

Rezoning Application: PD 26-0433

Zoning Hearing Master Date: June 22, 2026

BOCC CPA Hearing Date: August 13, 2026

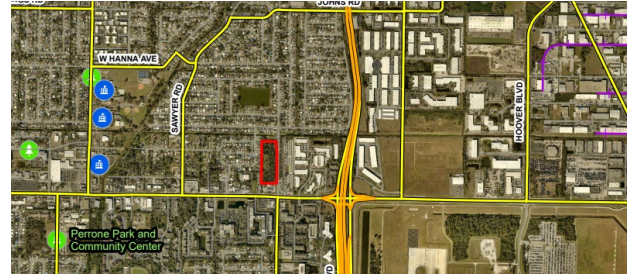


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Cadence Partners, LLC
 FLU Category: OC-20 and RES-6 (Existing)
 LI-P (Proposed)
 Service Area: Urban
 Site Acreage: 6.7 +/-
 Community Plan: Town N' Country
 Overlay: Hillsborough Avenue Overlay



Introduction Summary:

The applicant is requesting to rezoning approximately 6.7 acres of land from RSC – 9 (Single-Family Residential) and CG (General Commercial) to Planned Development (PD) to allow for a 100,000 Sq. Ft. of warehouse with or without distribution, wholesale distribution, manufacturing-processing, assembly, and accessory open storage uses. This application is a companion to CPA 26-07, requesting the LI-P Future Land Use category.

Zoning:	Existing		Proposed
District(s)	RSC - 9	CG	PD
Typical General Use(s)	Single-Family Residential	General Commercial	Warehouse (with or without distribution); Wholesale Distribution; Manufacturing-Processing and Assembly; Accessory Open Storage
Acreage	4.66 +/-	2.04 +/-	6.7 +/-
Density/Intensity	9 DU per GA (41 units)	FAR: 0.27 (23,992 sf)	FAR: 0.34 (100,000 sf)
Mathematical Maximum*	9 DU per GA (41 units)	FAR: 0.27 (23,992 sf)	FAR: 0.75 (218,889 Sq. Ft.)

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC – 9	CG	PD
Lot Size / Lot Width	5,000 Sq. Ft./ 50'	10,000 Sq. Ft./ 75'	NA/NA
Setbacks/Buffering and Screening	Front: 20' Rear: 20' Side: 5' Buffering & Screening: NA	Front: 30' Rear: 20' (2:1 setback) Side: 0' (2:1 setback) Buffering & Screening: 20/B north	•Front (East): 130' •Rear (West): 30' •Side (North): 120' •Side (South): 145' •Buffering & Screening: 15'/B, 30'/C enhanced, 10'/B, 15'/B,
Height	35'	50'	45'

Additional Information:

