to
11 screening between parcel A and E and a portfolio to the south.
12 We're asking for a 10-foot Type C instead of a 15-foot Type B.
13 So we're increasing the type of screening but decreasing the
14 width. And then we are asking for a reduction in-between parcel
15 AE and parcel D to a 10-foot Type B instead of a 30-foot Type C.
16 There's common ownership between the parcels, so we really view
17 that as an internal buffer and screen between the two.

18 And staff has reviewed our justification and have
19 found this affordable. With that we have, Planning Commission
20 has found us consistent subject to conditions and Development
21 Services have found the proposal as affordable, subject to
22 conditions. And we have our project engineer and our
23 transportation engineer should you have any questions.

24 HEARING MASTER: All right. Thank you. No questions
25 for you.

1 MR. GRANDLIENARD: Good evening, Chris Grandlienard
2 again. I have the revised reports I'd like to hand out.

3 HEARING MASTER: Thank you.

4 MR. GRANDLIENARD: The applicant -- I'm here to
5 present application Major Modification 25-0583. The applicant
6 requests a Major Modification to the existing Planned
7 Development PD 88-0052, for a 28.3-acre property at 10401 East
8 Fowler Avenue in Thonotosassa.

9 The PD is approved for two development options.
10 Option one, is approved for RV and boat storage, commercial
11 office, and RV park within six development parcels. Option two
12 is approved for RV storage, boat storage, and mini warehouse,
13 commercial, a mobile home park, and an RV park within the five
14 development parcels.

15 The proposal seeks to change the approved uses in
16 option two for parcel pods AE and CC, from a mobile home park,
17 mini warehouse, and boat and RV storage to light industrial,
18 totaling approximately 11.45 acres. The remaining PD elements
19 in option two and all of option one will remain unchanged.

20 The area modification is situated between Fowler
21 Avenue to the north and Highway 301 to the south. Zoning
22 Districts permitting Intensive Commercial and Manufacturing are
23 found within the general area. Building height has been limited
24 to between 35 and 50 feet, or with -- and with a additional
25 setback required with over 35 feet in height.

1 Staff supports the proposed Major Modification as it
2 represents compatible evolution of the existing Planned
3 Development, aligning with the intent of SMU-6 and the
4 Thonotosassa Community Plan. The introduction of light
5 industrial uses in pods A and E and C allow for a more diverse
6 economic base within a well-established PD, while maintaining
7 compatibility and adequate buffering and screening.

8 Staff finds the request approvable subject to the
9 proposed conditions. Glad to answer any questions you might
10 have.

11 HEARING MASTER: Thank you. No questions for you.

12 MR. GRANDLIENARD: Thank you.

13 HEARING MASTER: All right. Planning Commission?

14 MR. ROYAL: Good evening. Tyreck Royal, Planning
15 Commission staff. The proposal meets the intent of FLU
16 Objective 4.4 and FLU Policy 4.4.1 that require new development
17 to be compatible to the surrounding neighborhood. In this case,
18 the surrounding land use pattern is comprised of a mix of uses.
19 FLU Policy 4.4.1 states that any density or intensity increases
20 shall be compatible with existing, proposed, or planned
21 surrounding development. Development or redevelopment shall be
22 integrated with adjacent land uses through the creation of light
23 uses, the creation of complementary uses, mitigation of adverse
24 impacts, transportation, pedestrian connections, and gradual
25 transition of intensity. The mobile home RV park uses allow for

1 adequate transition of uses, before -- between the adjacent
2 roadway intersections and the existing single-family homes to
3 the west of the subject site.

4 The proposal also includes land use uses that are
5 similar to those existing in the surrounding area, making this
6 request consistent with FLU Objective 1.4, FLU Policy 4.4.1.
7 and FLU Policy 4.7.4.

8 Overall, staff find that proposed use is compatible
9 with the existing development pattern found within the
10 surrounding area. Based on the above consideration, goals,
11 objectives, and policies, Planning Commission staff find that
12 the proposed modification is consistent with Unincorporated
13 Hillsborough County Comprehensive Plan. Thank you.

14 HEARING MASTER: All right. Thank you. Is there
15 anyone here or online who wishes to speak in support of this
16 application? I do not hear anyone. Is there anyone here or
17 online who wishes to speak in opposition to this application?
18 All right. I do not hear anyone.

19 Development Services, anything further?

20 MS. HEINRICH: No, ma'am.

21 HEARING MASTER: All right. And applicant?

22 MS. CORBETT: Kami Corbett. I just wanted to say that
23 we did see the revised staff report and are in agreement with
24 those conditions, just for the record.

25 HEARING MASTER: Thank you. All right. This closes

1 the hearing on Major Modification 25- 0583.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

Susan Finch PAGE 1 OF 8

DATE/TIME: 7/21/25, 6PMHEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ-24-1155	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S # 451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-899-1700</u>
APPLICATION # RZ 0867 25-0867	PLEASE PRINT NAME <u>Annie Barnes</u> MAILING ADDRESS <u>401 E Jackson St Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-294 4800</u>
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>Jim Porter</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 17</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 340-0511</u>
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>Hayla Harrell</u> MAILING ADDRESS <u>2841 Executive Dr. Suite 220</u> CITY <u>Clewer</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>JOSE # OMILA</u> MAILING ADDRESS <u>1950 HAMMOCKS AVE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 812-6500</u>
APPLICATION # RZ 24-1116 US	PLEASE PRINT NAME <u>Ash Alonzo</u> MAILING ADDRESS <u>2434 10th AVE N</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33713</u> PHONE <u>727-459-3283</u>

DATE/TIME: 7/21/25, 6PM HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 24-1116	PLEASE PRINT NAME <u>Jannelle Cubero</u> MAILING ADDRESS <u>4004 N Branch A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33605</u> PHONE <u>(813) 774-0001</u>
APPLICATION # R2 24-1116	PLEASE PRINT NAME <u>Jesie Felipe</u> MAILING ADDRESS <u>6909 N Fremont Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813 4181848</u>
APPLICATION # R2 24-1116	PLEASE PRINT NAME <u>Julie Feliciano</u> MAILING ADDRESS <u>2824 W. Union St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 203095</u>
APPLICATION # R2 24-1116 VS	PLEASE PRINT NAME <u>Sage Marcelin</u> MAILING ADDRESS <u>8545 Central Ave</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u> </u> PHONE <u> </u>
APPLICATION # R2 24-1116	PLEASE PRINT NAME <u>FRASER HENDERSON</u> MAILING ADDRESS <u>12115 SAN GHALFORD CT</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>813 712 9824</u>
APPLICATION # R2 24-1116	PLEASE PRINT NAME <u>JOHN RESTAINO</u> MAILING ADDRESS <u>14602 TUDOR CHASE DR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>813-766-9364</u>

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>Amanda Siftar</u> MAILING ADDRESS <u>12016 Meridian Point Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>813-857-9093</u>
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>Abigail Cronin</u> MAILING ADDRESS <u>12111 San Chab fun Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813/334-0747</u>
APPLICATION # RZ 24-1116 VS	PLEASE PRINT NAME <u>Leigh Slement</u> MAILING ADDRESS <u>2753 State RD 580 Suite 202</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33761</u> PHONE <u>727-687-1894</u>
APPLICATION # RZ 24-1116 VS	PLEASE PRINT NAME <u>Bruce Derby</u> MAILING ADDRESS <u>16301 Byrnwyck LN</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-956-7029</u>
APPLICATION # RZ 24-1116	PLEASE PRINT NAME <u>MICHAEL YATES, PAUL TRAFFIC</u> MAILING ADDRESS <u>4006 S. MAC DILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # MM 25-0025	PLEASE PRINT NAME <u>William J Mollly</u> MAILING ADDRESS <u>375 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u></u>

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 25-0025	PLEASE PRINT NAME <u>Isabelle Alburt</u> MAILING ADDRESS <u>1000 W. Ashley Dr # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3360</u> PHONE <u>813 331-0976</u>
APPLICATION # mm 25-0025 VS	PLEASE PRINT NAME <u>Erik Swart</u> MAILING ADDRESS <u>9302 Barrington Oaks Dr</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>386 249 3021</u>
APPLICATION # mm 25-0025	PLEASE PRINT NAME <u>Alexandra Swart</u> MAILING ADDRESS <u>9302 Barrington Oaks Dr</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE _____
APPLICATION # mm 25-0025	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>813 359 8341</u>
APPLICATION # RZ 25-0371	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd. St 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-8411</u>
APPLICATION # RZ 25-0371	PLEASE PRINT NAME <u>JOHN REGAN</u> MAILING ADDRESS <u>5051 SANDY BROOK CIR</u> CITY <u>WIMBORNE</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-938-4058</u>

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0371	PLEASE PRINT NAME <u>Augie Grace</u> MAILING ADDRESS <u>15821 Cobble Mill Dr</u> CITY <u>Wimamingu</u> STATE <u>FL</u> ZIP <u>33588</u> PHONE <u>781-799-7299</u>
APPLICATION # RZ 25-0371	PLEASE PRINT NAME <u>Chris O'Kelley</u> MAILING ADDRESS <u>3010 W Azalee St Ste 150</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813 223-3911</u>
APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>SIDNEY CALLOWAY</u> MAILING ADDRESS <u>3201 E Bryscoff Road Tampa</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33</u> PHONE <u>954 843-8823</u>
APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>Alexander Baum</u> MAILING ADDRESS <u>429 SW 195th Ave</u> CITY <u>Pembroke Pines</u> STATE <u>FL</u> ZIP <u>33023</u> PHONE <u>954-283-0815</u>
APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>Danny Kushner</u> MAILING ADDRESS <u>6107 Adamsville RD</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>352 238-1956</u>
APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>JAMES KUSHNER</u> MAILING ADDRESS <u>6123 ADAMSVILLE RD</u> CITY <u>GIBSONTON</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-369-1370</u>

