

BOCC CPA Hearing Meeting Date: November 13, 2025

Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

| | |
|-------------------------|---|
| Applicant: | Gina Grimes, Esq. / Bradley Arant Boulton Cummings LLP |
| FLU Category: | R-1 and R-4 (HC/CPA 25-10, pending adoption, changing the subject property to (LI-P)) |
| Service Area: | Rural |
| Site Acreage: | 15.32 MOL |
| Community Plan Area: | Thonotosassa |
| Overlay: | None |



Introduction Summary:

The applicant proposes to rezone a 15.32-acre property containing 6 parcels from AR (Agricultural - Rural), RSC-4 (MH) (Residential - Single-Family Conventional with Mobile Home Overlay) and CN (Commercial – Neighborhood) to PD 25-0703 (Planned Development) to allow for limited light industrial uses to include warehouse, wholesale distribution, open storage (accessory use only), and manufacturing/processing and assembly. This PD rezoning is accompanied by a companion Comprehensive Plan Amendment application HC/CPA 25-10, which is proposing to change the Future Land Use from Residential – 4 (RES-4) and Residential – 1 (RES-4) to Light Industrial Planned (LI-P).

| | Existing | | | Proposed |
|------------------------|--|---------------------------|-------------------------|--------------------------------|
| District(s) | AR | RSC-4 | CN | PD 25-0703 |
| Typical General Use(s) | Single-Family Residential/Agricultural | Single-Family Residential | Neighborhood Commercial | Light Industrial / Warehousing |
| Acreage | 9.54 MOL | 3.04 MOL | 2.74 MOL | 15.32 MOL |
| Density/Intensity | 1 du/5 ga | 4 du/ga | 0.20 F.A.R. | 0.285 F.A.R. |
| Mathematical Maximum* | 1 unit | 12 units | 23,870 sf | 190,191 sf |

*number represents a pre-development approximation

| Development Standards: | Existing | | | Proposed |
|----------------------------------|------------------------------------|-------------------------------------|--|--|
| District(s) | AR | RSC-4 | CN | PD 25-0703 |
| Lot Size / Lot Width | 217,800 sf / 150' | 10,000 sf / 75' | 7,000 sf / 70' | N/A |
| Setbacks/Buffering and Screening | 50' Front 50' Rear 25' Sides | 25' Front 25' Rear 7.5' Sides | 30' Front Buffer Rear Buffer Sides | 85' Front (East) 80' Side (North) 60' Side (South) 190' Rear (West) |
| Max Height | 50' | 35' | 35' | 54' |

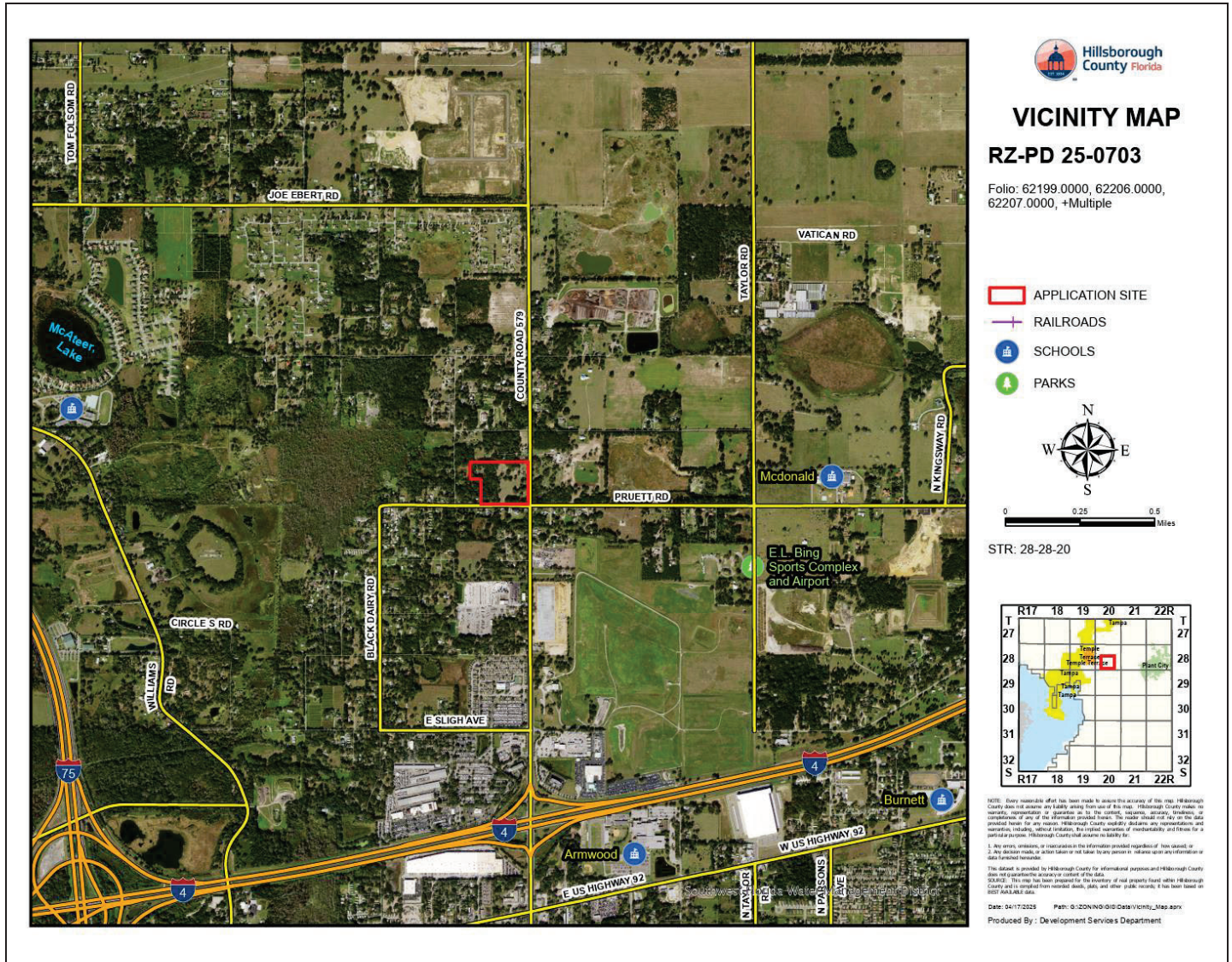
Additional Information:

| | |
|--|--|
| 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: Approval, subject to proposed conditions and approval of CPA 25-10. |
|--|--|

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

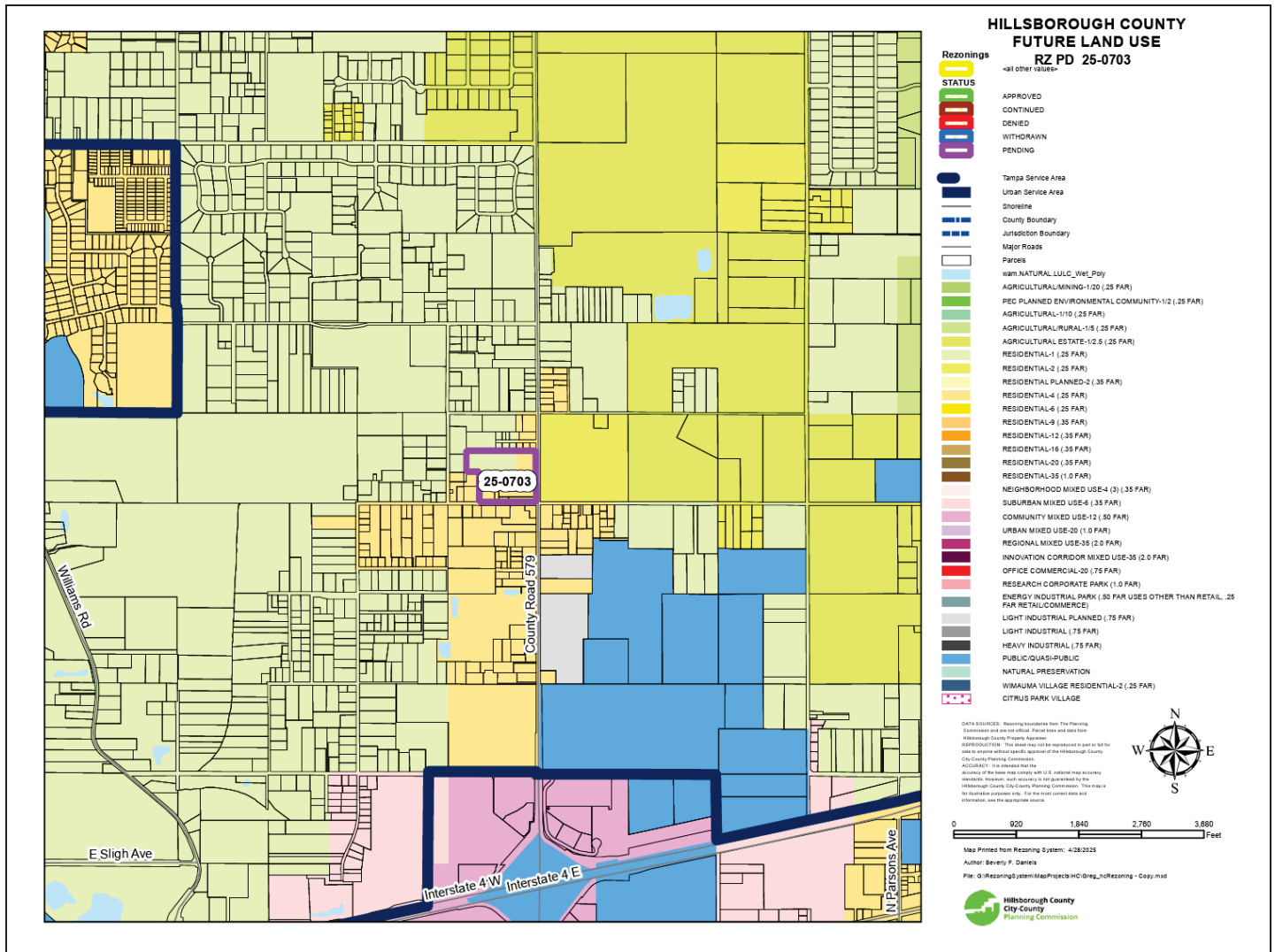


Context of Surrounding Area:

The area consists of single-family residential, institutional and light industrial. Adjacent to the north is single-family residential zoned AS-1 and RSC-4 (MH). To the east across Mango Road (County Road 579) is light industrial zoned PD 24-1135. Adjacent to the west is single-family residential zoned AS-1 and vacant zoned AR. To the south across Pruett Road is a church zoned CG and single-family residential zoned AS-1.