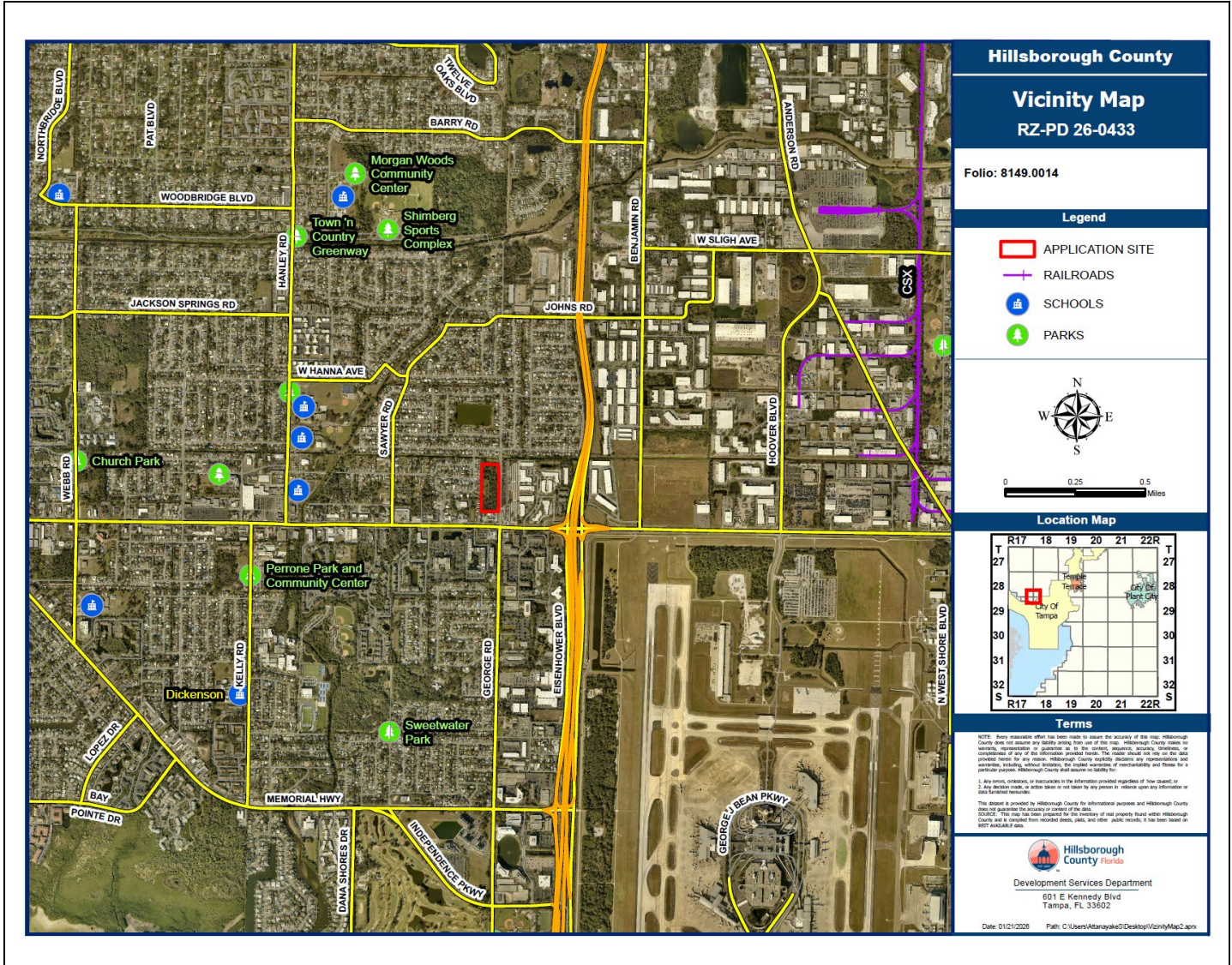
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
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Planning Commission Recommendation:
 Inconsistent

Development Services Recommendation:
 Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