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0452	PLEASE PRINT NAME <u>Michele P. Sanchez</u> MAILING ADDRESS <u>4101 Adamsville Rd.</u> CITY <u>Orlando</u> STATE <u>FL</u> ZIP <u>32834</u> PHONE <u>2072-72-9960</u>
APPLICATION # RZ 25-0457	PLEASE PRINT NAME <u>Justyna Gale</u> MAILING ADDRESS <u>200 Pinewind Blvd</u> CITY <u>Oldsmar</u> STATE <u>FL</u> ZIP <u>34677</u> PHONE <u>352-514-0158</u>
APPLICATION # RZ 25-0469	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 25-0469	PLEASE PRINT NAME <u>JOHN REGAN</u> MAILING ADDRESS <u>5052 SANDY BROOK CIR</u> CITY <u>WIMBLEDON</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>813-938-4088</u>
APPLICATION # RZ 25-0469	PLEASE PRINT NAME <u>Ange Grace</u> MAILING ADDRESS <u>15821 Cobble Mill Dr</u> CITY <u>Wimbourne</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>781-799-7299</u>
APPLICATION # mm 25-0583	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>

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

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0587	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>100 N Ashley Dr. # 960</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331 0276</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Colton Moran</u> MAILING ADDRESS <u>11204 River View Dr.</u> CITY <u>River View</u> STATE <u>FL</u> ZIP <u>33518</u> PHONE <u>37-2182270</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Jacqueline Spashka</u> MAILING ADDRESS <u>7808 Celafia Dr.</u> CITY <u>Reverie</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-765-0872</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Susan Morris</u> MAILING ADDRESS <u>7508 Alafia Dr.</u> CITY <u>River View</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>904-655-6609</u>
APPLICATION # MM 25-0694	PLEASE PRINT NAME <u>Richard Freeman</u> MAILING ADDRESS <u>7428 Alafia Dr</u> CITY <u>River View</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-464-5977</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 8 OF 8DATE/TIME: 7/21/2025 6PM HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 25-0694	PLEASE PRINT NAME <u>Patricia Moore</u> MAILING ADDRESS <u>8201 Mays Ave</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-6824</u>
APPLICATION # mm 25-0694	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5013 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 25-0744	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # mm 25-0745	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
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: July 21, 2025

HEARING MASTER:

Susan Finch/Pamela Jo Hatley

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1155	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1116	Kayla Harrell	1. Applicant Presentation Packet	No
RZ 24-1116	Fraser Henderson	2. Opposition Presentation Packet	No
RZ 24-1116	Amanda Siftar	3. Opposition Presentation Packet	No
MM 25-0025	Tim Lampkin	1. Revised Staff Report	Yes – Copy
MM 25-0025	Isabelle Albert	2. Applicant Presentation Packet	Yes – Copy
RZ 25-0371	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0371	John Regan	2. Opposition Presentation Packet	No
RZ 25-0371	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0371	Kami Corbett	4. Applicant Presentation Packet	No
RZ 25-0452	Sidney Calloway	1. Applicant Presentation Packet	No
RZ 25-0457	Justyna Gale	1. Applicant Presentation Packet	No
RZ 25-0469	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0469	John Regan	2. Opposition Presentation Packet	No
RZ 25-0469	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0469	Kami Corbett	4. Applicant Presentation Packet	No
RZ 25-0469	Jared Follin	5. Revised Staff Report	Yes – Copy
MM 25-0583	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0583	Chris Grandlienard	2. Revised Staff Report	Yes – Copy
MM 25-0694	Jacqueline Dashler	1. Opposition Presentation Packet	No
MM 25-0694	Susan Morris	2. Opposition Presentation Packet	No
RZ 25-0744	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0744	Jared Follin	2. Revised Staff Report	Yes – Copy
MM 25-0745	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0745	Jared Follin	2. Revised Staff Report	Yes – Copy

JULY 21, 2025 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

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

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS:

B.1. RZ-24-1155

▶ Michelle Heinrich, DS, called RZ-24-1155.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ-24-1155.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-25-0867

▶ Michelle Heinrich, DS, called RZ 25-0867.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 25-0867.

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

D.1. RZ 24-1116

▶ Michelle Heinrich, DS, called RZ 24-1116.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-1116.

MONDAY, JULY 21, 2025

D.2. MM 25-0025

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

D.3. RZ 25-0371

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

D.4. RZ 25-0452

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

D.5. RZ 25-0457

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

D.6. RZ 25-0469

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

D.7. MM 25-0583

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

D.8. RZ 25-0587

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

MONDAY, JULY 21, 2025

D.9. MM 25-0694

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

D.10. RZ 25-0744

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

D.11. MM 25-0745

- ▶ Michelle Heinrich, DS, called MM 25-0745.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 25-0745.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

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

MM – 25-0583

Application No.

MM 25-0583

Name:

Kami Corbett

Entered at Public Hearing:

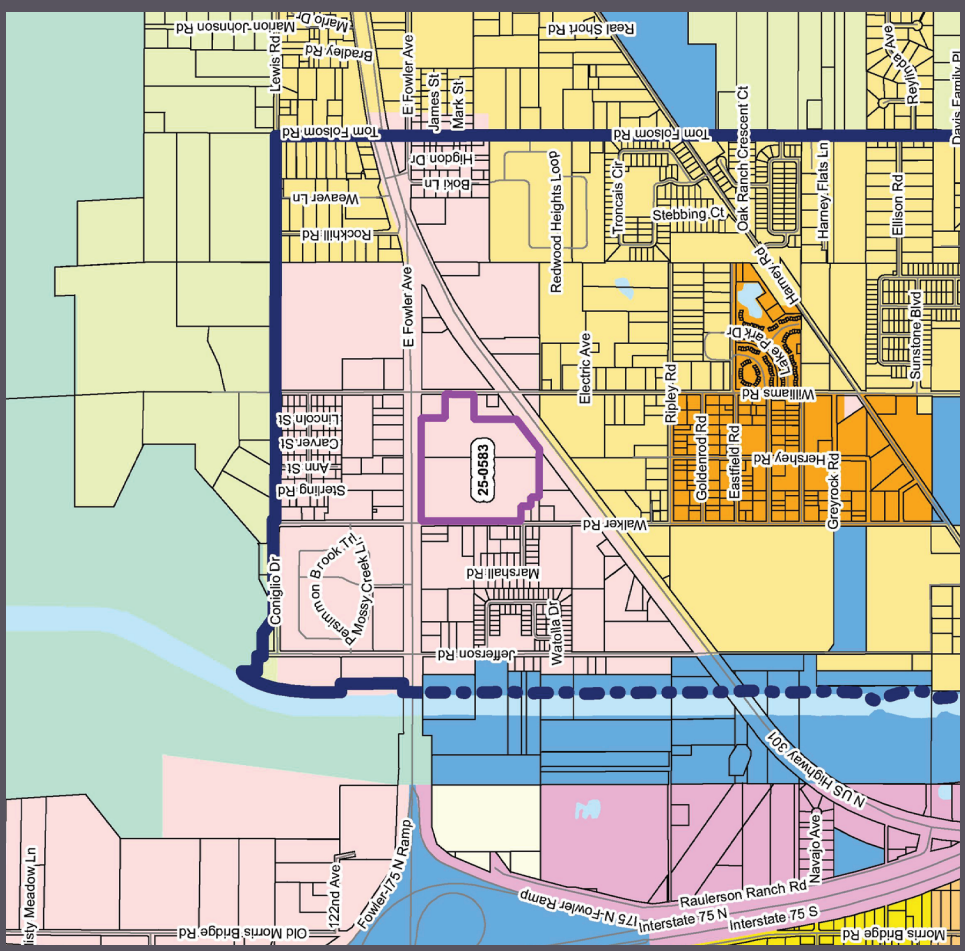
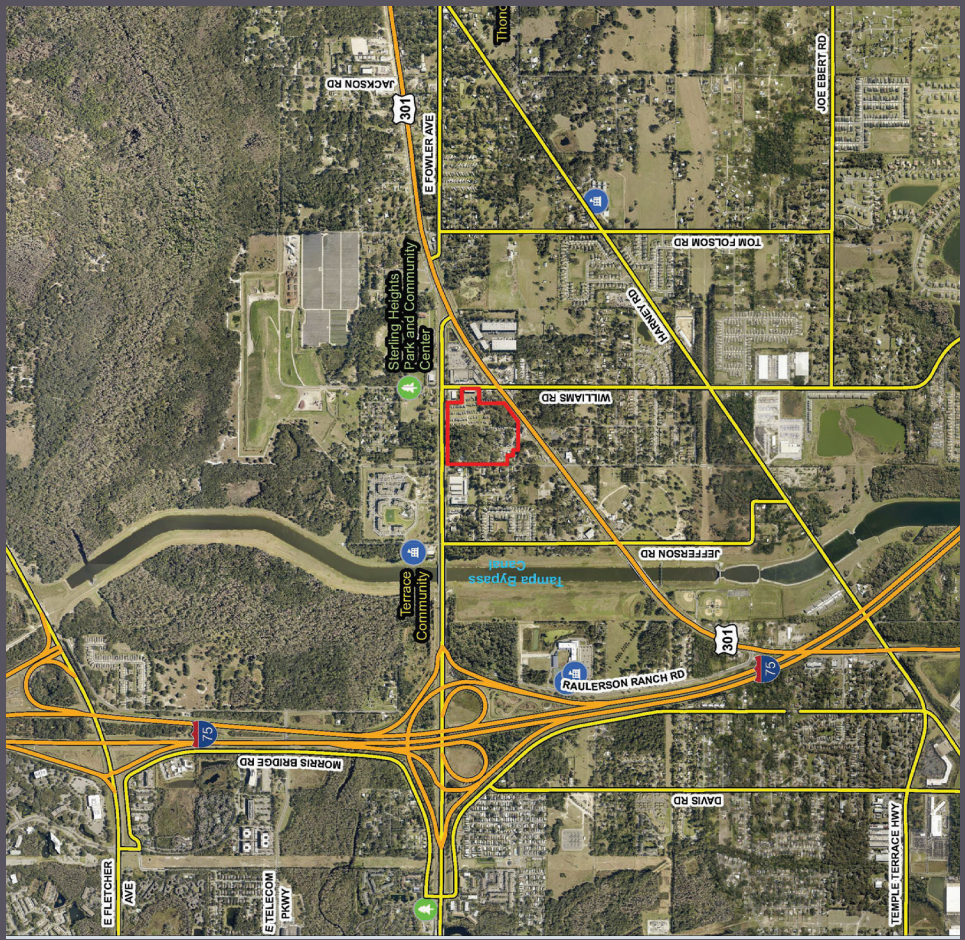
ZHM

Exhibit #:

1

Date:

7/21/2025





LDC Part 6.06.00 – Landscaping and Buffering

Variation to Screening Between Parcel AE – Folio 061630100

10' Type C instead of 15' Type B

Variation to Screening Between Parcel AE and D

10' Type B instead of 30' Type C

PD Variations Supported by Staff

Planning Commission

Proposal is **consistent** subject to conditions

Development Services

Proposal is **supportable** subject to conditions

Support from All Reviewing Agencies

PD Modification Application: MM 25-0583

Zoning Hearing Master Date: July 21, 2025

BOCC Land Use Meeting Date: September 9, 2025

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Happy Traveler RV Park & Resort LLC

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 28.3 MOL

Community
Plan Area: Thonotosassa

Overlay: None

**Introduction Summary:**

The Applicant requests a major modification to the existing Planned Development (PD 89-0052 – as most recently modified by MM 23-0617) for a 28.3-acre property at 9401 E Fowler Ave. in Thonotosassa. The PD is approved for two development options – Option 1 is approved for RV and Boat storage, commercial, office and an RV park within six development parcels. Option 2 approved RV storage, Boat storage and mini-warehouse, commercial, a mobile home park and an RV park within five development parcels. The proposal seeks to change the approved uses in Option 2 for Parcels Pods A/E and CC from a mobile home park, mini-warehouse and boat and RV storage to Light Industrial, totaling approximately 11.45 acres. The remaining PD elements in Option 2 and all of Option 1 will remain unchanged.