2.0 LAND USE MAP SET AND SUMMARY DATA

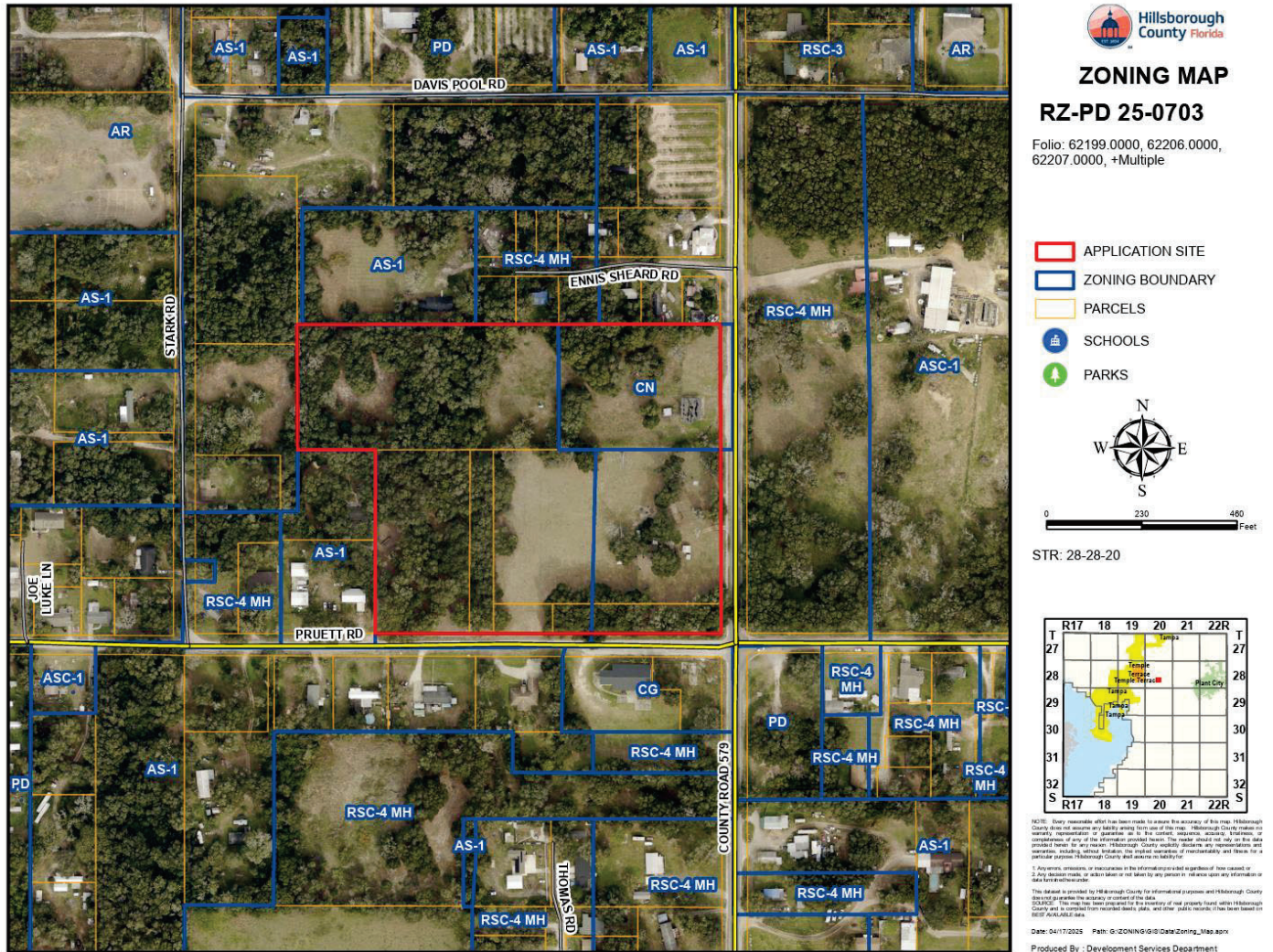
2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | Residential – 4 (RES-4) and Residential – 1 (RES-4) (Existing) *HC/CPA 25-10, pending adoption, changing the subject property to Light Industrial Planned (LI-P) (Proposed) |
| Maximum Density/F.A.R.: | RES-4: 4 du/ga; 0.25 F.A.R., RES-1: 1 du/ga; 0.25 F.A.R. *LI-P (Proposed): 0.75 F.A.R. |
| Typical Uses: | RES-4: Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. R RES-1: Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects. *LI-P (Proposed): Agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, wholesaling, offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, restaurants, retail establishments and recreational facilities. |

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 | AS-1, RSC-4 (MH) | 1 du/ga, 4 du/ga | Single-Family Residential/Agricultural, Single-Family Residential | Single-Family Residential |
| South | AS-1, CG | 1 du/ga, 0.27 F.A.R. | Single-Family Residential/Agricultural, Commercial General | Single-Family Residential, Church |
| East | PD 24-1135 | 0.32 F.A.R. | Light Industrial/Warehouse | Light Industrial/Warehouse |
| West | AR, AS-1 | 1 du/5ga, 1 du/ga | Single-Family Residential/Agricultural | Vacant, Single-Family Residential |

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



APPLICATION NUMBER: PD 25-0703

ZHM HEARING DATE: September 15, 2025

BOCC HEARING DATE: November 13, 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 |
| Mango Rd. (CR 579) | County Arterial - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |
| Pruett Rd. | County Collector - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

Project Trip Generation ☐ Not applicable for this request

| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|------------------|----------------------------|----------------------|----------------------|
| Existing | 7,158 | 625 | 620 |
| Proposed | 1,310 | 65 | 65 |
| Difference (+/-) | -5,848 | -560 | -555 |

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

Connectivity and Cross Access ☐ Not applicable for this request

| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
|------------------|----------------|--------------------------------|--------------|-----------|
| North | | None | None | Meets LDC |
| South | X | None | None | Meets LDC |
| East | X | None | None | Meets LDC |
| West | | None | None | Meets LDC |

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

| Road Name/Nature of Request | Type | Finding |
|--------------------------------|-----------------------------------|------------|
| Mango Rd./Substandard Roadway | Design Exception Requested | Approvable |
| Pruett Rd./Substandard Roadway | Design Exception Requested | Approvable |
| Mango Rd./Minimum Spacing | Administrative Variance Requested | Approvable |
| Pruett Rd./Minimum Spacing | Administrative Variance Requested | Approvable |

Notes:

APPLICATION NUMBER: PD 25-0703

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY | | | | | | | |
|---|--|---|--|---------------------------------|--|--|---|
| Environmental: | Comments Received | Objections | Conditions Requested | Additional Information/Comments | | | |
| Environmental Protection Commission | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Conservation & Environ. Lands Mgmt. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Natural Resources | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| Environmental Services | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Other: Airport Height Restriction: 110' AMSL, 130' AMSL | | | | | | | |
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments | | | |
| Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Impact/Mobility Fees <table border="0"> <tr> <td>Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34</td> <td>Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34</td> <td>Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57</td> </tr> </table> | | | | | Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34 | Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34 | Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57 |
| Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34 | Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34 | Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57 | | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comments | | | |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed use is compatible with the surrounding development pattern. To the east, the adjacent property is developed with a similar Light Industrial/Warehouse use. To the north and west, the site abuts single-family residential uses. To mitigate potential impacts, the applicant is providing enhanced buffering and screening in excess of Land Development Code requirements:

- **North and West Buffers:** A 50-foot-wide buffer with Type C screening is proposed, exceeding the minimum code requirement. This buffer includes a 2.22-acre stormwater pond, which further enhances separation and visual screening from the adjacent residential parcels. In addition, a second row of evergreen trees shall be installed, staggered between the first row, with the same height and spacing as required by Land Development Code Section 6.06.06.
- **South Buffer (Pruett Road):** Although buffering is not required along the southern boundary due to the 60-foot right-of-way of Pruett Road, the applicant is voluntarily providing a 30-foot-wide buffer with Type C screening to improve compatibility.
- **Accessory Open Storage:** To further reduce potential visual impacts, the applicant has committed to a maximum height of 20 feet for any accessory open storage on the site. The applicant is also proposing open storage screening boundary wings along the northern and southern boundary of the proposed buildings.

The applicant is also requesting relief from the additional height setback requirements in Section 6.01.01, footnote 8 of the Land Development Code. Specifically, they seek to reduce the required 68-foot setback on the north boundary by 18 feet and on the south boundary by 8 feet.

The applicant argues that relief from the additional height setback requirements on the north and south boundaries—reduced by 18 feet and 8 feet respectively—is necessary to accommodate future right-of-way dedications for planned intersection improvements at Mango Rd. and Pruett Rd. These improvements include a 10-foot-wide sidewalk/multi-use trail. The request is further mitigated by enhanced design features such as a 2.22-acre stormwater pond providing a substantial buffer, a 50-foot northern buffer (exceeding the 30-foot code requirement), and a 6-foot masonry wall with high-quality finishes. These elements ensure compatibility with adjacent uses and support the public benefit of critical infrastructure improvements, while maintaining harmony with the intent of the Land Development Code.

The reduction allows for future right-of-way dedication to support County intersection improvements. Impacts are mitigated through enhanced buffers, a stormwater pond, and a 6-foot finished masonry wall. Staff supports the request as it maintains compatibility with adjacent uses and provides public benefit.

The subject property is currently designated Residential – 4 (RES-4) and Residential – 1 (RES-1) on the Future Land Use Map. A concurrent Comprehensive Plan Amendment (HC/CPA 25-10) has been submitted, requesting a change in the FLU designation from RES-4 and RES-1 to Light Industrial – Planned (LI-P). The proposed rezoning to PD 25-0703 (Planned Development) is subject to the approval of this comprehensive plan amendment. The requested LI-P designation would support the proposed light industrial uses.

Based on the surrounding land use context, existing zoning pattern, and the applicant's proposed mitigation measures, staff finds that the requested PD zoning district is compatible with the existing development pattern and is appropriate for the subject site.

5.2 Recommendation

Approval, subject to proposed conditions and approval of CPA 25-10.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

1. Revise the proposed F.A.R. to 0.285.
2. Revise current zoning to include CN (Commercial Neighborhood).
3. Add note about boundary wings: "The development shall include open storage screening boundary wings along the northern and southern boundary of the proposed buildings. Screening to extend minimum 100' from the street property line or entire depth of open storage area, whichever is less. Screening shall be required only if open storage is conducted. Screening shall consist of solid masonry walls, solid PVC fences, solid wooden fences at least 6-feet in height, or evergreen shrubs, at least 6' in height and 75 percent opaque and shall grow to form a continuous hedge."
4. Update Development Standards box to match the development standards in the proposed conditions.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 26, 2025.

1. Development on the site shall be limited to the following uses: Warehousing (with or without Distribution Center), Wholesale Distribution, Accessory Open Storage, and Manufacturing, Processing and Assembly.

2. Development standards:

Maximum F.A.R.: 0.285

Maximum Building Area: 189,750 square feet

Minimum Building Setbacks: Front (East): 85 feet
Side (North): 80 feet
Front (South): 60 feet
Side (West): 190 feet

Maximum Building Height: 54 feet (the 2:1 setback for buildings over 20 feet in height shall not apply)

Maximum Impervious: 62.75%

3. The development shall include open storage screening boundary wings along the northern and southern boundary of the proposed buildings. Screening to extend minimum 100' from the street property line or entire depth of open storage area, whichever is less. Screening shall be required only if open storage is conducted. Screening shall consist of solid masonry walls, solid PVC fences, solid wooden fences at least 6-feet in height, or evergreen shrubs, at least 6' in height and 75 percent opaque and shall grow to form a continuous hedge.