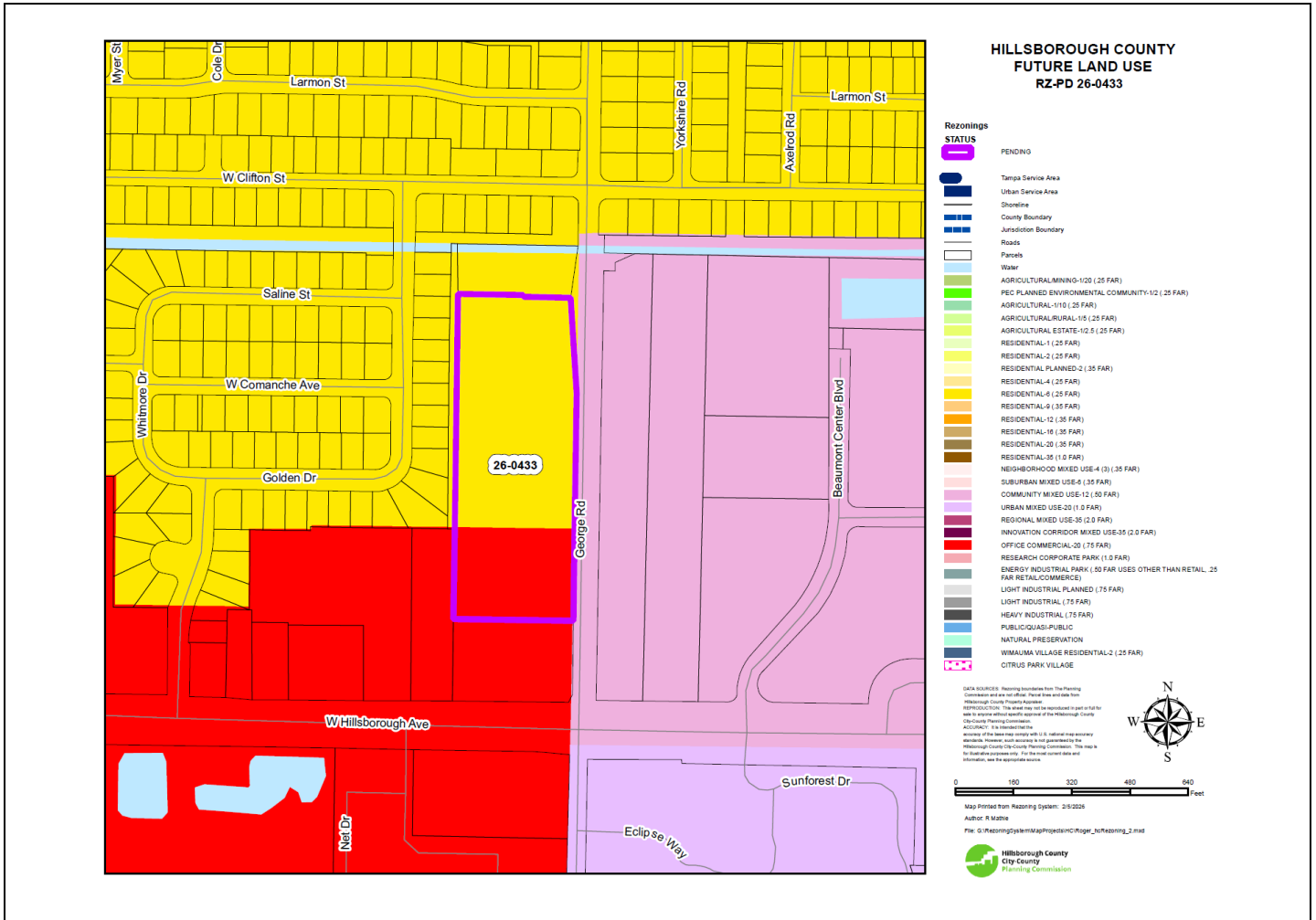


Context of Surrounding Area:

The site is located on the west side of George Road, north of Hillsborough Avenue within the Town and Country area. The property is separated from Hillsborough Avenue by property zoned CG developed with a convenience store with gas use. The adjacent properties to the west are zoned RSC-9 and developed with single family residential dwelling units. To the east of the property, and separated by George Road, the properties are zoned CI and developed