Existing Approval(s):	Proposed Modification(s):
Option 2: Parcel AE permits A Mobile Home Park with a maximum of 94 units	Parcel AE permits Light Industrial uses (M zoning district uses) up to 0.35 F.A.R.
Option 2: Parcel CC permits a maximum of 10,890 sf of mini-warehouse uses and/or 1.0 ac of open storage uses for Boats and RVs	Parcel C permits Light Industrial uses (M zoning district uses) up to 0.35 F.A.R.

Additional Information:

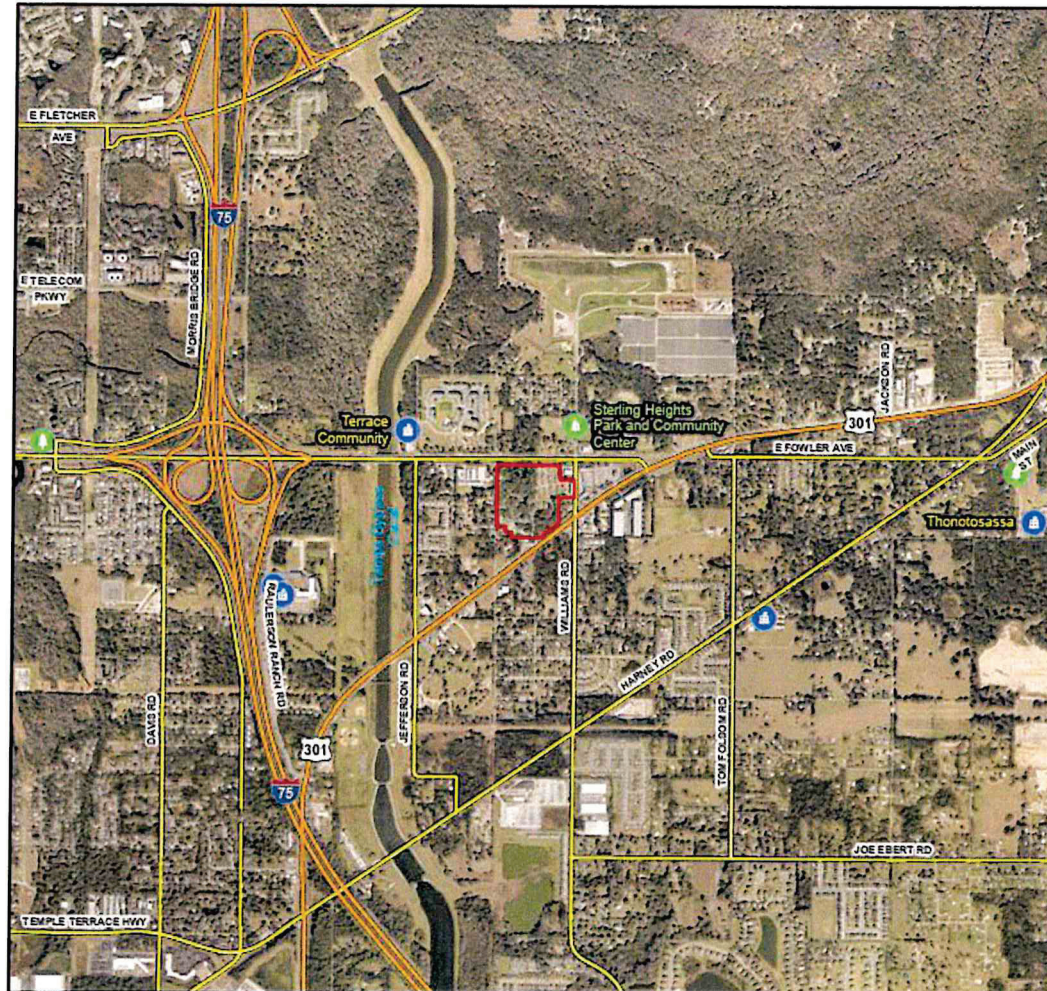
PD Variation(s):	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

Application No. MM 25-0583
Name: Chris Grandliard
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 7/21/2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

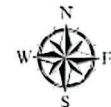


VICINITY MAP

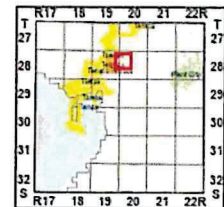
MM 25-0583

Folio: 61059.0000, 61060.0000

- APPLICATION SITE
- + RAILROADS
- S SCHOOLS
- P PARKS



STR: 18-28-20



NOTES: This vicinity map is for informational purposes only. It is not intended to be used as a legal document. The map is based on the best available information and is not guaranteed to be accurate. The map is subject to change without notice. The map is not a substitute for a professional survey or other legal document. The map is not a substitute for a professional survey or other legal document. The map is not a substitute for a professional survey or other legal document.

Context of Surrounding Area:

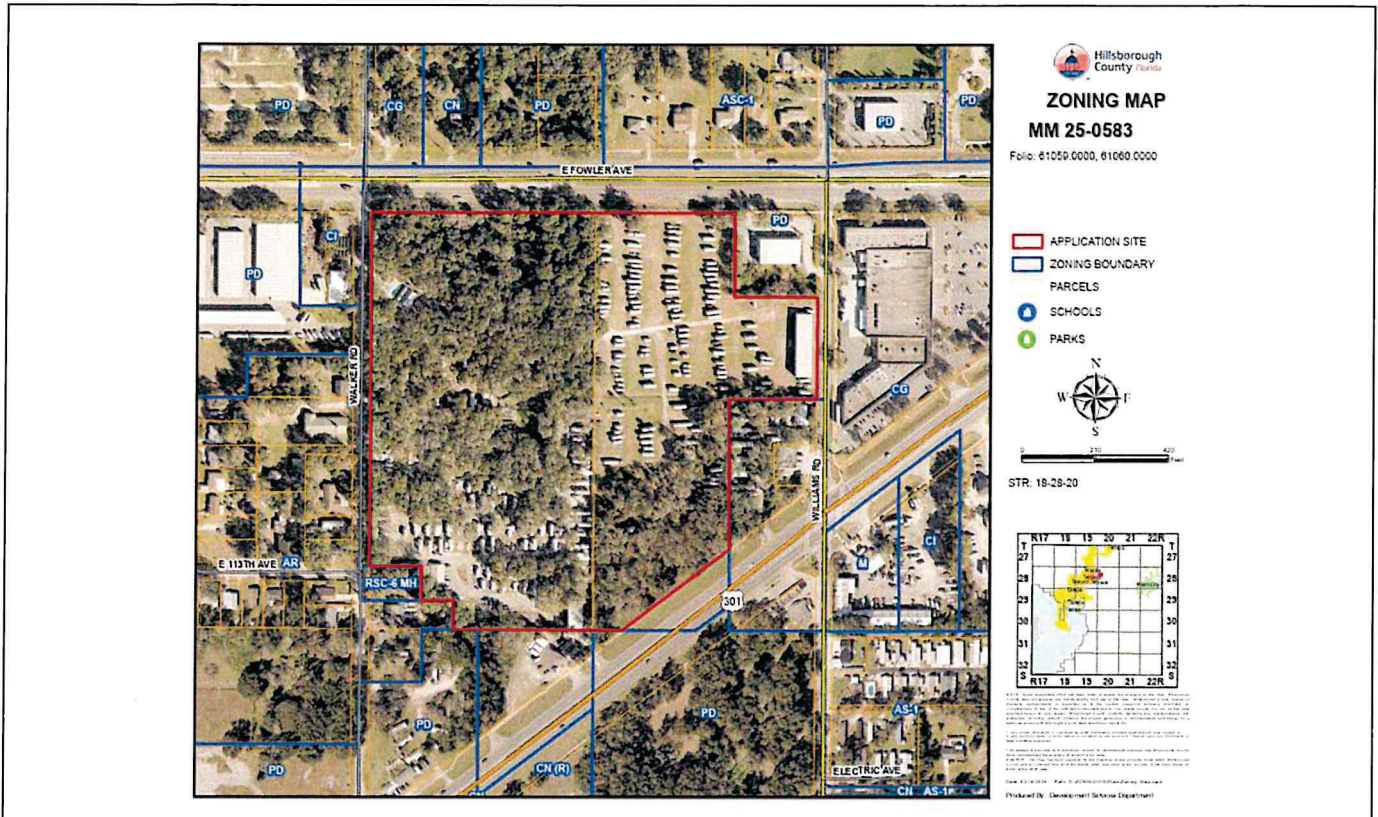
The site is located at 9401 East Fowler Avenue and is located in the Urban Service Area within the limits of the Thonotosassa Community Plan. In the general proximity of the subject site the zoning districts are CG, PD and ASC-1 to the north. To the south is RSC-6, AR, PD and CG. To the east is PD and CG. To the west is CI, PD, AR, and RSC-6. The surrounding area is predominantly a mixture of residential and commercial uses.