4. In addition to the 50' Type C Buffer to the north and west, a second row of evergreen trees shall be installed, staggered between the first row, with the same height and spacing as required by Land Development Code Section 6.06.06.
5. Type C Screening shall be permitted along Pruett Road, which includes a maximum wall height of 6 feet.
6. The height of the accessory open storage shall not exceed 20 feet.
7. The site shall be permitted one full access connection on Mango Rd and one full access connection on Pruett Rd.
 - 7.1 With the initial increment of development, the developer shall construct a northbound to westbound left turn lane at the project driveway on Mango Rd.
 - 7.2 Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 65 AM or PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicates the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County Administrator.
8. If PD 25-0703 is approved, the County Engineer will approve the Design Exception (dated August 26, 2025 and found approvable on September 5, 2025), for Pruett Rd. substandard road improvements. As Pruett Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Pruett Rd. consistent with the Design Exception including:
 - a. widening the travel lanes to 12-feet,
 - b. provide 11-foot auxiliary lanes,
 - c. construction of a 10- foot multi-use path along the Pruett Rd frontage, and
 - d. dedicate +/-18 feet of right of way.
9. If PD 25-0703 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Mango Rd. The developer shall construct improvements to Mango Rd. consistent with the Design Exception (dated August 26, 2025) and found approvable by the County Engineer (September 5, 2025). The roadway improvements to Mango Rd. shall include:
 - a. widening the travel lanes to 12-feet,
 - b. provide 11-foot auxiliary lanes,
 - c. provide F-type curb on the east side of Mango Rd.,
 - d. construction of a 10- foot multi-use path along the Mango Rd frontage; and
 - e. dedicate +/- 18 feet of right of way.

10. If PD 25-0703 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated August 26, 2025) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on September 5, 2025. Approval of this Administrative Variance will allow the proposed Mango Rd. access connection to be located within +/-160 and +/-290 feet of the next closet access connections to the north.
11. If PD 25-0703 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated August 26, 2025) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on September 5, 2025. Approval of this Administrative Variance will allow the proposed Pruett Rd. access connection(s) to be located within +/-170 feet of an existing driveway connection on the southside of the roadway consistent with the approved Administrative Variance.
12. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all primary building entrances and parking areas.
13. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
14. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
15. All construction ingress and egress shall be limited to project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
17. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
18. 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.
19. 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.

20. 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.
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:**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.

7.0 ADDITIONAL INFORMATION

The Applicant requests a variation from the following:

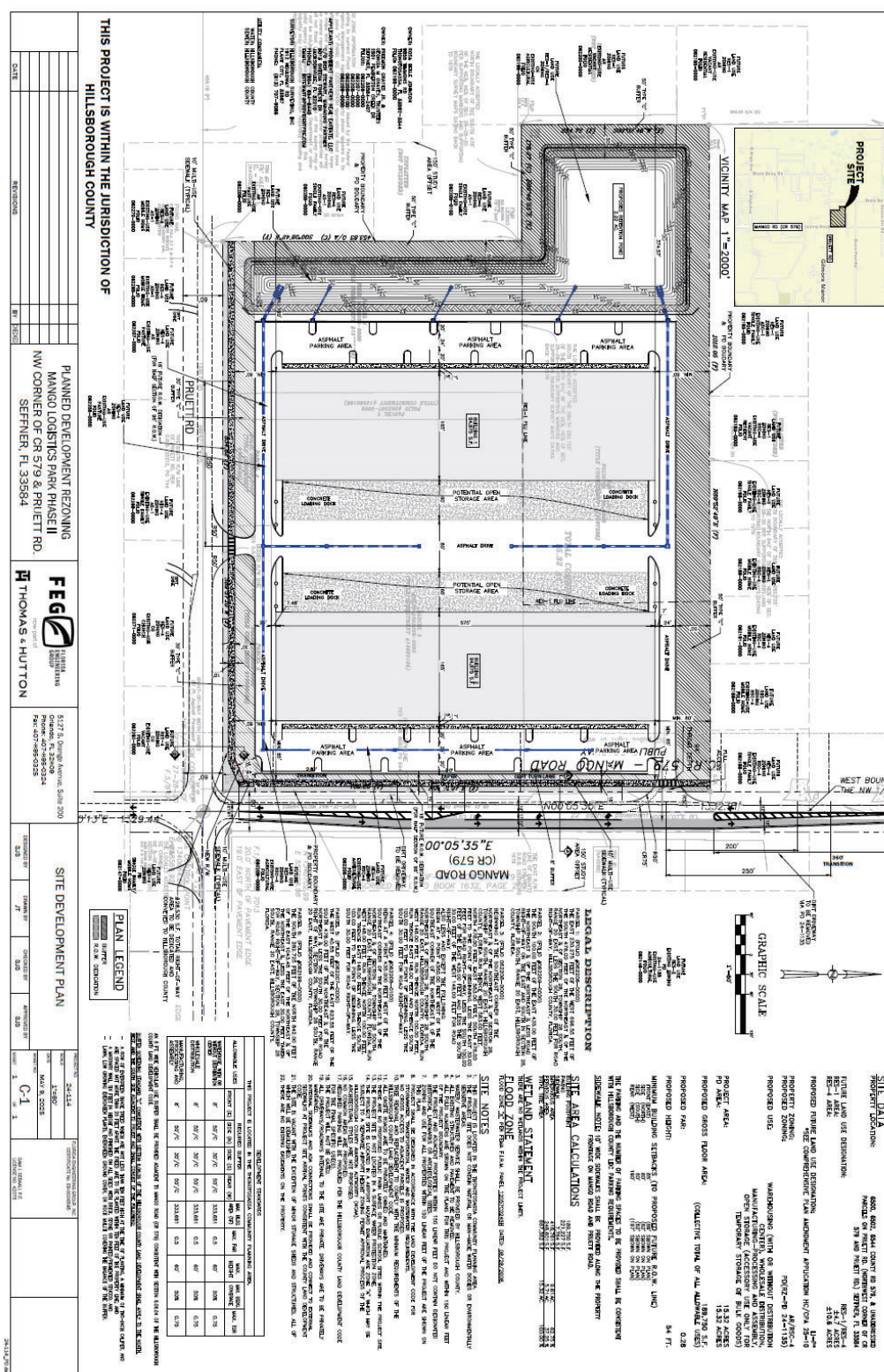
LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C, the code allows front yards within industrial districts, solid fences (i.e., fences with greater than 30 percent opacity) restricted to a height of four feet.

The applicant argues that increasing the wall height along the southern boundary from 4 feet to 6 feet is necessary to reduce the impact of the proposed use on adjacent properties. In addition to the increased height, Type C screening will be provided to further mitigate potential impacts.

Staff supports the requested 6-foot fence variance, noting it enhances safety and privacy while providing effective separation from nearby homes. As there is no requirement for screening to the south due to the 60-foot ROW, staff finds it consistent with zoning intent and unlikely to impact adjacent properties.

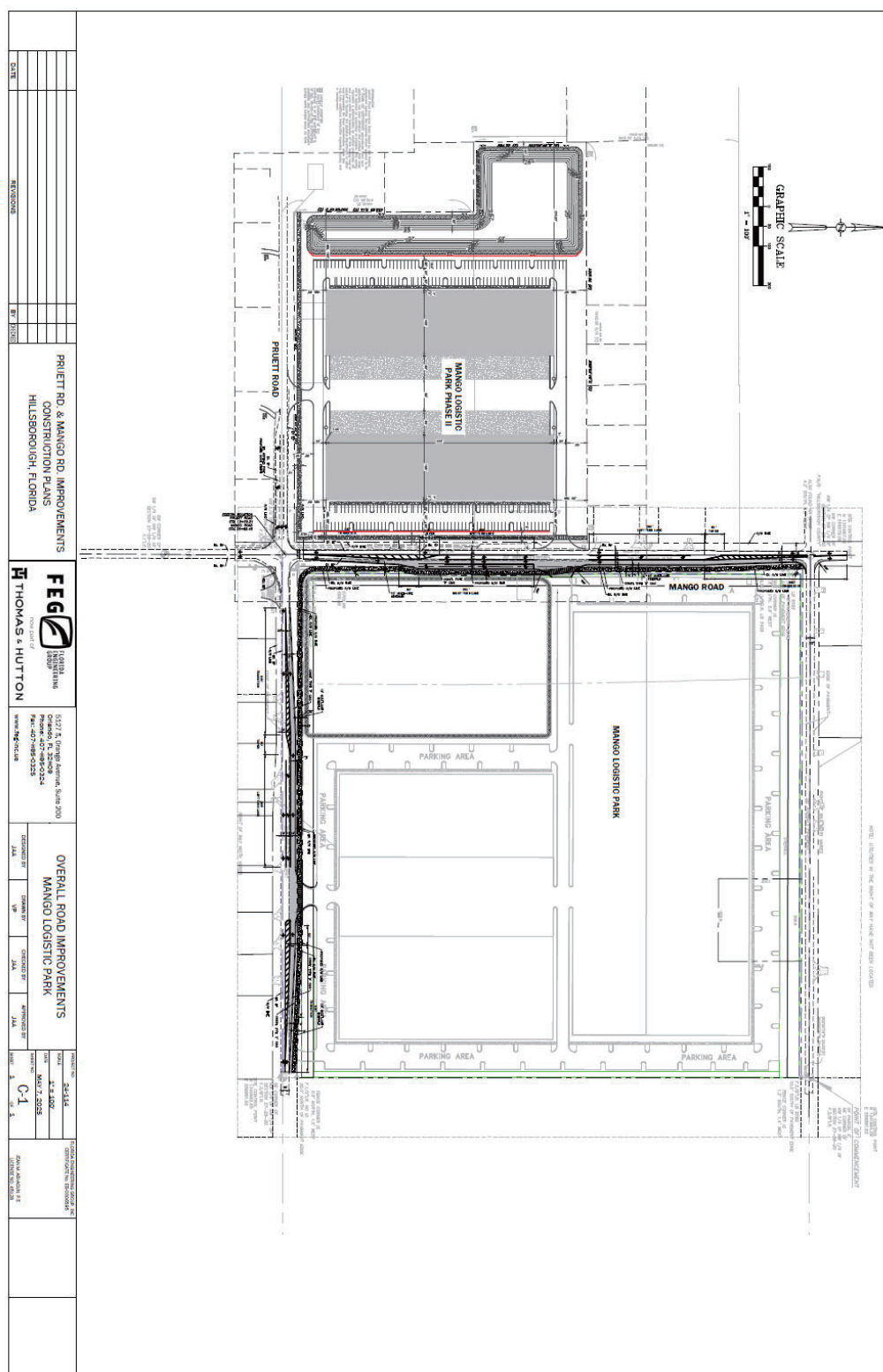
8.0 PROPOSED SITE PLAN (FULL)

8.1.1 Approved Site Plans (Full)



8.0 PROPOSED SITE PLAN (FULL)

8.2.1 Approved Site Plans (Full)



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

TO: Zoning Technician, Development Services Department

DATE: 9/08/2025

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA: THONOTOSASSA

PETITION NO: PD 25-0703

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

CONDITIONS OF APPROVAL

1. The site shall be permitted one full access connection on Mango Rd and one full access connection on Pruett Rd.
 - 1.1 With the initial increment of development, the developer shall construct a northbound to westbound left turn lane at the project driveway on Mango Rd.
 - 1.2 Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 65 AM or PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicates the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County Administrator.
2. If PD 25-0703 is approved, the County Engineer will approve the Design Exception (dated August 26, 2025 and found approvable on September 5, 2025), for Pruett Rd. substandard road improvements. As Pruett Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Pruett Rd. consistent with the Design Exception including:
 - a. widening the travel lanes to 12-feet,
 - b. provide 11-foot auxiliary lanes,
 - c. construction of a 10- foot multi-use path along the Pruett Rd frontage, and
 - d. dedicate +/-18 feet of right of way.
3. If PD 25-0703 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Mango Rd. The developer shall construct improvements to Mango Rd. consistent with the Design Exception (dated August 26, 2025) and found approvable by the County Engineer (September 5, 2025). The roadway improvements to Mango Rd. shall include:
 - a. widening the travel lanes to 12-feet,
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 - c. provide F-type curb on the east side of Mango Rd.,
 - d. construction of a 10- foot multi-use path along the Mango Rd frontage; and
 - e. dedicate +/- 18 feet of right of way.