with warehouse and office uses. The Veterans Expressway is located to the east of the site and northwest of Tampa International Airport.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6 and OC-20 (Existing) LI-P (Proposed)
Maximum Density/F.A.R.:	RES-6 (Existing) : 6 units per acre / 0.25 FAR OC-20 (Existing): 20 units per acre / 0.75 FAR LI-P (Proposed): no residential / 0.25 – 0.75 FAR

Typical Uses:

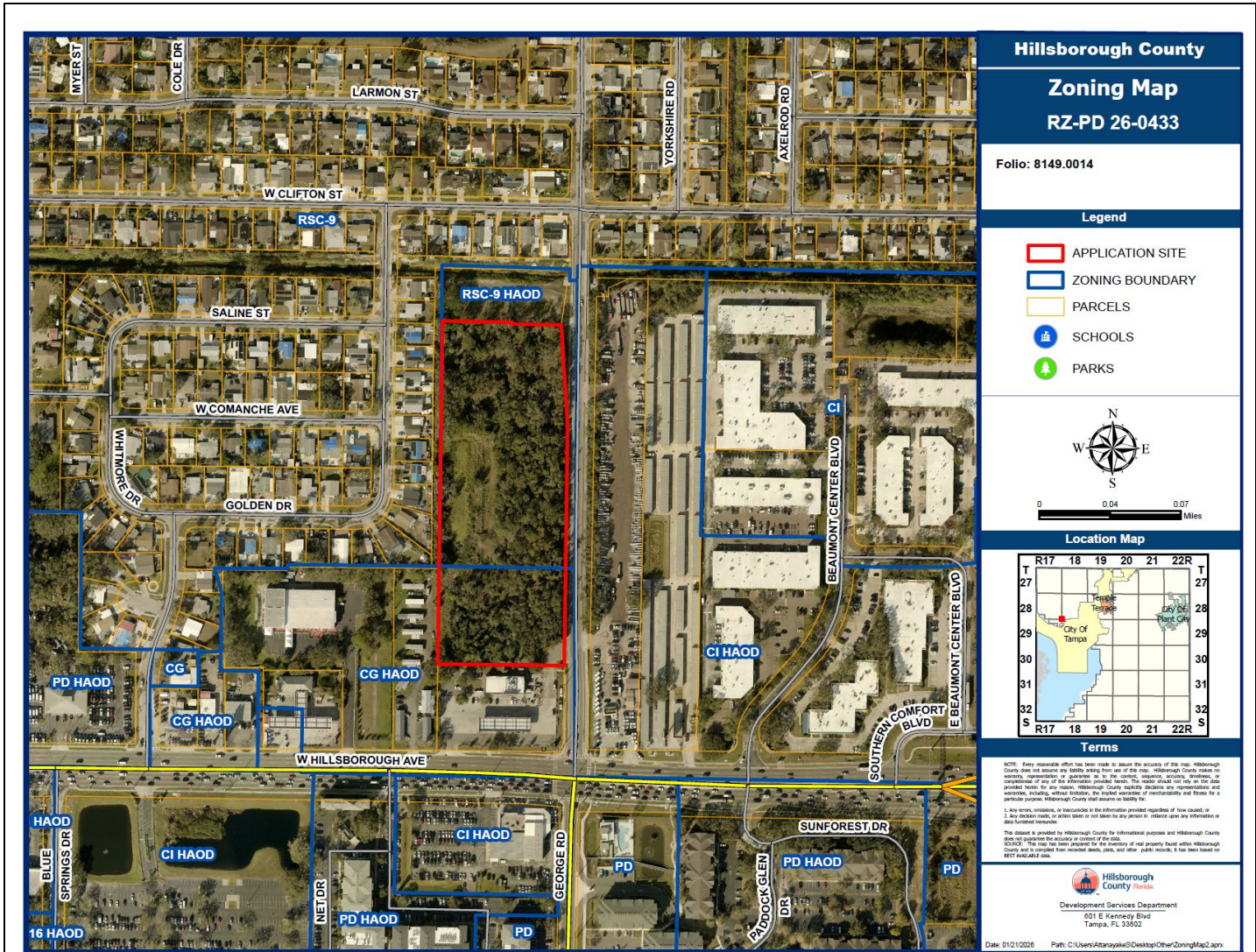
RES-6 (Existing): Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