APPLICATION NUMBER: MM 25-0583
 ZHM HEARING DATE: July 21, 2025
 BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

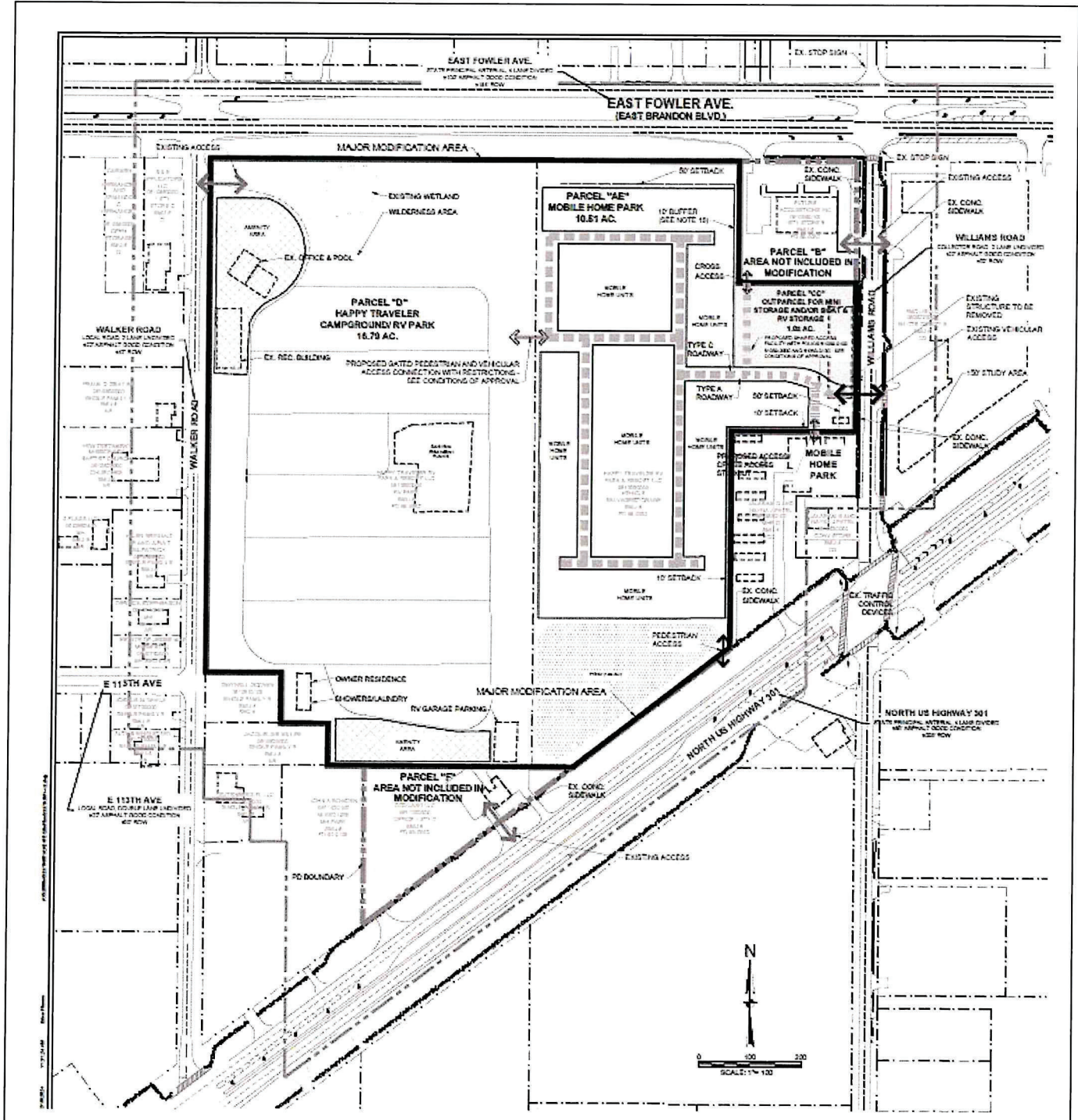


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, CN, PD 23-0784, PD 89-0052, ASC-1	CG: 0.27 F.A.R. CN: 0.20 F.A.R. PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: 1 d/u per acre	CG: Commercial CN: Commercial PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: SFR & Ag	CG: Commercial CN: SFR PD 23-0784: SFR PD 89-0052: Commercial ASC-1: SFR
South	RSC-6, AR, PD 89-0052, PD 02-0215, CG	RSC-6: 6 du/a, AR: 1 du/5ac, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: 0.27 F.A.R.	RSC-6: SFR, AR: SFR & Ag, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: Commercial	RSC-6: SFR, AR: SFR, PD 89-0052: Commercial, PD 02-0215: Vacant, CG: Commercial
East	PD 89-0052, CG	PD 89-0052: Per PD, CG: 0.27 F.A.R.	PD 89-0052: Per PD CG: Commercial	PD 89-0052: Commercial CG: Mobile Home Park
West	CI, PD 06-0452, AR, RSC-6	CI: 0.30 F.A.R., PD 06-0452: Per PD, AR: 1 du/5ga, RSC-6: 6du/1 ga	CI: Commercial, PD 06-0452: Per PD, AR: SFR & Ag, RSC-6: SFR	CI: Commercial, PD 06-0452: Mini-Storage, AR: SFR & Church, RSC-6: SFR

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)



APPLICATION NUMBER: MM 25-0583

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

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
Williams Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Fowler Ave.	FDOT Principal Arterial - Rural	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Walker Rd.	County Local - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation (Modification Area Only) ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	686	44	55
Proposed	1,255	59	59
Difference (+/-)	(+)569	(+)15	(+) 4

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

Connectivity and Cross Access (For Modification Area) ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Pedestrian	Vehicular & Pedestrian	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		Emergency Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Williams Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

APPLICATION NUMBER: MM 25-0583

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☒ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☒ Other: Airport Height Restriction: 130' AMSL				
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 Warehouse (Per 1,000 s.f.) Manufacturing (Per 1,000 s.f.) Light Industrial (Per 1,000 s.f.) 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

The Applicant requests a major modification to the existing Planned Development PD 89-0052 (as most recently modified by MM 23-0617) for an approximately 28.3-acre site located at 9401 E Fowler Avenue in Thonotosassa. The proposed modification affects portions of the PD identified as Pods A/E and C, currently approved for outdoor storage and commercial uses, and seeks to allow Light Industrial development in these areas. The overall Option 1 of the PD includes six development pods, with uses ranging from a Mobile Home/RV Park to office and commercial areas. The subject site lies within the Urban Service Area, the Thonotosassa Community Plan area, and has a future land use designation of SMU-6.

The area of modification is situated between Fowler Avenue to the north and Highway 301 to the south. Zoning districts permitting intensive commercial and manufacturing are found within the general area. Building height has been limited to between 35 and 50 feet, with an additional setback required when over 35 feet in height.

Staff supports the proposed major modification as it represents a logical and compatible evolution of the existing Planned Development, aligning with the intent of the SMU-6 Future Land Use designation and the Thonotosassa Community Plan. The introduction of Light Industrial uses in Pods A/E and C allows for a more diverse economic base within a well-established PD, while maintaining compatibility and adequate buffering and screening with adjacent uses, including commercial, residential, and industrial developments.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding area and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions

APPLICATION NUMBER: MM 25-0583

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

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

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

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to certification, the applicant shall make the following revisions to the PD site plan:

1. Specify the Light Industrial (LI) uses as M zoning district uses.

~~2. Revise Total Building Area for Parcels A-E and C to 174,592 s.f.~~

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 7, 2025.

These conditions shall apply to Development Option 1:

1. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
2. All loading docks and trash facilities shall be enclosed pursuant to the buffer and screening standards within the Hillsborough County Land Development Code. Prior to detailed site plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
3. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
4. Development within Option 1 shall be permitted the following uses:
 - 4.1 Parcel A - Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.
 - 4.2 Parcel B - C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
 - 4.3 Parcel C - Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

Enclosed storage with or without covered canopy shall be permitted with a maximum F.A.R. of .13. RV sales and service are prohibited. In addition a 15 foot setback shall be permitted along the southern parcel boundary.
 - 4.4 Parcel D – 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient

acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.

4.5 Parcel E

4.5.1 Shall permit the following uses:

Minor industry
Contractor office/commercial vehicles associated with contractor
Mini-warehouse
Business Professional Office
Recreational vehicle/boat storage
Publishing and printing
Renting and leasing, light equipment

4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.

4.5.2 A maximum 0.29 FAR.

4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.

4.5.4 Maximum height for Parcel E shall be 25 feet.

4.5.5 No business activity shall occur outside the buildings.

4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.

4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.

4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.

4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.

4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.

4.6 Parcel F - C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.

5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements

or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.

6. All roof top mechanical equipment shall be screened from public view.
7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
8. The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
9. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.
14. Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.

16. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
17. Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
18. 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.
19. 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.
20. 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).
21. 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.
22. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
23. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
24. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

These conditions shall apply to Development Option 2:

25. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.

26. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet, unless otherwise stated. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
27. Development within Option 2 shall be permitted the following uses:
- 27.1 Parcels AE and C (folio#61059.0000) shall be permitted ~~174,592~~ 174,599 s.f. of M zoning district uses. No M zoning district uses meeting the Land Development Code definition of Heavy Industrial shall be permitted.
- ~~27.1 Parcel AE – A Mobile Home Park with a maximum of 94 units.~~
- 27.2 Parcel B – Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
- ~~27.3 Parcel CC – A maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.~~
- 27.4-3 Parcel D – 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.
- 27.54 Parcel F – Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
28. Maximum building height of Parcel AE shall be 50 feet and of Parcel C shall be 35 feet.
29. Structures within Parcels AE and C shall be setback an additional 2 feet for every 1 foot of structure height above 35 feet.
30. A 10-foot-wide buffer with Type C screening shall be provided between Parcel AE and the western property line of folio 61063.0100.
31. A 15-foot-wide buffer with Type B screening shall be provided between Parcel C and the northern property line of folio 61063.0100 (exclusive of any cross-access point).
32. A 15-foot-wide buffer with Type B screening shall be provided between Parcel C and the southern property line of Parcel B, and between Parcel AE and the western property line of Parcel B (exclusive of any cross-access point).
33. A 10-foot-wide buffer with Type B screening shall be provided between Parcel AE and the eastern property line of Parcel D (exclusive of any emergency access and pedestrian access).