4. If PD 25-0703 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated August 26, 2025) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on September 5, 2025. Approval of this Administrative Variance will allow the proposed Mango Rd. access connection to be located within +/-160 and +/-290 feet of the next closet access connections to the north.
5. If PD 25-0703 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated August 26, 2025) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on September 5, 2025. Approval of this Administrative Variance will allow the proposed Pruett Rd. access connection(s) to be located within +/-170 feet of an existing driveway connection on the southside of the roadway consistent with the approved Administrative Variance.
6. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all primary building entrances and parking areas.
7. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. All construction ingress and egress shall be limited to project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/-15.32 acres, from Agricultural Residential (AR) and Residential Single Family Conventional 4 (RSC-4) and Commercial Neighborhood (CN) to allow for 189,750 sf of manufacturing/processing and assembly, wholesale distribution, open storage and warehouse with or without distribution center uses. The site is located at the northwest corner of the CR 579 (Mango Rd.) and Pruett Rd intersection. The Future Land Use designation is Residential 4 (RES-4) and Residential 1 (RES-1).

The subject site is concurrently seeking to the County Future Land Use map to designate the property Light Industrial- Planned (LI-P).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning Entitlements:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|--|------------------------------|--------------------------|-----|
| | | AM | PM |
| CN, 4,000 sf Fastfood w/ Drive Thru (ITE LUC 934) | 1,870 | 178 | 132 |
| CN, 5,000 sf Gas Station Convenience Store (ITE LUC 945) | 3,600 | 378 | 318 |
| CN, 15,000 sf Pharmacy w/ Drive Thru (ITE LUC 881) | 1,516 | 56 | 154 |
| AR, 2 Single Family Detached Units (ITE LUC 210) | 28 | 3 | 3 |
| RSC-4, 12 Single Family Detached Units (ITE LUC 210) | 144 | 11 | 14 |
| Total Trips | 7,158 | 625 | 620 |

Proposed PD Uses:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|----|
| | | AM | PM |
| PD, 189,750 Sq Ft Industrial Park (ITE LUC 130) | 1,310 | 65 | 65 |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------------|------------------------|-----------------------|-------------|
| | | AM | PM |
| Difference (+/-) | -5,848 | -560 | -555 |

Staff notes that the applicant's site access analysis utilized Industrial Park ITE Land Use Code, while the site is proposing entitlements that include Manufacturing. As such the proposed entitlements would allow for the entire site to buildout as just Manufacturing, which has the potential to generate a significantly higher peak hour trip rate that could result in the need for additional site access improvements beyond those proposed herein. As such staff recommends a condition of approval that the project trips be capped to what the submitted site access analysis studied to ensure that the project buildout does not exceed the worst-case scenario. For example, the site access analysis submitted by the applicant's traffic engineer utilized the ITE Industrial Park land use code, which estimates the highest peak hour trip generation rate to be 0.34 trips per 1,000 square feet, whereas the ITE Manufacturing land use code projects 0.74 trips per 1,000 square feet. This is more than double the average peak hour trip rate and would result in a substantially greater traffic generation if the entire site were to buildout as purely manufacturing.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

The site has frontage on the east side of CR 579 (Mango Rd) and Pruett Rd.

Mango Rd. (CR 579) is a 2-lane, undivided, substandard, rural arterial roadway characterized by +/- 11-foot wide travel lanes with +/-4-foot paved shoulders in average condition. The roadway lines within a +/- 60-foot wide right-of-way along the project's frontage. There is a +/- 4-foot side sidewalk along the project frontage.

According to the 2021 County Transportation Technical Manual, a TS-7 rural roadway requires 96 feet of right of way, 12-foot travel lanes, 5-foot paved shoulders and 5-foot sidewalks on both sides of the road.

Pruett Rd. is a substandard undivided, rural, collector roadway, maintained by the County, that is characterized by an +/- 10-foot paved surface in average condition and lying within +/- 60-foot-wide right-of-way along the project's southern boundary. There are no sidewalks or bicycle facilities present along Pruett Rd. in the vicinity of the proposed project.

According to the 2021 County Transportation Technical Manual, a TS-7 rural roadway requires 96 feet of right of way, 12-foot travel lanes, 5-foot paved shoulders and 5-foot sidewalks on both sides of the road.

Hillsborough County Capital Improvement Project: CR 579 (Mango Rd.) and Pruett Rd Intersection

County capital improvement project #69600104 is currently scheduled for construction in 2028-2029 to improve traffic operations, reduce traffic congestion, and improve safety for drivers and pedestrians at the intersection of CR 579 (Mango Rd.) and Pruett Rd. The geometric improvements are intended to facilitate turning movements through the intersection and is currently in the design phase. The applicant is coordinating with the Public Works Department to ensure the improvements are completed by the time that this project is constructed.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes one full access connection on Mango Rd and one full access connection on Pruett Rd.

Per Section 6.04.07, the minimum spacing from all other driveways and intersections on Mango Rd. is 330 feet, and on Pruett Rd. is 245 feet. Sec. 6.04.02. B. administrative variances are required as the proposed access connections do not meet the minimum spacing. See the section below titled *Requested Administrative Variance* below for greater detail.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project meets warrants for a northbound left turn lanes at the project entrance on Mango Rd.

The applicant is proposing a minimum 10-foot wide multi-use path along Mango Rd. and Pruett Rd. in lieu of sidewalks as part of the proposed Design Exceptions for substandard roadway improvements.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

Parking shall be provided consistent with Section 6.05.02 of the LDC.

DESIGN EXCEPTION REQUEST: MANGO RD.

As Mango Rd./CR 579 is a substandard arterial roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Mango Rd., dated August 26, 2025, to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on September 5, 2025). The developer will be required to make certain improvements to Mango Rd. consistent with the Design Exception including:

- widening the travel lanes to 12-feet,
- provide 11-foot auxiliary lanes,
- provide F-type curb on the east side of Mango Rd.,
- construction of a 10- foot multi-use path along the Mango Rd frontage, and
- dedicate +/-18-feet of right of way.

If this zoning is approved, the County Engineer will approve the Design Exception request.

DESIGN EXCEPTION REQUEST: PRUETT RD.

As Pruett Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Pruett Rd., dated August 26, 2025, to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on September 5, 2025). The developer will be required to make certain improvements to Pruett Rd. consistent with the Design Exception including:

- widening the travel lanes to 12-feet,
- provide 11-foot auxiliary lanes,
- construction of a 10- foot multi-use path along the Pruett Rd frontage; and
- dedicate +/-18 feet of right of way up.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE: MANGO RD ACCESS SPACING

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated August 26, 2025) to allow the Mango Rd. project driveway connection within less than the required minimum 330 foot spacing, pursuant to Section 6.04.07, from existing driveway connections, approximately 160 feet and 290 feet to the north, on the west side of the roadway. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on September 5, 2025.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

REQUESTED ADMINISTRATIVE VARIANCE: PRUETT RD ACCESS SPACING

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated August 26, 2025) to allow the Pruett Rd. project driveway connections within less than the required minimum 245 foot spacing, pursuant to Section 6.04.07., from an existing residential driveway, approximately 170 feet to the west, along the south side of the roadway. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on September 5, 2025.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below. Pruett Rd is not a regulated roadway and not included in the 2024 Hillsborough County Level of Service (LOS) Report.

| FDOT Generalized Level of Service | | | | |
|-----------------------------------|--------------|-------------|--------------|-------------------------|
| Roadway | From | To | LOS Standard | Peak Hr Directional LOS |
| CR 579 (MANGO RD) | JOE EBERT RD | E SLIGH AVE | D | E |

Source: 2024 Hillsborough County Level of Service (LOS) Report

From: [Williams, Michael](#)
To: [Vicki Castro](#); [Michael Yates](#)
Cc: [Grimes, Gina](#); [Grandlienard, Christopher](#); [Perez, Richard](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: RZ-PD 25-0703 Administrative Variances & Design Exceptions Review
Date: Friday, September 5, 2025 5:13:22 PM
Attachments: [25-0703 AVReq 08-26-25 1.pdf](#)
[25-0703 AVReq 08-26-25 2.pdf](#)
[25-0703 DEREQ 08-26-25 1.pdf](#)
[25-0703 DEREQ 08-26-25 2.pdf](#)
[image001.png](#)

Vicki/Michael,

I have found the attached two Section 6.04.02.B. Administrative Variances (AV) and two Design Exceptions (DE) for PD 25-0703 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

Sent: Friday, September 5, 2025 4:51 PM

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

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

Subject: RZ-PD 25-0703 Administrative Variances & Design Exceptions Review

Hello Mike,

The attached Administrative Variances and Design Exceptions are **Approvable** to me, please include the following people in your response:

vcastro@palmtraffic.com

myates@palmtraffic.com

ggrimes@bradley.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

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- 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) | <input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| Submittal Type (check one) | <input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information |
| Submittal Number and Description/Running History (check one and complete text box using instructions provided below) | <input checked="" type="checkbox"/> 1. AV-Access Spacing - MangoRd <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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 | Mango Logistics Park - Phase II |
| 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) | 62199.0000, 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000 |
| <input checked="" type="checkbox"/> 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: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida. | |
| Current Property Zoning Designation | AR, RSC-4, and CN |
| 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 | PD 25-0703 |
| 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) | N/A |
| 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". | |



August 26, 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: Mango Logistics Park – Phase II (PD 25-0703)
Folio: 62199.0000, 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000
Administrative Variance Request – Minimum Spacing – Mango Road
Palm Traffic Project No. T25004

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for access to Mango Road for the project. The project is located west of Mango Road and north of Pruett Road, as shown in Figure 1. This request is made based on our virtual meeting on July 31, 2025, with Hillsborough County staff.

The proposed rezoning will allow for up to 189,750 square feet of industrial use.

The project proposes to have one (1) full access to Mango Road and one (1) full access to Pruett Road. Mango Road is identified in the Hillsborough County Functional Classification Map as a collector roadway with a posted speed limit of 50 mph.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the access to Mango Road. See Figure 2 and Table 1 for the driveways included in this variance, a total of two (2) driveways do not meet minimum spacing. Based on Section 6.04.07, the connection spacing for Mango Road is 330 feet for a Class 6 road.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

The request is to have one (1) full access driveway within approximately 700 feet of frontage on Mango Road. While the proposed project driveway location on the west side of Mango Road meet connection spacing standards, there are two (2) residential driveways, mostly unpaved, north of the project on the west side of Mango Road that do not meet the standards. The existing driveway separation on the west side of Mango Road are shown in Table 1. Given the number and location of the driveways on the west side of Mango Road meeting the connection spacing standard is not possible, and therefore, not approving the variance would be an unreasonable burden on the applicant.