OC-20 (Existing): Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

LI-P (Proposed): Agricultural, light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and retail uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

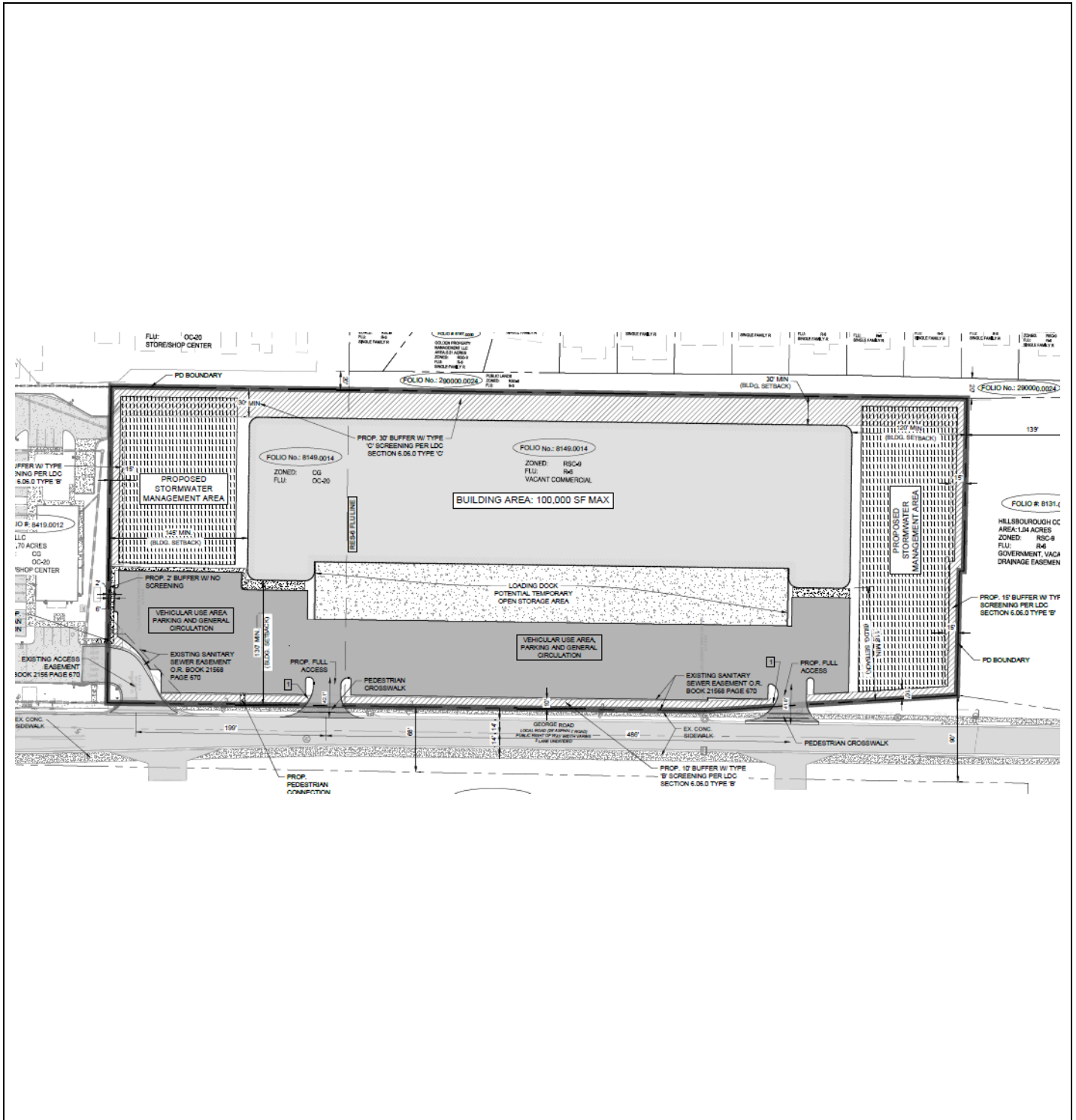


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 units per acre	Single Family Residential	Stormwater (Governmental Agency Owned)
South	CG	0.27 FAR	General Commercial	Commercial
East	CI	0.30	Intensive Commercial	Commercial
West	RSC-9 CG	9 units per acre 0.27 FAR	Single Family Residential General Commercial	Single Family Residential Office

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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
George Rd.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,805	221	535
Proposed	1,034	141	132
Difference (+/-)	(-) 4,771	(-) 80	(-) 403

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & 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	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: SR 580 - Hillsborough Avenue Overlay District 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input 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	
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	
Impact/Mobility Fees				
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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site proposes industrial uses with a companion change to the Future Land Use category to allow industrial uses in a PD zoning. The site is located north of Hillsborough Avenue, with CI zoning found to the east (separated by George Road). The Veterans Expressway is located 0.25 miles to the east with intervening parcels zoned CI.

The applicant proposes to limit intensity to a 0.34 FAR, which is significantly lower than the maximum FAR (0.75) which can be considered under the LI-P Future Land Use category. The building is centrally located on the parcel with accessory open storage and loading/unloading areas along the west (George Road), rather than to the rear of the building which is adjacent to single-family residential. Stormwater areas will be within the northern and southern ends of the project.

Land Development Code required buffering and screening is provided along the northern (15/B), southern (15/B) and western (30/C) PD boundaries. The accessory open storage will be screened from George Road in accordance with the Land Development Code, in addition to tree plantings.

The proposed building height is 45 feet, which is 65 feet less than the maximum height permitted in the M zoning district (110 feet). Both the building height and building length require an additional setback. The height of 45 feet requires a setback of 50 feet, in addition to the 30 foot wide buffer. No additional setback is proposed to the west, which is developed with single-family residential separated from the subject site by a 20-foot wide County-owned parcel. The building length also requires an additional setback, or the provision of a 30-foot wide buffer with enhanced screening options (an 8-foot high wall with 10-foot high evergreen shade tree plantings or a 6-foot high wall with 8-foot high ornamental tree plantings) when abutting residential. Notwithstanding the 20-foot wide County-owned parcel, the applicant will provide the more enhanced screening option requiring an 8-foot high wall and 10-foot high evergreen shade tree plantings, in addition to a second row of tree plantings. This exceeds both the Type C screening requirements and the building length screening requirements.

The project will not comply with the Hillsborough Avenue Overlay district, which requires the following: (1) limited signage, (2) a landscaped buffer and plantings along Hillsborough Avenue, (3) increased tree plantings within the off-street vehicular use area, (4) a 10 foot minimum/20 foot maximum front yard setback, (5) enhanced building design; (6) maximum building height of 50 feet; (7) parking locations to the sides and rear of buildings; and, (8) stormwater ponds to the rear of buildings. The subject site is separated from Hillsborough Avenue by a commercial parcel and instead fronts George Road. The proposed use is not intended to be used by the general public which would otherwise benefit from a project with enhanced building design and landscaping. Lastly, compliance with the required parking locations and setbacks would place activity closer to the residential to the west. Due to these factors, staff does not object to non-compliance with the Hillsborough Avenue Overlay district.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to certification the following changes must be made:


1. Revise site plan to note the western buffering and screening as a “30-foot wide buffer with enhanced screening – see conditions of approval.”