~~34.~~ 35. ~~Parcels AE and C (folio#61059.0000) shall be permitted 474,592 174,599 s.f. of M zoning district uses pursuant to Condition of Approval 27.1. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,255 gross average daily trips, 59 gross a.m. peak hour trips, or 59 gross p.m. peak hour trips. Additionally:~~

a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

~~28.~~ 35. Prior to Construction Site Plan approval for each increment of development within Parcel F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.

~~29.~~ 36. ~~All roof top mechanical equipment shall be screened from public view.~~

~~30.~~ 37. ~~All buildings shall provide an architectural finish on all sides. The mini-warehouse~~ Mini-warehouses shall be finished with natural earth tone colors. and ~~No storage buildings within the mini-warehouse facility- facilities shall be oriented toward Fowler Avenue., if developed in Parcels B and F.~~

~~31.~~ 38. ~~Within Parcels B, D and F, the required front yards shall be 35 feet. Within Parcel EC, the required front yard setback shall be 15 feet along Williams Road. Within Parcel AE, the required front yard setback shall be 30-50 feet along Fowler Ave.~~

~~32.~~ ~~Development within Parcel AE shall comply with the following standards:~~

Maximum Building Height:	35 feet
Minimum Front Yard Setback:	5 feet
Minimum Side Yard Setback:	5 feet
Minimum Rear Yard Setback:	5 feet
Maximum Intensity:	0.25 F.A.R.
Maximum Impervious:	75%
Minimum Lot Area:	2,000 square feet

~~33.~~ 39. ~~Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions-, and the PD variation for a 10' Type C buffering/screening area between Parcel AE and folio 061063.0100, and for a 10' Type B buffering/screening area between Parcel AE and Parcel D.~~

~~34.~~ 40. ~~An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped~~

~~islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks. The maximum impervious coverage shall be 85 percent.~~

~~35.41.40.~~ The developer shall construct a minimum 5-foot-wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.

~~36.42.41.~~ Any access/cross-access between Parcels D and F, ~~and/or Parcels D and AE~~ shall be restricted to occupants of the RV Park/Campground within Parcel D. Cross-access between Parcel D and Parcel AE shall be emergency-use only.

~~37.43.42.~~ Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.

~~38.44.43.~~ 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.

~~39.45.44.~~ 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.

~~40.46.45.~~ 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).

~~41.47.46.~~ 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.

~~42.48.47.~~ The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

~~43.49.48.~~ The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

~~44.50.49.~~ Access to Parcels AE ~~and CC~~ shall be served by and restricted to one (1) right -in/right-out access connection to Fowler Ave., unless otherwise approved by FDOT, and one (1) access connection to Williams Rd. The developer shall also construct the following:

- a. One (1) emergency access/cross access connection between ~~Park~~Parcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles ~~and the use of Parcel D residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing-compliant location and addresses substandard roadway issues that would also be triggered).~~ The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.
 - b. One (1) shared access/cross access connection along the southern project boundary of Parcel C ~~E~~ (i.e. between folios 61059.0000 and 61063.0100), as shown on the PD site plan.
 - c. One (1) shared access/cross access connection along the ~~northern~~ western project boundary of Parcel C ~~E~~ B (i.e. between folios 61059.0000 and 61059.0100), as shown on the PD site plan.
 - d. One (1) pedestrian access to Us Hwy 301 as shown on the PD site plan.
45. ~~The developer shall construct internal project “roadways” (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110.B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as “Type A Roadway” on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop.~~
46. ~~Construction access shall be limited to the Walker Rd. access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.~~
- ~~47.51.50. If MM 23 0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. If MM 25-0583 is approved, the County Engineer will approve a Sec.6.04.02.B. Administrative Variance (dated April 23, 2025) which has been found approvable by the County Engineer (on June 20, 2025). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.~~
- ~~52.51. 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.~~
- ~~53.52. 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.~~

~~54.53.~~ 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.

~~55.54.~~ 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.

~~56.55.~~ 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.

7.0 ADDITIONAL INFORMATION

The Applicant requests two variations to LDC Section 6.06.06, Buffering and Screening Requirements:

1. Between Parcel AE and C and Folio 061063.0100 (zoned CG):

Request: Allow a 10' Type C buffer instead of the required 15' Type B buffer along the east side of folio 61063.0100 and a 15' Type B buffer along the north side of folio 61063.0100.

Applicant Justification: A narrower buffer is necessary to maintain adequate vehicular circulation due to the limited width of Parcel AE. The variation enables a more functional mixed-use/light industrial development. The proposed buffer includes enhanced landscaping and is an upgrade from existing conditions, which currently include a PVC wall.

It should be noted that M zoning district uses permit industrial (Group 6) and commercial uses (Group 5). Additionally, folio 61063.0100 is developed with a non-conforming multi-family use (mobile home park). If Parcel AE were to be developed with an industrial use, a 30-foot wide buffer with Type C screening would be required if the adjacent property is developed with the mobile home use (nonconforming). Alternatively, a 15-foot buffer with Type B screening would be required if the adjacent property is developed with a commercial use (conforming).

2. Between Parcel AE and Parcel D (internal to the PD):

Request: Allow a 10' Type B buffer instead of the required 30' Type C buffer.

Applicant Justification: Maintains continuity with an existing 6' PVC fence already in place. Parcels are under common ownership, making strict internal buffering less necessary. A wider buffer would significantly reduce usable space on Parcel AE.

Overall Applicant Justifications:

- The variations allow for creative and practical mixed-use redevelopment that aligns with the intent of the Land Development Code (LDC).
- Enhanced design features, including existing and proposed fencing and planting, mitigate any reduction in buffer width.
- The proposed changes maintain the spirit of the LDC by adequately separating uses through landscaping.
- The variations do not harm adjacent property owners, as the adjacent parcel currently borders an open storage use with lesser screening, and the internal buffer is between commonly owned parcels.

Staff supports the requested PD variations to the buffering and screening standards in LDC Section 6.06.06, as they are consistent with the intent of the Code and necessary to accommodate a cohesive, functional mixed-use development. The reduction from a 15-foot Type B to a 10-foot Type C buffer along the eastern boundary adjacent to folio 061063.0100 is justified by site constraints, including the narrow configuration of Parcel AE, and is mitigated through the inclusion of enhanced screening features such as a PVC wall and upgraded landscaping. Similarly, the request to reduce the internal buffer between Parcel AE and Parcel D from a 30-foot Type C to a 10-foot Type B buffer maintains compatibility within the PD, as both parcels are under common ownership and already separated by a 6-foot PVC

APPLICATION NUMBER: MM 25-0583

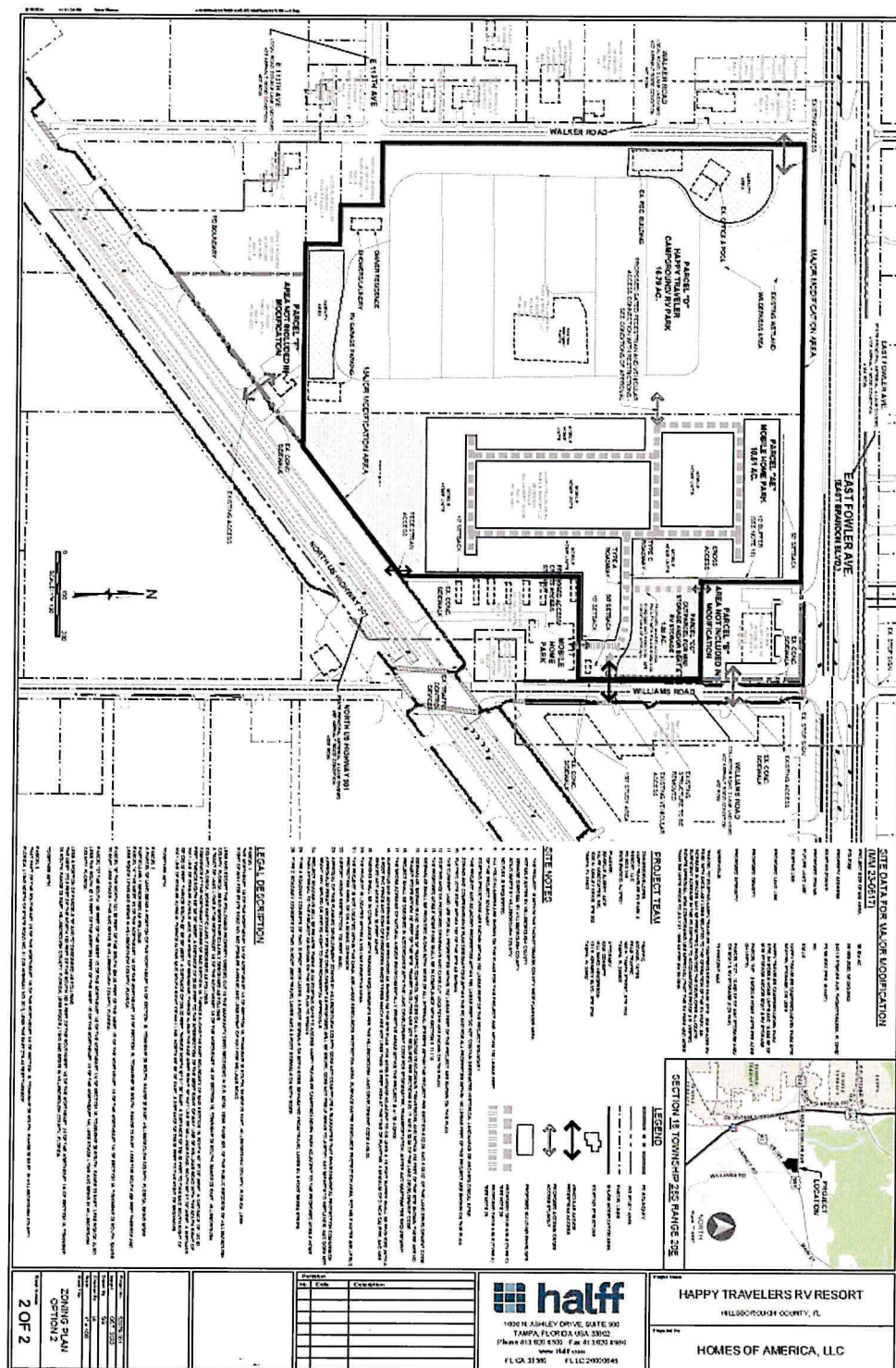
ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