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

The proposed full access project driveway on Mango Road is proposed to align with the approved zoning (PD 24-1135) driveway, east of Mango Road. This driveway location allows for sufficient separation from Pruett Road and Davis Pool Road to provide a southbound left turn lane into the project and allows for the future northbound left turn to the commercial zoned property to the west and a future southbound left turn lane at Pruett Road in conjunction with the CIP project (69600104) to signalize the intersection of Mango Road and Pruett Road. Given the design layout of the site, the PD zoned property to the east and the future the future CIP project, the driveway spacing would not be detrimental to the public health, safety and welfare of the motoring public.

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

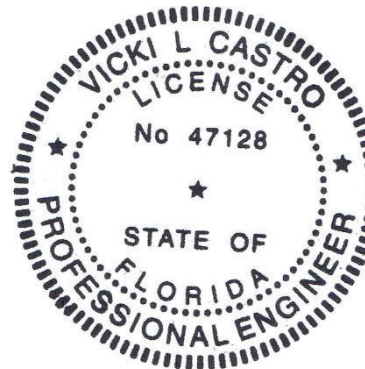
The access spacing variance is requested to provide a functional site layout, access related improvements and allow for a future County CIP project. Without the variance, reasonable to the property could not be provided.

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: 2025.08.26
13:41:47 -04'00'

Vicki L Castro, P.E.
Principal



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

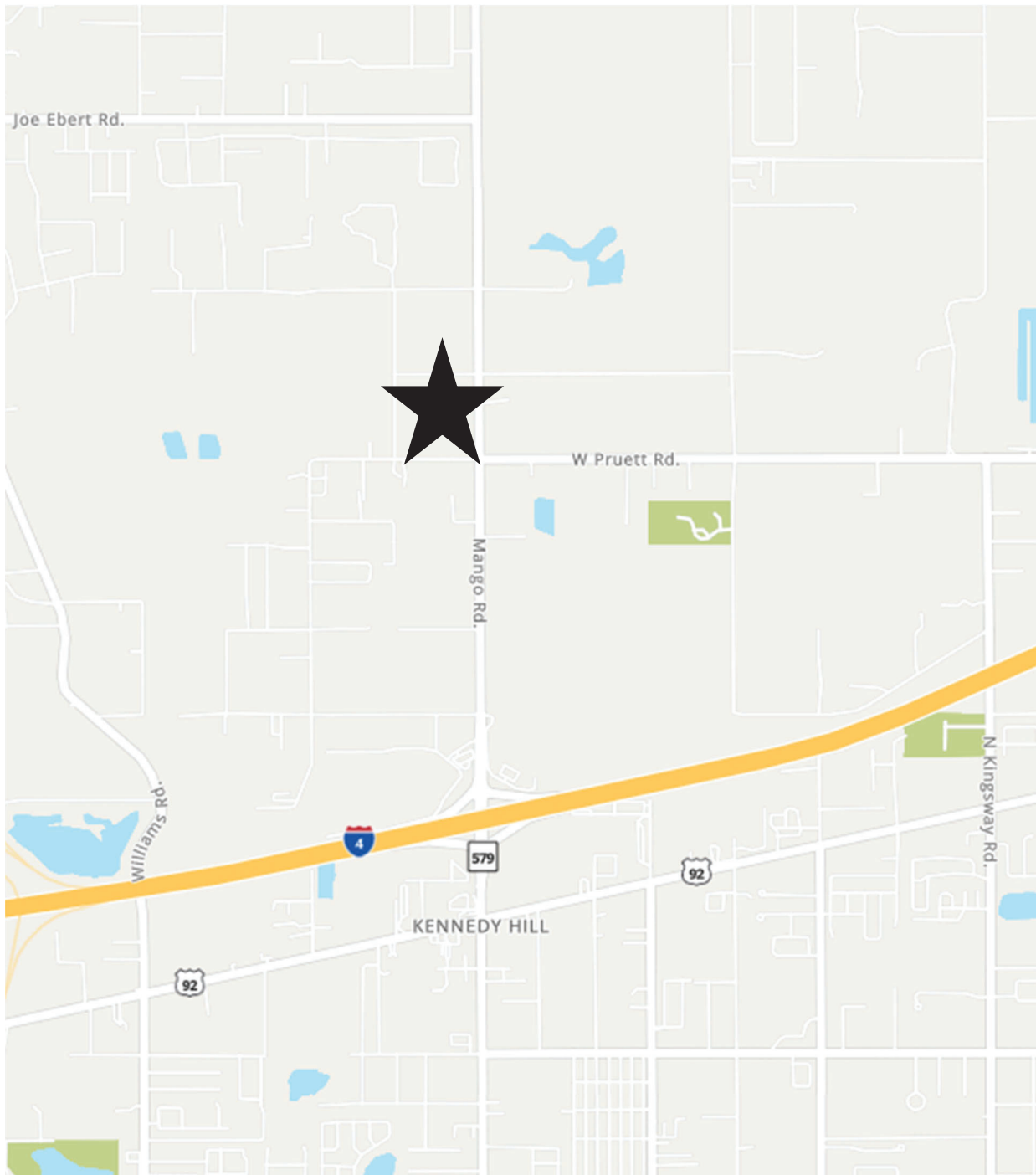
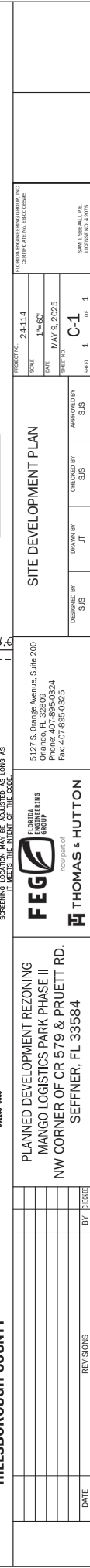


Table 1. Driveway Spacing

| <u>Driveway</u> | <u>Spacing From Full Driveway</u> |
|-----------------|---------------------------------------|
| Pruett Rd | 730' |
| A | 160' * |
| B | 290' * |
| Davis Pool | 530' |

* Does not meet standards







**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- 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) | <input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| Submittal Type (check one) | <input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information |
| Submittal Number and Description/Running History (check one and complete text box using instructions provided below) | <input checked="" type="checkbox"/> 1. AV-Access Spacing - Pruett Rd <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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 | Mango Logistics Park - Phase II |
| 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) | 62199.0000, 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000 |
| | <input checked="" type="checkbox"/> 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: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida. | |
| Current Property Zoning Designation | AR, RSC-4, and CN |
| 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 | PD 25-0703 |
| 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) | N/A |
| 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". | |



August 26, 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: Mango Logistics Park Phase II (PD 25-0703)
Folio: 62199.0000, 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000
Administrative Variance Request – Minimum Spacing – Pruett Road
Palm Traffic Project No. T25004

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for access to Pruett Road for the project. The project is located west of Mango Road and north of Pruett Road, as shown in Figure 1. This request is made based on our virtual meeting on July 31, 2025, with Hillsborough County staff.

The proposed rezoning will allow for up to 189,750 square feet of industrial use.

The project proposes to have one (1) full access to Mango Road and one (1) full access to Pruett Road. Pruett Road is identified in the Hillsborough County Functional Classification Map as a collector roadway with a posted speed limit of 30 mph.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the access to Pruett Road. Based on Section 6.04.07, the connection spacing for Pruett Road is 245 feet for a Class 6 road. See Figure 2 and Table 1 for driveways included in this variance, a total of 1 unpaved residential driveway does not meet minimum spacing from the project access.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

The request is to have one (1) full access driveway within approximately 800 feet of frontage on Pruett Road. While the proposed driveways on the north side of Pruett Road meet connection spacing standards, there are four (4) residential driveways, mostly unpaved, in the 800 feet of frontage along the south side of Pruett Road. The existing driveway separation on the south side of Pruett Road are shown in Table 1. Given the number and location of the driveways on the south side of Pruett Road, meeting the connection spacing standard is not possible, and therefore, not approving the variance would be an unreasonable burden on the applicant.

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

The proposed full access project driveway is proposed to align with the residential driveway to the south (driveway A in the exhibit). This driveway location allows for sufficient separation from Mango Road that allows for the future improvements at the intersection of Pruett Road and Mango Road in conjunction with the CIP project (69600104) to signalize the intersection. Given the design layout of the site, the future CIP project and the low volume residential driveways to the south, the driveway spacing 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 access spacing variance is requested to provide a functional site layout, access related improvements and allow for a future County CIP project. Without the variance, reasonable to the property could not be provided.

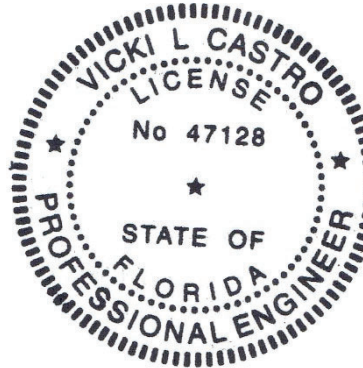
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed
by Vicki L Castro
Date: 2025.08.26
13:55:16 -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