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted - May 28, 2026.

1. The PD shall be limited to a maximum of the 100,000 square feet of Warehousing (with or without distribution), Wholesale Distribution, Manufacturing, Processing and Assembly, and accessory Open Storage uses.
2. Development Standards shall be as follows:
 - Front (East): 130 Feet
 - Side (North): 120 feet
 - Side (South): 145 feet
 - Rear (West): 30 feet
 - Maximum Building Height: 45 feet (2:1 setback due to building height shall not be applicable)
3. Buffering and screening shall be provided as described below and shown on the general site plan.
 - a. Front (East): 10-foot wide buffer with Type B screening
 - b. Side (North): 15-foot wide buffer with Type B screening
 - c. Side (South): 15-foot wide buffer with Type B screening and a 2-foot wide buffer with no screening as shown on the general site plan.
 - d. Rear (West): 30-foot wide buffer with Type C screening to consist of the following:
 - A masonry wall eight feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and
 - Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; and
 - Two staggered rows of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.
4. The property shall not be subject to LDC Sec. 3.15.00 (SR 580 Overlay).
5. 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.
6. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
7. 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.

- 8. 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.
- 9. Uses within the PD shall be served by and limited to two (2) vehicular access connections to George Rd. (i.e. the two northernmost connections). Additionally, one (1) vehicular connection (i.e. the southernmost connection) shall serve adjacent folio 8419.0012; however, uses within the subject PD shall not be permitted to utilize this access.
- 10. Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 11. Construction access shall be restricted to the two (2) southernmost access connections to/from George Rd. shown on the PD site plan. The developer shall include a note indicating same on each construction/site plan submittal.
- 12. 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.
- 13. 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:	
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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 AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

PD Variation:

The southern PD boundary requires a 15-foot wide buffer with Type B screening. The adjacent use is a convenience store with gas sales. Within an area of the buffer, a reduction to 0-2 feet with no screening is requested. This reduction is necessary to accommodate truck circulation and an existing cross access point between the two uses.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/11/2026

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TNC

PETITION NO: PD 26-0433

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

1. Uses within the PD shall be served by and limited to two (2) vehicular access connections to George Rd. (i.e. the two northernmost connections). Additionally, one (1) vehicular connection (i.e. the southernmost connection) shall serve adjacent folio 8419.0012; however, uses within the subject PD shall not be permitted to utilize this access.

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

3. Construction access shall be restricted to the two (2) southernmost access connections to/from George Rd. shown on the PD site plan. The developer shall include a note indicating same on each construction/site plan submittal.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 6.7 ac. parcel from Commercial General (CG) and Residential Single-Family Conventional - 9 (RSC-9) to Planned Development (PD). The applicant is proposing up to 100,000 s.f. of Warehouse (With or Without Distribution), Wholesale Distribution, Manufacturing-Processing and Assembly, and Open Storage (Accessory Use Only for Temporary Storage of Bulk Goods) uses.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The applicant's study utilized ITE Land Use Code (LUC) 130, Industrial Park, as a worst-case scenario of the list of proposed uses. Staff has prepared a comparison of the potential number of gross peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario, and consistent with the applicant's analysis. Information shown below is based upon data from the 12th Edition of the ITE Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9*, 28 Single-Family Detached Dwelling Units (ITE LUC 210)	18	1	2
CG, 62,073 s.f. Shopping Plaza (ITE LUC 821)	5,787	220	533
Subtotal:	5,805	221	535

**Limited by RES-6 Future Land Use*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100,000 s.f. Warehouse (With or Without Distribution), Wholesale Distribution, Manufacturing-Processing And Assembly, and Open Storage (Accessory Use Only For Temporary Storage Of Bulk Goods) Uses (ITE Code 130)	1,034	141	132

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 4,771	(-) 80	(-) 403

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

George Rd. is a 2-lane, urban, local road, characterized by +/- 13-foot-wide travel lanes in average condition. The existing right-of-way on George Rd. in the vicinity of the project varies between +/- 68 feet and +/- 98 feet. There is a +/- 9-foot-wide sidewalk along the east side of the roadway in the vicinity of the proposed project. There are +/- 4-foot to 5-foot-wide sidewalks along the west side of the roadway in the vicinity of the proposed project. There are no bicycle facilities in the vicinity of the proposed project.