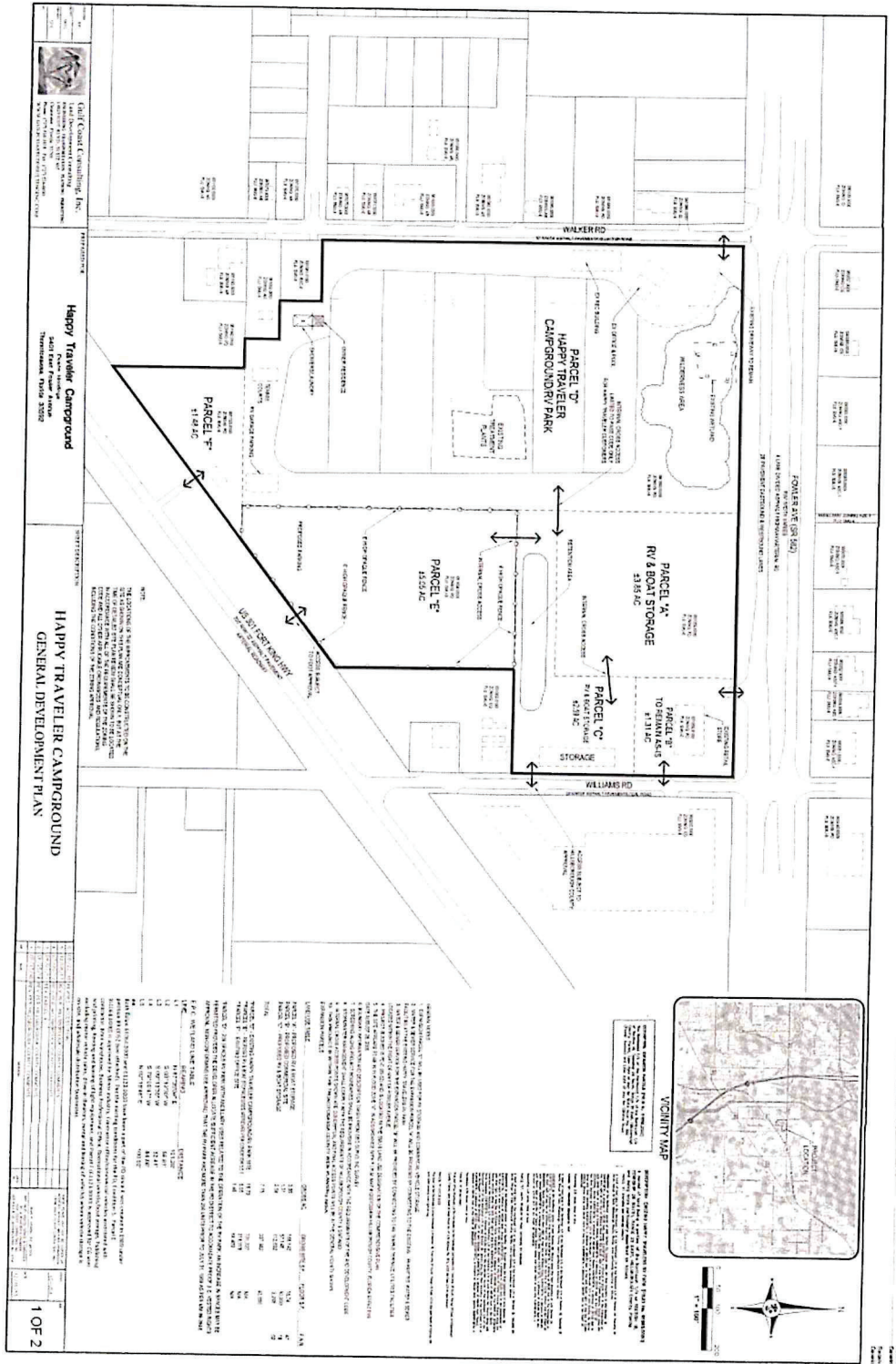
fence. These variations will not adversely impact adjacent property owners and support the redevelopment of the site in a manner that respects existing uses while promoting improved design, circulation, and land use efficiency.

8.1.2 Approved Site Plans (Full)



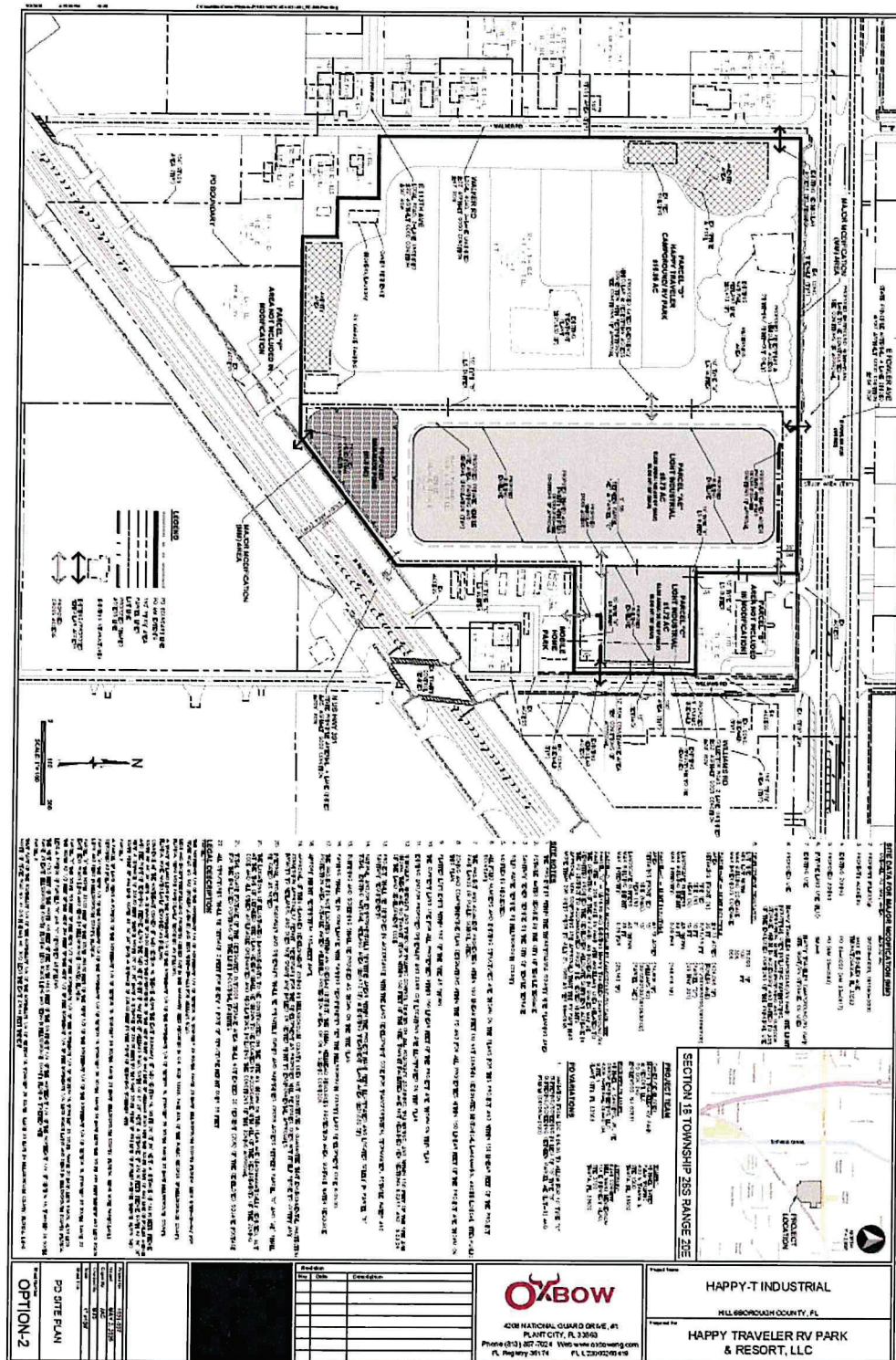
8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 07/11/2025

REVISED: 07/15/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: THONOTOSSASA

PETITION NO: MM 25-0583

- ☐ 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.

NEW AND REVISED CONDITIONS

These conditions shall apply to Development Option 2:

New Conditions

- Parcels AE and C (folio#61059.0000) shall be permitted 174,592 s.f. of ~~warehousing, distribution and manufacturing~~ M zoning district uses pursuant to Condition of Approval 27.1. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,255 gross average daily trips, 59 gross a.m. peak hour trips, or 59 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

Revised Conditions

44. Access to Parcels AE ~~and CC~~ shall be served by and restricted to one (1) right-in/right-out access connection to Fowler Ave., unless otherwise approved by FDOT, and one (1) access connection to Williams Rd. The developer shall also construct the following:
 - a. One (1) emergency access/cross access connection between ~~Parcel~~ Parcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles ~~and the use of Parcel D residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing compliant location and addresses substandard roadway issues that would also be triggered).~~ The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.

- b. One (1) shared access/cross access connection along the southern project boundary of Parcel ~~CE~~ (i.e. between folios 61059.0000 and 61063.0100). as shown on the PD site plan.
- c. One (1) shared access/cross access connection along the ~~northern~~ western project boundary of Parcel ~~CE~~ B (i.e. between folios 61059.0000 and 61059.0100). as shown on the PD site plan.
- d. One (1) pedestrian access to Us Hwy 301 as shown on the PD site plan.

~~47. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC. If MM 25-0583 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated April 23, 2025) which has been found approvable by the County Engineer (on June 20, 2025). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a portion of previously approved Planned Development, (PD) zoning 89-0052, and as most recently amended via MM 23-0617. The PD consists of multiple parcels totaling +/- 31.07 ac. The applicant is proposing to modify the approved uses, configuration and access to the eastern portion of Development Option 2 (folio#61059.0000), labelled as "Option 2" on the PD site plan set, corresponding with the areas currently approved for a mobile home park and mini-warehouse uses. This modification area is approximately +/- 11.51 ac. in size.