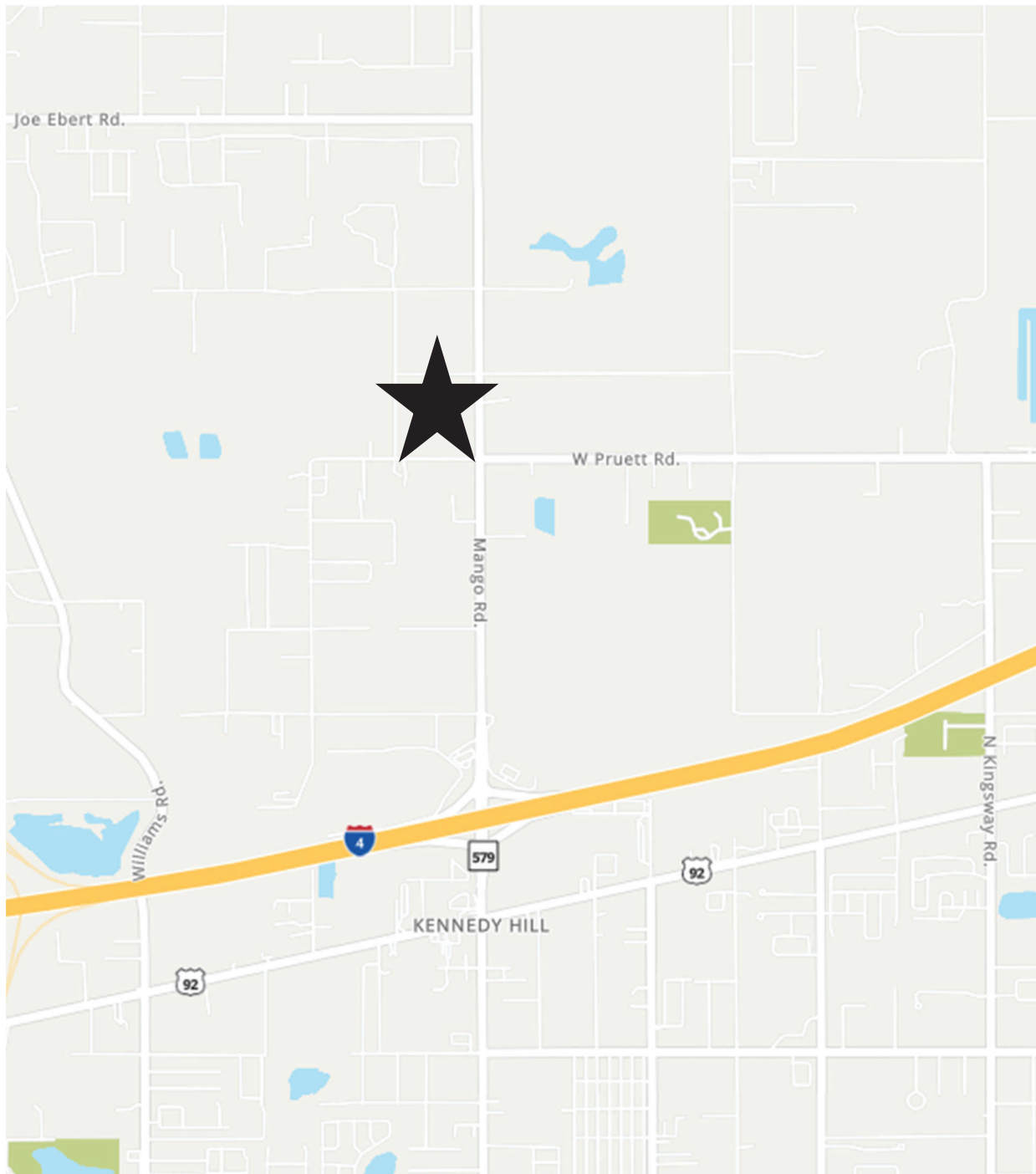


Table 1. Driveway Spacing

| <u>Driveway</u> | Spacing From <u>Full Driveway</u> |
|-----------------|--------------------------------------|
| Mango Rd | 350' |
| A | 0' |
| B | 170' * |
| C | 350' |
| D | 430' |
| E | 480' |

* Does not meet standards

24-114_PO.dwg



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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- 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) | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| Submittal Type (check one) | <input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information |
| Submittal Number and Description/Running History (check one and complete text box using instructions provided below) | <input type="checkbox"/> 1. DE-Substandard Rd - Mango Rd <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 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 | Mango Logistics Park - Phase II |
| 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) | 62199.0000, 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000 |
| <input checked="" type="checkbox"/> 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: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida. | |
| Current Property Zoning Designation | AR, RSC-4, and CN |
| 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 | PD 25-0703 |
| 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) | N/A |
| 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". | |



August 26, 2025

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

RE: Mango Logistics Park (PD 25-0703)
Folio: 62199.0000, 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000
Design Exception – Mango Road
Palm Traffic Project No. 25004

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 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 which will allow for up to 189,750 square feet of industrial uses located west of Mango Road (CR 579) and north of Pruett Road, as shown in Figure 1. This request is made based on our virtual meeting with Hillsborough County staff on July 31, 2025.

The project proposes to have one (1) full access to Mango Road and one (1) full access to Pruett Road. Mango Road is identified in the Hillsborough County Functional Classification Map as a collector roadway and was identified during our meeting as a substandard road. Mango Road has a posted speed limit of 50 mph and currently has 11-foot travel lanes in a 60-foot right of way (ROW).

This request is a design exception to the Hillsborough County Transportation Technical Manual for Mango Road from Pruett Road to Davis Road. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Mago Road is approximately 60 feet. The typical TS-7 section for a local, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 8-foot shoulders (5-foot paved), open ditch drainage and a 5-foot sidewalk. This section of Mango Road currently has 11-foot travel lanes, no bike lanes and a sidewalk along the west side of the roadway.
2. The request is to provide the 12-foot travel lanes and 11-foot auxiliary turn lanes with a F type curb on the east side of Mango Road.
3. Approximately 600 feet of 10-foot multi-use path will be provided only on the west side of Mango Road from Pruett Road to the northern property line. The multi-use path will be provided within an area to be dedicated ROW. There will be a 2-foot grassed area between the multi-use path and the new ROW line.
4. The ROW dedication area will be approximately 18 feet.

Mr. Michael Williams, P.E.

August 26, 2025

Page 2

The proposed typical section is shown in Figure 2, and the conceptual site plan is shown in Figure 3.

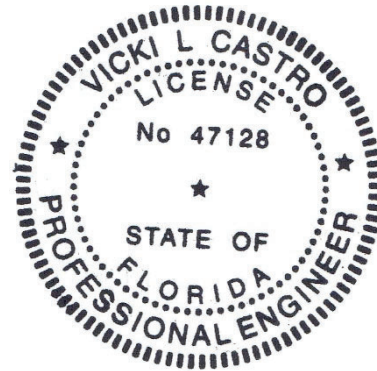
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro**

Vicki L Castro, P.E.
Principal

Digitally signed by
Vicki L Castro
Date: 2025.08.26
09:31:54 -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 L. Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

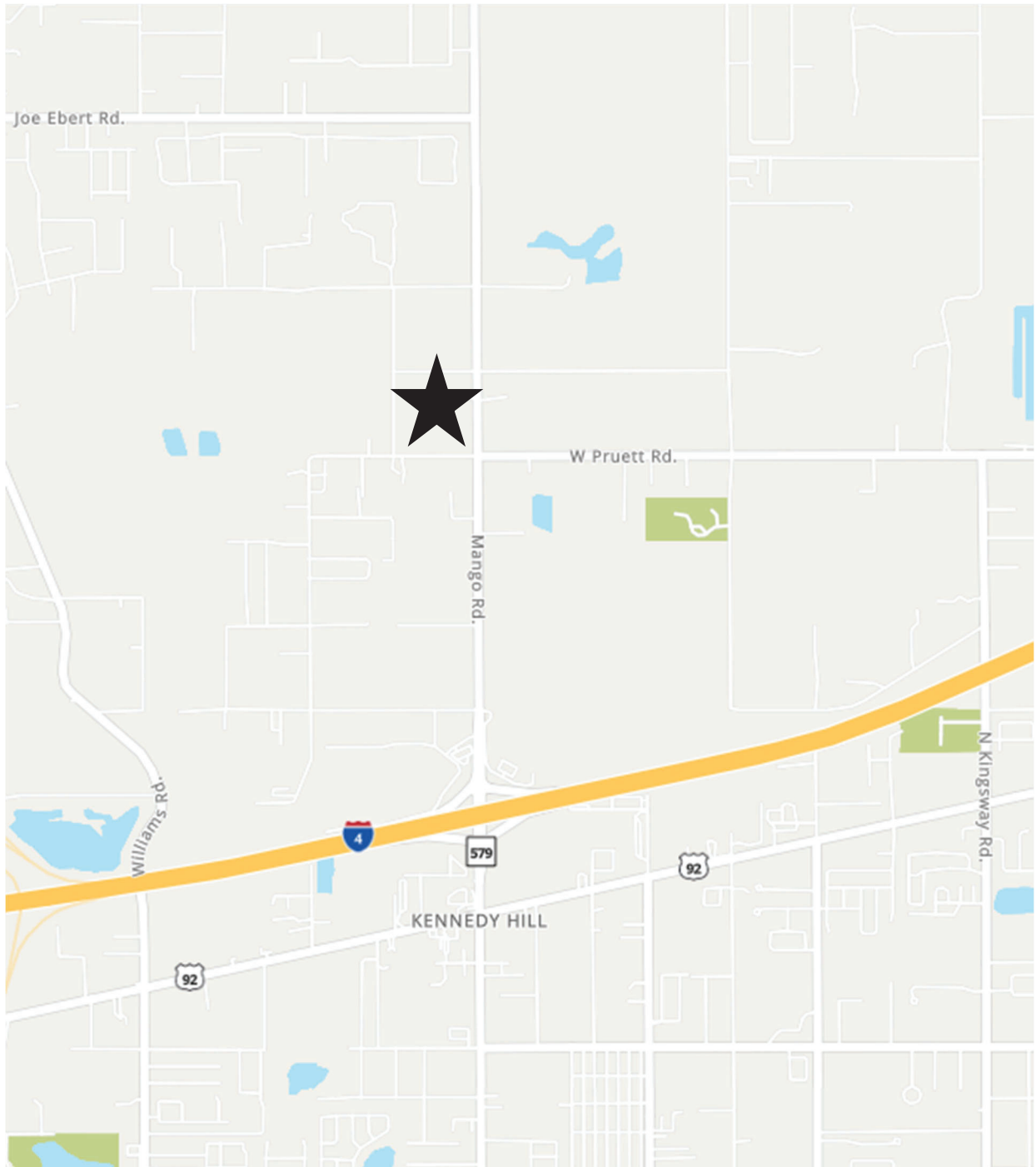
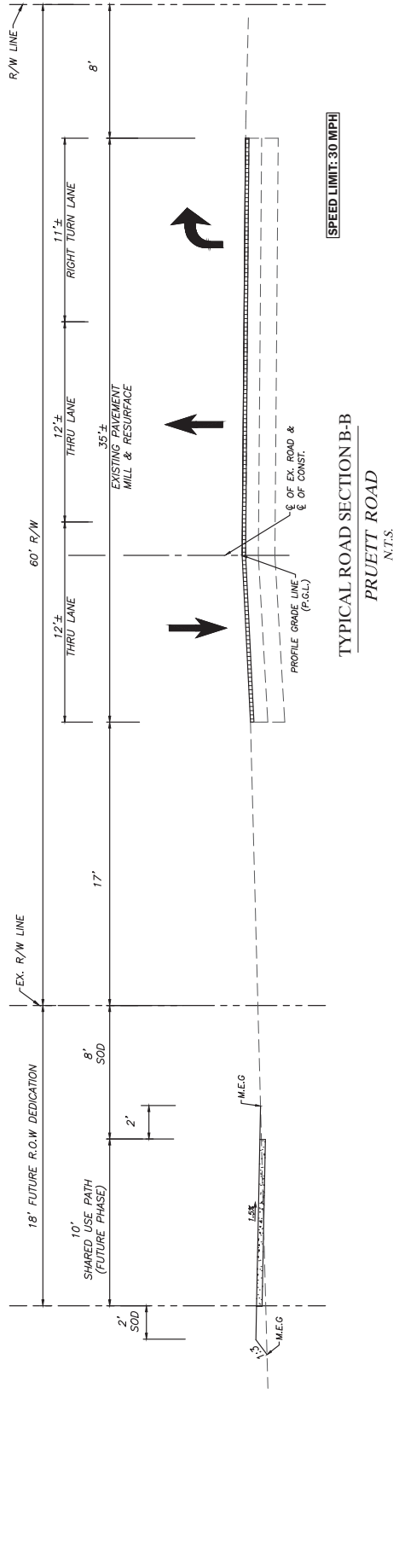
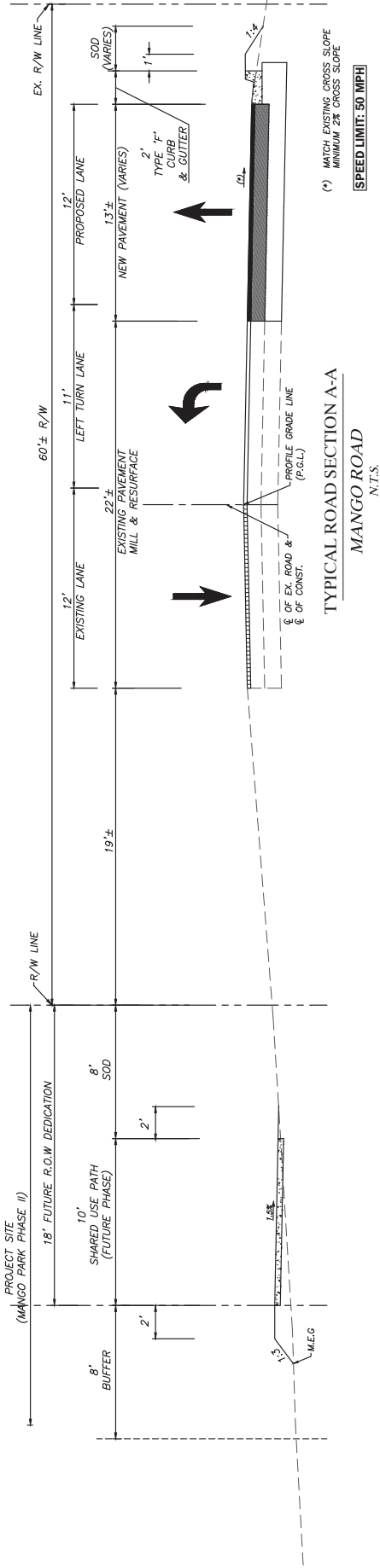