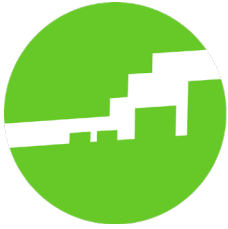
SITE ACCESS AND CONNECTIVITY

Project access is to/from George Rd. The southernmost of the three (3) access connections exclusively serves the adjacent gas station, which has an easement through the subject site (as shown on the PD site plan). The northernmost access connection will align with an existing access on the east side of George Rd.

As this segment of George Rd. is a local roadway, no turn lanes were warranted pursuant to Sec. 6.04.04.D. of the LDC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

As this segment of George Rd. is not on the Level of Service (LOS) report, LOS information for the facility cannot be provided.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 22, 2026 Report Prepared: June 11, 2026	Case Number: PD 26-0433 Folio(s): 8149.0014 General Location: North of Hillsborough Avenue and west of George Road
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR) & Office Commercial-20 (20 du/ga; 0.75 FAR) *Pending HC/CPA 26-07 to Light Industrial Planned (0 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Town 'N Country
Rezoning Request	Residential Single Family Conventional (RSC-9) and Commercial General (CG) to Planned Development (PD)
Parcel Size	6.7 ± acres
Street Functional Classification	Hillsborough Avenue – State Principal Arterial George Road – Local
Commercial Locational Criteria	N/A

Evacuation Area	A
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial Planned	RSC-9 + CG	Vacant Land
North	Residential-6	RSC-9	Public/Quasi-Public/Institutions + Single Family
South	Office Commercial-20 + Urban Mixed Use-20	CG + CI + PD	Light Commercial + Heavy Commercial + Multi-Family
East	Community Mixed Use-12 + Light Industrial	CI + SPI-AP-5	Light Commercial + Light Industrial + Public Communications/Utilities + Public/Quasi-Public/Institutions
West	Residential-6	RSC-9 + CG	Public/Quasi-Public/Institutions + Single Family + Light Commercial + Light Industrial + Heavy Commercial

Staff Analysis of Goals, Objectives and Policies:

The 6.7± acre subject site is located north of Hillsborough Avenue and west of George Road. The subject site is in the Urban Service Area (USA) and is within the limits of the Town ‘N Country Community Plan. The applicant is requesting a rezoning from Residential Single Family Conventional (RSC-9) and Commercial General (CG) to Planned Development (PD) to allow up to 100,000 square feet of any of the following uses: warehousing (with or without distribution), wholesale distribution and manufacturing – processing and assembly. According to the revised request, which was uploaded into Optix on May 28, 2026, the proposed uses may be any one use or a combination of the above uses, but collectively the uses shall not exceed 100,000 sq. ft. in a singular building.

The subject site is in the Residential-6 (RES-6) and Office Commercial-20 (OC-20) Future Land Use (FLU) Categories. There is 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 26-07. The Residential-6 (RES-6) Future Land Use category can be considered for a maximum density of 6 dwelling unit per gross acre and a maximum intensity of 0.25 Floor Area Ratio (FAR). The Office Commercial-20 (OC-20) Future Land Use designation can be considered for a maximum density of 20 dwelling units per gross acre and a maximum intensity of 0.75 FAR. The analysis provided throughout this staff report is based on the pending LI-P Future Land Use designation approval.

The subject site is located within the Urban Service Area, where, pursuant to Future Land Use Section (FLUS) Objective 1.1, approximately 80 percent of the County's anticipated growth is intended to be accommodated. This growth management strategy is designed to direct development toward areas served by existing infrastructure and public facilities, thereby promoting efficient service delivery, orderly growth patterns, and sustainable land use practices. FLUS Objective 3.1 requires that new development be designed with due consideration of the existing community context and be compatible with the established character of surrounding development. Further, FLUS Policy 3.1.3 states that increases in density or intensity should be compatible with existing, proposed, or planned development patterns. Compatibility is defined as the relationship among differing land uses, activities, and design characteristics that enables them to coexist in a harmonious and functional manner. Factors to be considered include, but are not limited to, building height, scale, mass, and bulk; traffic generation and circulation patterns; access and parking; landscaping and buffering; lighting; noise; odor; and architectural design. Importantly, compatibility does not require uniformity of use or design, but rather that new development be thoughtfully integrated in a manner that respects and preserves the character of the surrounding area. The overarching intent of these policies is to ensure that new development reinforces, rather than disrupts, established development patterns and community character.