Option 1 is approved for RV & boat storage uses on Parcels A, C and E (with a limited amount of enclosed storage permitted on Parcel C and certain other non-residential uses permitted within Parcel E), development of up to 0.18 FAR of certain CG uses on Parcel B, a 206 space RV Park with ancillary uses on Parcel D, and an existing office site (with indeterminate s.f.) on Parcel F.

The applicant is proposing a change to development Option 2 for Parcels AE and C (folio#61059.0000). The proposed modification of Parcels AE and C will permit up to 174, 592 sf of "Light Industrial" uses as shown on the PD site plan.

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 will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 174,592 s.f. of manufacturing uses (ITE LUC 140), 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 wide 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 of 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 (daily, 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 wide 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 in 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 existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff's analysis focused development impacts on the parcels which are subject of the modification request). The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 23-0617, 94-unit mobile home park (ITE LUC 240)	670	43	53
PD 23-0617, 10,890 s.f. Mini-warehouse uses (ITE LUC 150)	16	1	2
Subtotal:	686	44	55

Proposed Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 174,592 "Light Industrial Use" Per Applicant's Traffic Study	1,255	59	59

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 569	(+)15	(+)4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Williams Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. Along the project's frontage, the roadway lies within a +/- 50-foot-wide right-of-way. There are +/- 4-foot wide to 5-foot-wide sidewalk along both sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

According to the County 2021 TS-7 typical section for a 2-lane, rural collector roadway a minimum of 12-ft wide lanes with 5-ft paved shoulders, open drainage and sidewalks are required within 96 feet of right of way. The applicant has submitted a LDC Section 6.04.02.B. Administrative Variance to waive the requirement to improve the roadway for this proposed PD modification as discussed herein under the subsection titled Administrative Variance Request.

Fowler Ave. is a State owned, 4-lane, divided, rural principal arterial roadway characterized by +/-12 foot wide lanes and bicycle lanes on both sides within +/-180 feet of right of way. There are no sidewalks on either side of the road within the vicinity of project.

Walker Rd. is a 2-lane, undivided, substandard roadway and appears on the Hillsborough County Functional Clarification Map as a local roadway; however, that portion of Walker Rd. in the vicinity of the project is presently operating as a collector roadway. In the vicinity of the project, Walker Rd. is characterized by +/- 10.5-foot-wide travel lanes in average condition. Along the project's frontage, the Walker Rd. right-of-way width appears to vary between +/- 45 and +/- 55 feet.

Walker Rd. is not directly adjoining or accessed by the PD modification area.

SITE ACCESS AND CONNECTIVITY

The modification proposes the following site access connections:

- One (1) full access vehicular and pedestrian to Williams Road, aligning with the middle commercial driveway on the east side of Williams Road
- One (1) restricted right-in/right-out vehicular and pedestrian access to Fowler Avenue.
- One pedestrian access to US Hwy 301

The modification is also changing the cross access/shared access from between Parcel C and Parcel B to between Parcel AE to Parcel B such that it will be parallel to Fowler Ave. The cross access/shared access to the adjacent mobile home to the south and the gated emergency and pedestrian access to Parcel D (Campground/RV Park) remains unchanged.

The shared access/cross access stubouts are necessary so that they can be used as the primary access to those parcels in the future should the need arise. The connection to Parcel B is required in order to ensure all uses within the PD are interconnected as required by the LDC, but also to facilitate compliance with Sec. 6.04.03.Q. of the LDC. The connection to the adjacent mobile home parcel to the south is needed to also facilitate cross access compliance but is also being provided to ameliorate Sec. 6.04.07 LDC access spacing concerns between the proposed project access on Williams Rd. and the existing access serving the development to the south (i.e. that development in the NW corner of the Williams Rd. and US 301 intersection). Further development and redevelopment of that adjacent parcel(s) would trigger the need to provide compliant access (which is not possible due to the distances involved), and so that project may need to take access to from Williams Rd. through the Shared Access Facility referenced above.

There is no direct vehicular access to Walker Rd.

The applicant's site access analysis recommends an eastbound right turn lane at the Fowler Ave. right-in/right-out access.

ADMINISTRATIVE VARIANCE REQUEST: WILLIAMS RD. SUBSTANDARD ROAD

Williams Rd. is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated April 23, 2025) from the Section 6.04.03.L requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on June 20, 2025).

APPLICATION NUMBER: MM 25-0583

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Williams Rd. will be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Fowler Ave.	I-75	US HWY 301	D	C
Williams Rd.	Sligh Ave.	Fowler Ave.	C	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfi.gov]
Sent: Friday, June 20, 2025 2:33 PM
To: Michael Yates [myates@palmtraffic.com]; Vicki Castro [vcastro@palmtraffic.com]
CC: Kami Corbett [kami.corbett@hwhlaw.com]; Grandlienard, Christopher [GrandlienardC@hcfi.gov]; Perez, Richard [PerezRL@hcfi.gov]; Drapach, Alan [DrapachA@hcfi.gov]; Tirado, Sheida [TiradoS@hcfi.gov]; De Leon, Eleonor [DeLeonE@hcfi.gov]; PW-CEIntake [PW-CEIntake@hcfi.gov]
Subject: FW: RZ MM 25-0583 - Administrative Variance Review
Attachments: 25-0583 Rev AVReq 06-13-25.pdf

Importance: High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-0583 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfi.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfi.gov

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

APPLICATION NUMBER: MM 25-0583

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

P: (813) 307-1851

M: (813) 614-2190

E: WilliamsM@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Tuesday, June 17, 2025 4:47 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Drapach, Alan <DrapachA@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ MM 25-0583 - Administrative Variance Review

Importance: High

Hello Mike,

The attached Administrative Variance is **Approvable** to me, please include the following people in your response email:

vcastro@palmtraffic.com

mvates@palmtraffic.com

kami.corbett@hwblaw.com

grandlienard@hcfl.gov

perezrl@hcfl.gov

drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

APPLICATION NUMBER: MM 25-0583

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Chris Grandlienard, AICP

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Hillsborough County **Florida**

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleon@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	New Request	☒ Revised Request	Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	1. AV-Substandard Rd - Williams Rd 4. ☒ 2. Update AV per staff comments 5. 3. 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	Happy T Industrial		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	061059-0000, 061060-0000		
Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".			
Name of Person Submitting Request	Vicki Castro, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation			
Important: For Example, type "Residential Multi-Family Conventional - S" or "RMC-S". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 25-0583		
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)			
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



April 23, 2025
Revised June 13, 2025

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Happy T - Industrial (MM 25-0583)
Folios: 061059-0000, 061060-0000
Administrative Variance Request – Williams Road
Palm Traffic Project No. T25006

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development (both option 1 and 2) located south of Fowler Avenue and west of Williams Road, as shown in Figure 1. This request is based on our virtual meeting on February 20, 2025, with Hillsborough County staff.

The major modification rezoning request is to modify the Option 2 plan to allow for 174,599 square feet of Light Industrial use on parcels A and C. The Option 1 plan for RV & Boat storage on parcels A and C, and RV & Boat storage and other commercial uses on parcel E, is still valid.

The project proposes to have the following access:

- One (1) full access to Williams Road, aligning with the middle commercial driveway on the east side of Williams Road
- One (1) right-in/right-out access to Fowler Avenue.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Williams Road from Fowler Avenue to US 301, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) **There is unreasonable burden on the applicant**

The existing ROW along Williams Road is approximately 50 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Williams Road has approximately 10-foot travel lanes, unpaved shoulders, open drainage, a 5-foot sidewalk on the east side of Williams Road and a sidewalk that varies in width from 3 to 4 feet on the west side of Williams Road except at the very southern end near US 301. The deficiency in the existing section compared to the TS-7 is the lane widths, paved shoulders, a small missing piece

Mr. Michael Williams, P.E.
June 13, 2025
Page 2

of sidewalk and sidewalk width on the west side of Williams Road and the ditch sections. Therefore, due to the reasons described above and the limited available right of way, the requirement to improve Williams Road is unreasonable.

b) **The variance would not be detrimental to the public health, safety and welfare.**

Williams Road currently has 10-foot travel lanes and a 5-foot sidewalk on the east side of the roadway from Fowler Avenue to US 301. While not paved, the existing shoulders are relatively flat. The project will provide a 5-foot sidewalk along the project frontage on Williams Road, however, due to the limited right-of-way the additional segments along the west side cannot be improved. As an alternative, internal pedestrian sidewalks will be provided that provide connection from Fowler Avenue to US 301 for the project pedestrians. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

c) **Without the variance, reasonable access cannot be provided.**

The proposed project will have one (1) full access to Williams Road, aligning with the middle commercial driveway to the east and one (1) right-in/right-out access to Fowler Avenue. Again, without the variance, reasonable access cannot be provided..