Figure 2: Typical Section



| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|-----------------|--|
| PRUETT RD. & MANGO RD. IMPROVEMENTS CONSTRUCTION PLANS HILLSBOROUGH, FLORIDA | | FEG FLORIDA ENGINEERING GROUP now part of THOMAS & HUTTON | | 5127 S. Orange Avenue, Suite 200 Hillsborough, FL 34611 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us | | MANGO ROAD & PRUETT ROAD TYPICAL SECTIONS | | PROJECT NO. 24-114 SCALE N.T.S. DATE MAY 7, 2025 SHEET C-4 OF | | | |
| REVISIONS | | BY | | DATE | | DESIGNED BY JAA | | CHECKED BY JAA | | APPROVED BY JAA | |



MAX. ALLOWABLE DESIGN SPEED - 50 MPH

- REVISION DATE:
10/17

SHEET NO. 1 OF 1



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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| Request Type (check one) | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
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| Submittal Number and Description/Running History (check one and complete text box using instructions provided below) | <input type="checkbox"/> 1. DE-Substandard Rd - Pruett Rd <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6. |
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| Project Name/ Phase | Mango Logistics Park - Phase II |
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| Folio Number(s) | 62199.0000, 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000 |
| <input checked="" type="checkbox"/> 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. |
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| Current Property Zoning Designation | AR, RSC-4, and CN |
| 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 | PD 25-0703 |
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August 26, 2025

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

RE: Mango Logistics Park- Phase II (PD 25-0703)
Folio: 62199.0000, 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000
Design Exception – Pruett Road
Palm Traffic Project No. 25004

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 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 which will allow for up to 189,750 square feet of industrial uses located west of Mango Road (CR 579) and north of Pruett Road, as shown in Figure 1. This request is made based on our virtual meeting with Hillsborough County staff on July 31, 2025.

The project proposes to have one (1) full access to Mango Road and one (1) full access to Pruett Road. Pruett Road is identified in the Hillsborough County Functional Classification Map as a collector roadway and was identified during our meeting as a substandard road. Pruett Road has a posted speed limit of 30 mph and currently has 10-foot travel lanes in an approximate 60-foot right of way (ROW).

This request is a design exception to the Hillsborough County Transportation Technical Manual for Pruett Road from Mango Road to the western property line. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The existing ROW along Pruett Road is approximately 60 feet but does vary along the segment. The typical TS-7 section for a local, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot lanes, 8-foot shoulders (5-foot paved), open ditch drainage and a 5-foot sidewalk. This section of Pruett Road currently has 10-foot travel lanes and no bike lanes and no sidewalk.
2. The request is to provide the 12-foot travel lanes and 11-foot auxiliary turn lanes.
3. Approximately 800 feet of 10-foot multi-use path will be provided only on the north side of Pruett Road from Mango Road to the western property line. The multi-use path will be provided within an area to be dedicated ROW. There will be a 2-foot grassed area between the multi-use path and the new ROW line.
4. The ROW dedication area will be approximately 18 feet.

Mr. Michael Williams, P.E.

August 26, 2025

Page 2

5. No modification to the south edge of the pavement, as all improvements will be made on the north side of Pruet Road.

The proposed typical section is shown in Figure 2 and the conceptual site plan is shown in Figure 3.

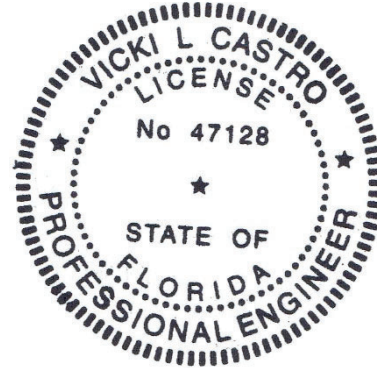
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed by
Vicki L Castro
Date: 2025.08.26
09:48:45 -04'00'



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

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

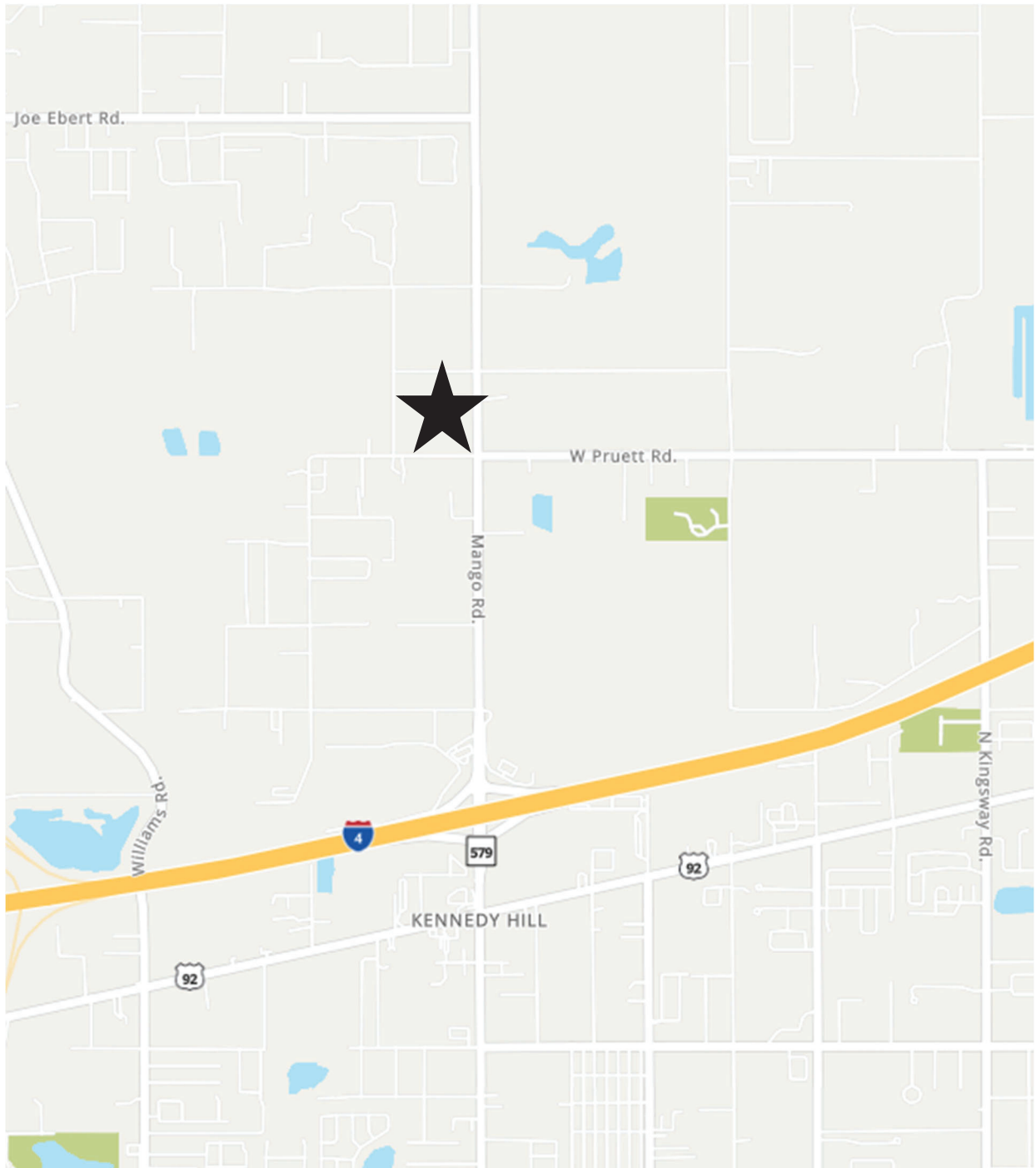
_____ Disapproved _____ Approved with Conditions _____ Approved