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed
by Vicki L Castro
Date: 2025.06.13
15:15:43 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information provided by the applicant, this request is:

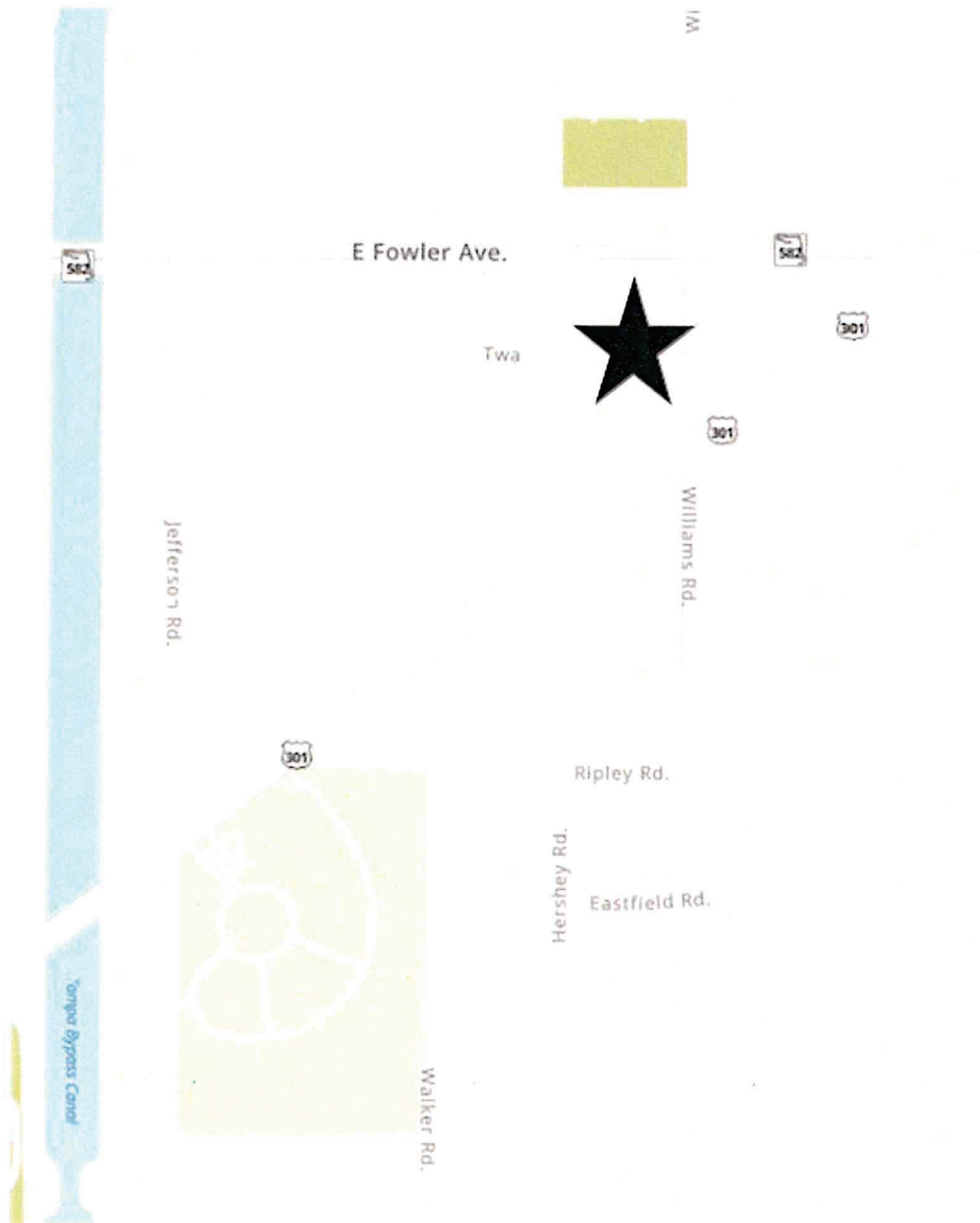
_____ Disapproved _____ Approved with Conditions _____ Approved

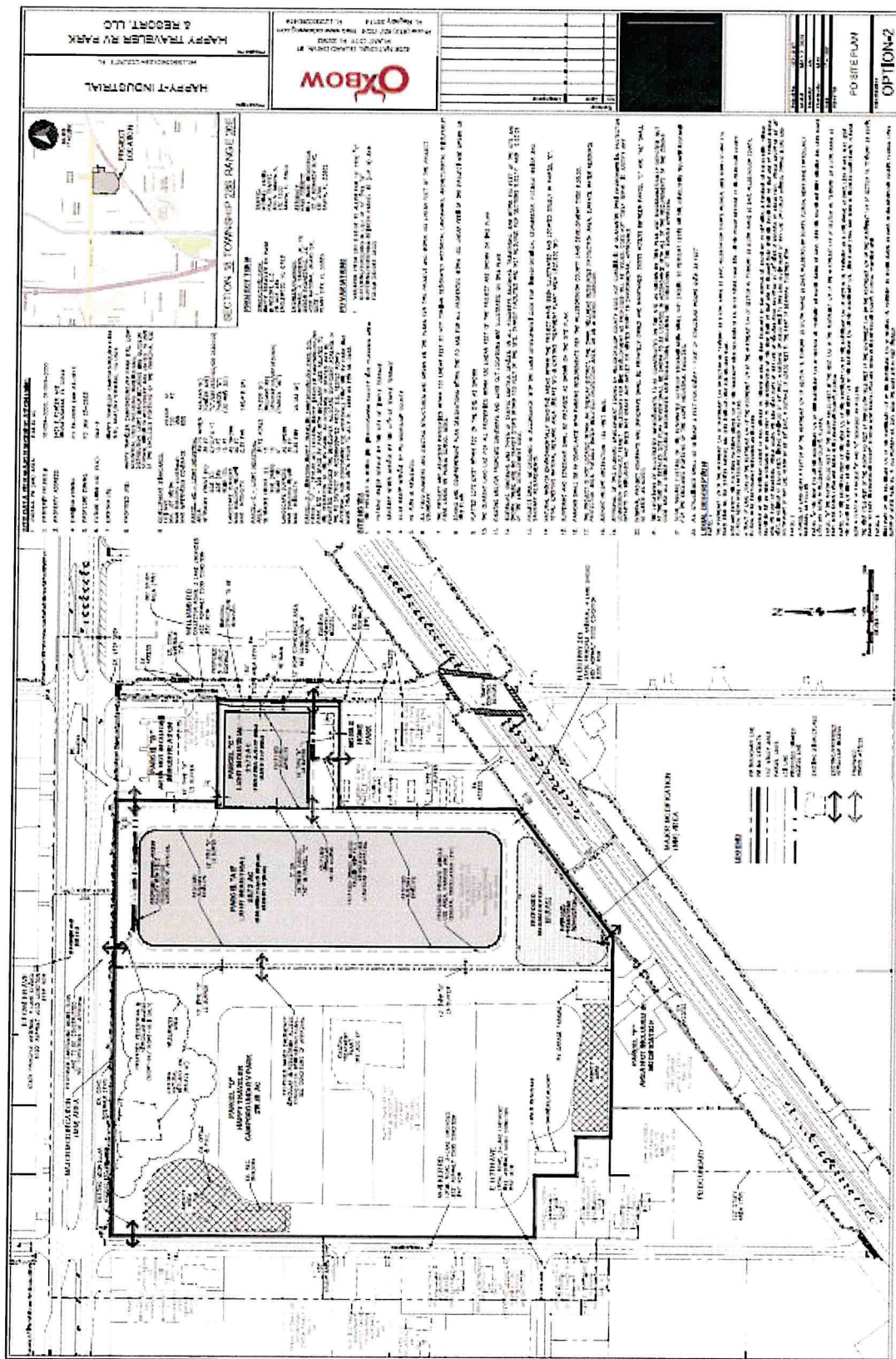
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

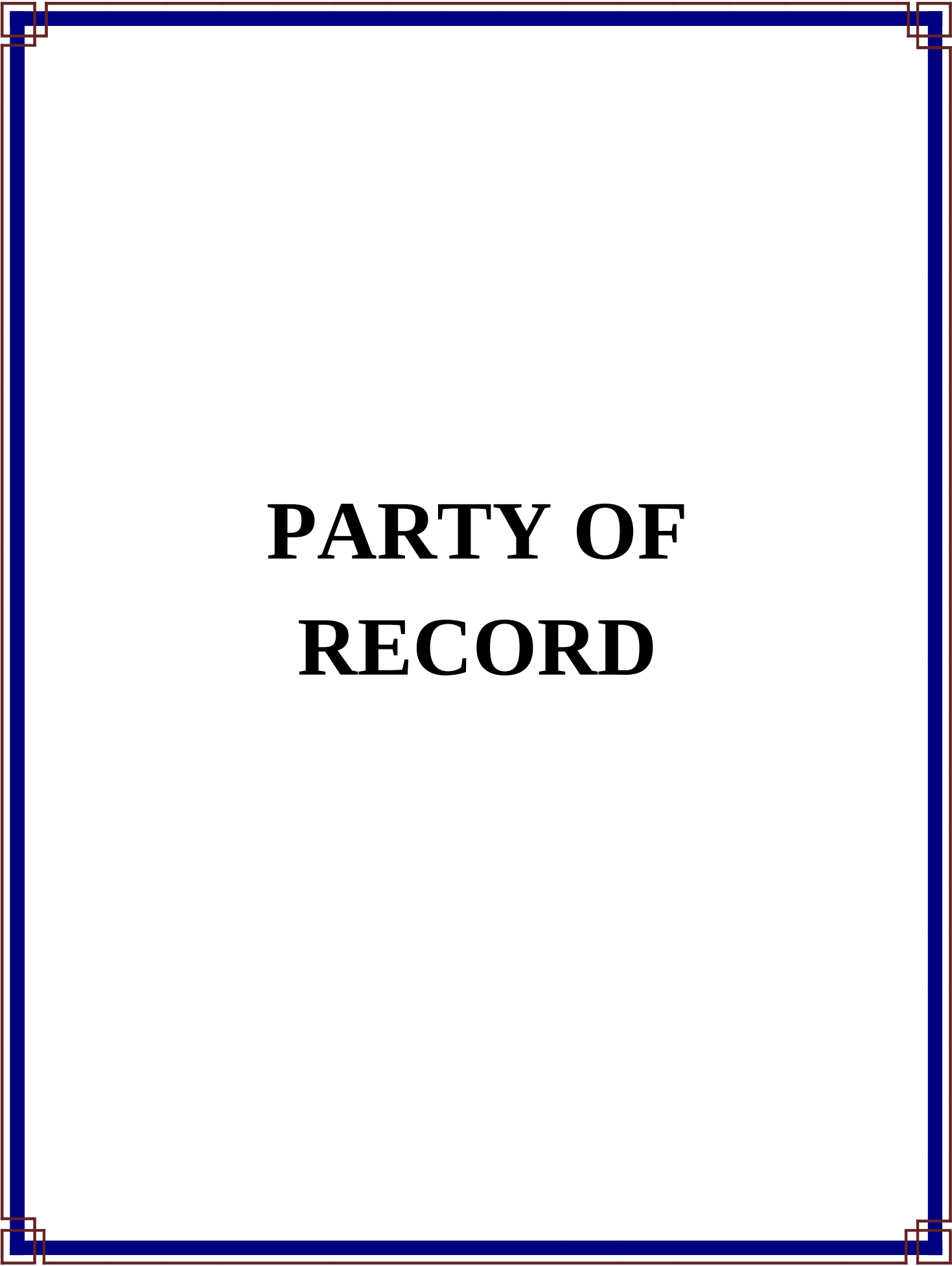
Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map







PARTY OF RECORD

NONE