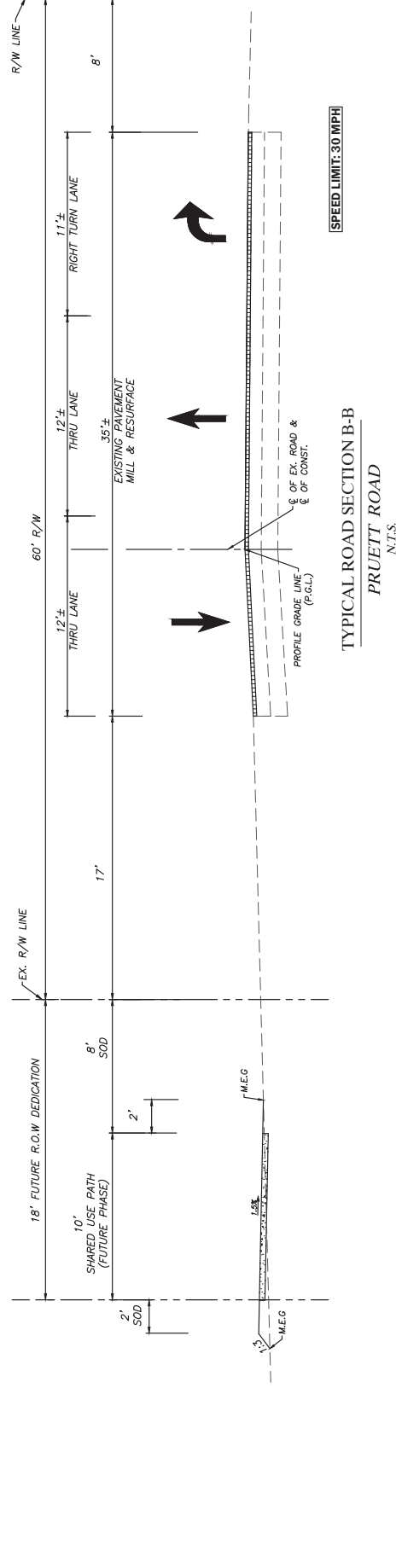
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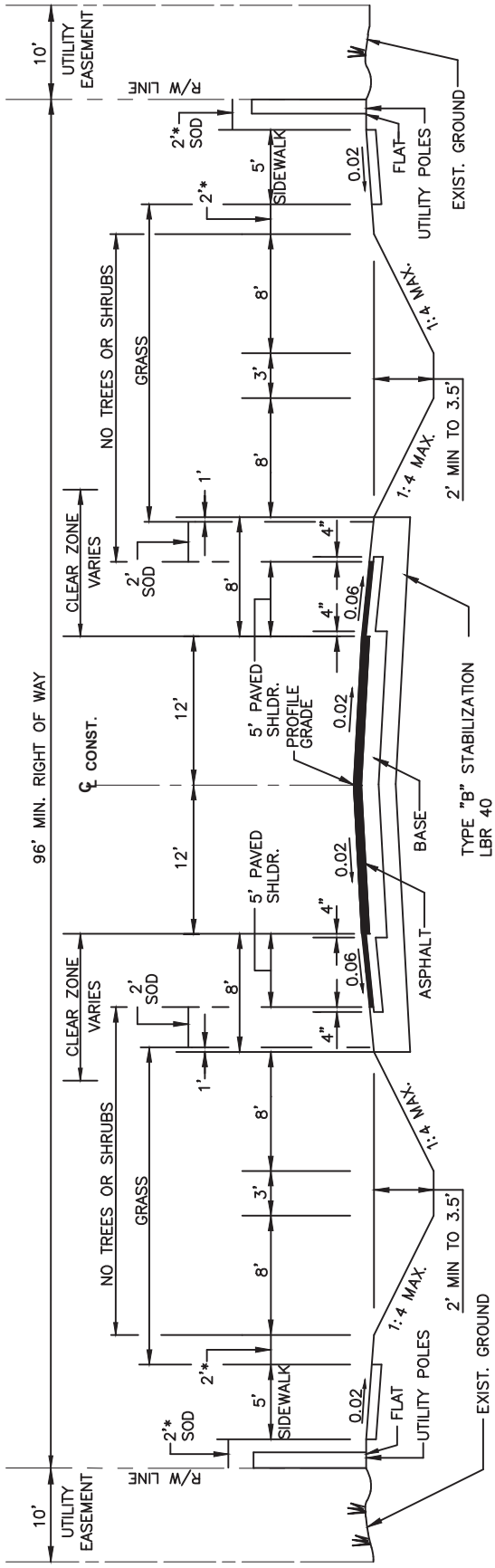
Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP



[illegible][illegible]

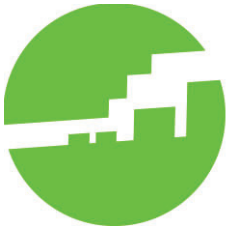


TYPICAL SECTION

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 | TRANSPORTATION TECHNICAL MANUAL |  Hillsborough County Florida | LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION | |
| | | | DRAWING NO. TS-7 | SHEET NO. 1 OF 1 |



**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: September 15, 2025 Report Prepared: September 4, 2025 | Case Number: PD 25-0703 Folio(s): 62206.0000, 62207.0000, 62208.0000, 62208.0100, 62209.0000, 62199.0000 General Location: North of West Pruet Road, west of Mango Road (County Road 579), and south of Davis Pool Road |
| Comprehensive Plan Finding | CONSISTENT |
| Adopted Future Land Use | Residential-1 (1 du/ga; 0.25 FAR) & Residential-4 (4 du/ga; 0.25 FAR) *Pending HC/CPA 25-10 to Light Industrial-Planned (No residential permitted; 0.75 FAR) |
| Service Area | Rural |
| Community Plan(s) | Thonotosassa |
| Rezoning Request | Residential Single-family Conventional-4 (RSC-4), Agricultural Rural (AR), and Commercial Neighborhood (CN) to Planned Development (PD) for limited light industrial uses including warehouse, wholesale distribution, accessory open storage and manufacturing/processing and assembly |
| Parcel Size | +/- 15.32 acres |

| | |
|---|---|
| Street Functional Classification | Davis Pool Road – Local Mango Road (County Road 579) – County Arterial West Pruett Road – County Collector |
| Commercial Locational Criteria | Meets |
| Evacuation Area | None |

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

Staff Analysis of Goals, Objectives and Policies:

The ± 15.32-acre subject site is located north of West Pruett Road, west of Mango Road (County Road 579) and south of Davis Pool Road. The site is located in the Rural Area and is also located within the limits of the Thonotosassa Community Plan. The subject site has a Future Land Use designation of Residential-1 (RES-1) and Residential-4 (RES-4). The RES-1 Future Land Use category allows for the consideration of agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects. The RES-4 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The applicant is requesting to rezone the subject site from Residential Single-family Conventional-4 (RSC-4), Agricultural Rural (AR), and Commercial

Neighborhood (CN) to Planned Development (PD) for limited light industrial uses to include warehouse, wholesale distribution, open storage (accessory only), and manufacturing/processing and assembly.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. The current Future Land Use category is Residential-1 and Residential-4. This rezoning is concurrent with a pending Comprehensive Plan Map Amendment to change the Future Land Use to Light Industrial-Planned (LI-P). This request for a Planned Development is considered concurrent and dependent on the approval of HC/CPA 25-10. The analysis provided throughout this staff report is based on the pending LI-P Future Land Use and will be reviewed as such.

Per FLUS 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 Light Industrial-Planned Future Land Use category is intended for potentially suitable industrial activities but are located outside of concentrated industrial designated areas or in areas where the need for a site plan would be beneficial to ensure land use compatibility. This category will be used in transportation routes, areas where without a concentration of industrial uses and areas where various concerns and impacts to adjacent development can be addressed through site planning. As the language states above, industrial uses are permitted within the LI-P category. The maximum Floor Area Ratio (FAR) permitted within the LI-P Future Land Use category is 0.75. Given that the site is 15.32 acres, the maximum allowable square feet that may be considered for this site would be 500,504 square feet (15.32 ac x 43,560 square feet = 667,339 square feet x 0.75 FAR = 500,504 square feet). The collective total square footage of all allowable uses on the site is 189,750 square feet, which is well within the permitted development threshold for this property. The proposed uses included in this request are consistent with the intent and typical uses of the LI-P designation. Therefore, the proposal meets Objective 2.2 and the associated policies.

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

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding Future Land Use categories are comprised primarily of Residential-1, Residential-4 and Light Industrial-Planned. The surrounding area, including the subject property, are located within the Rural Area, and as such, the area is mainly characterized by agricultural uses and larger lot single-family residential development to the north, west, and south of the site. The most recent site plan, uploaded to Optix on August 27, 2025, includes a proposed 2.22-acre retention pond located on the western portion of the site. This feature will serve as a buffer between the proposed development and the adjacent residential uses to the west, which is consistent with FLUS Policy 4.4.1 direction that relates to mitigating for adverse development impacts.

Planning Commission staff expressed concern regarding the proximity of single-family residential uses along the northern boundary of the site. The applicant has proposed a 50-foot buffer along this edge,

which exceeds the minimum required buffer of 30 feet. In addition, the northern boundary will include a 6-foot masonry wall and a row of evergreen trees, each at least 10 feet high at the time of planting and spaced no more than 20 feet apart, in accordance with the Land Development Code (LDC) screening requirements. While the Planning Commission staff acknowledges the enhanced buffer length and proposed screening measures, concerns remained regarding the overall compatibility of the proposed use directly adjacent to existing single-family homes. These concerns were heightened by the applicants request for relief from the additional height setback code requirement. FLUS Objective 3.1 states that new development should be designed in a way that is compatible with the established character of the surrounding neighborhood. To address these concerns, staff suggested several additional mitigation measures to further promote compatibility with the surrounding neighborhood.

The first measure that was suggested by staff was to reintroduce the open storage boundary wings that were part of the original site plan. These wings, located along the northern boundary of the proposed buildings, would help to visually and acoustically shield the accessory temporary open storage area and truck activity from nearby residences. Second, staff recommended enhancing the required screening beyond what is mandated by the Land Development Code (LDC). While the LDC requires a 6-foot masonry wall and a single row of evergreen trees, staff proposed the addition of a second row of evergreen trees that would be staggered between the first row (at the same height and spacing per the LDC). This enhancement would help to strengthen the visual buffer and reduce noise impacts, providing a more effective barrier between the proposed use and the adjacent residential homes. Lastly, staff recommended a condition limiting the height of the temporary accessory open storage to a maximum of 20 feet to further reduce potential impacts. These mitigation efforts are consistent with FLUS Policy 3.1.1, 3.1.1.1, and 3.1.3, which seeks to protect residential areas from incompatible land uses and emphasizes the need for gradual transitions and effective buffering between differing land use intensities. The applicant agreed to all these additional mitigation measures. With these enhanced mitigation strategies and the inclusion of appropriate conditions of approval, the proposed use is compatible with the surrounding area and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

The subject site is within the limits of the Thonotosassa Community Plan. Goal 4 of the Plan focuses on the diversity of people, housing, and uses. This goal emphasizes the importance of providing for commerce and jobs while also protecting the community identity by limiting the location, type, and size of new businesses to fit the surrounding area. The proposed use aligns with this goal, as it supports local job creation and economic activity while incorporating site specific mitigation strategies to ensure compatibility with the adjacent neighborhood. The Thonotosassa Community Plan also focuses commercial uses along State Road 579 south of Pruett Road to Interstate-4. While the subject site is located along SR 579, it lies north of Pruett Road, rather than the explicitly identified area of south of Pruett Road. However, with the concurrent Comprehensive Plan Map Amendment to change the FLU to LI-P, the request reflects and supports the general trend of increasing non-residential development in the area. The proposal aligns with the broader intent of the Thonotosassa Community Plan by promoting economic development while also incorporating design elements that address compatibility with surrounding uses.

Overall, staff finds that the proposed use is an allowable use in the Light Industrial-Planned Future Land Use category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the Thonotosassa Community Plan. The proposed Planned Development 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

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

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

Compatibility

Policy 3.1.1: *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land*

Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

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

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

Development

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

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

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

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

Neighborhood/Community Development

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

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

- a) the creation of like uses; and*
- b) creation of complementary uses; and*
- c) mitigation of adverse impacts; and*

- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA

Goal 4: *Diversity of People, Housing and Uses – Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.*

- **Allow commercial uses along SR 579 south of Pruett Road to I-4.**
 - o (Refer to the BOCC Action on February 21, 1995 regarding the Land Use Policy on County Road (CR) 579.)

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 25-0703

<all other values>

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- wam 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/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map will verify the accuracy of the information shown on this map. The map is for illustrative purposes only. It is the most current data and information, and the appropriate use of it.

Map Printed from Rezoning System: 4/28/2025
Author: Beverly F. Daniels
File: G:\Rezoning\System\Map\Projects\H\CGreg_H\Rezoning - Copy.mxd

Hillsborough County
City-County
Planning Commission