In this case, the proposal raises significant compatibility concerns when evaluated within the context of the surrounding area. The subject site is currently vacant. Single-family residential uses are located immediately north and west of the site, establishing a lower-density residential character along those boundaries. Light commercial uses are situated to the south, as well as to the east and west across George Road, while light industrial uses are located farther east across George Road and farther west along Hillsborough Avenue. Public/quasi-public/institutional uses are also present within the surrounding area, particularly to the north and west. Although the area contains a mix of land uses, the residential properties directly adjacent to the site represent a sensitive land use interface that warrants careful consideration. The proposal would introduce light industrial uses that have the potential to generate a greater level of operational activity, intensity, and associated external impacts than the existing residential development pattern. Such impacts may include increased truck traffic, loading activities, noise, lighting, and other operational characteristics typically associated with industrial development. Given the immediate proximity of established single-family residences, the proposed use is not consistent with the prevailing residential character along the site's northern and western boundaries. Therefore, the proposed Planned Development does not adequately demonstrate compatibility with the surrounding development pattern as required by FLUS Objective 3.1 and Policy 3.1.3. The proposed intensity and character of development have the potential to adversely affect adjacent residential uses and would not reinforce the established land use pattern envisioned by the Comprehensive Plan.

Pursuant to Objective 2.2 of the Future Land Use Section (FLUS), Future Land Use categories are intended to establish the maximum allowable intensity, density, and range of permitted land uses within each designation. Table 2.2 of the Comprehensive Plan further defines the character, development pattern,

and intended mix of uses associated with each Future Land Use category in order to ensure orderly growth and consistency with the County's long-range planning objectives. The subject site is designated Light Industrial Planned (LI-P) on the Future Land Use Map. The LI-P designation allows for the consideration of agricultural, light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and retail uses. The LI-P category allows a maximum Floor Area Ratio of 0.75; residential is not allowed in the category except for limited accessory residential, for example, on-site security guard. The LI-P Future Land Use designation is intended to be suitable for 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. With the 6.7 ± acre site, the maximum square feet that may be considered for this site would be 218,889 square feet (6.7 ac x 43,560 sq ft = 291,852 sq ft x 0.75 FAR = 218,889 sq ft). The proposal is to develop no more than 100,000 square feet, therefore it is consistent with what can be considered for the site in the LI-P category.

The Comprehensive Plan language clearly anticipates and supports light industrial uses within the LI-P designation. As such, the proposed development request, which introduces light industrial uses, is generally consistent with the intent and purpose of FLUS Objective 2.2 because the requested uses fall within the range of uses expressly contemplated by the LI-P Future Land Use category. While consistency with Objective 2.2 is established through the allowance of these uses within the applicable land use designation, considerations related to site design, buffering, operational characteristics, and compatibility with adjacent residential development remain subject to further evaluation under the Comprehensive Plan's compatibility policies and applicable Land Development Code provisions.

The site is located within the Coastal High Hazard Area (CHHA). Per FLUS Policy 2.3.5, density bonuses are not applicable to properties within the CHHA. The applicant is not requesting a density bonus and is therefore consistent with this policy direction. FLUS Objective 6.2 which states that new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan. Based on the information provided, the proposed development does not conflict with these objectives and is consistent with the applicable Comprehensive Plan policy direction.

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

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The site is located within the limits of the Town 'N Country Community Plan. However, the Plan does not contain any specific goals, objectives, or policies that are applicable to the proposed request.

The proposed Planned Development does not meet the intent of FLUS Objective 4.4 or FLUS Policy 4.4.1, both of which emphasize the importance of ensuring that new development is compatible with surrounding neighborhoods and protective of established community character. The area surrounding the subject site contains a mix of residential, light commercial, and light industrial uses; however, these uses

are arranged in a discernible and established development pattern. Light commercial and light industrial activities are primarily concentrated along Hillsborough Avenue and east of George Road, while the area immediately west of the subject site is characterized by single-family residential neighborhoods and public/quasi-public/institutional uses. This pattern creates a clear transition between higher-intensity commercial and industrial corridors and lower-density residential areas. Although light industrial uses exist within the broader vicinity, their concentration along major transportation corridors and east of George Road helps maintain compatibility through separation and buffering. If the subject site were located east of George Road or in closer proximity to existing LI-P designated properties, the proposed PD may present fewer compatibility concerns. However, given the site's location and its direct adjacency to established single-family residential development, the introduction of light industrial uses—including warehousing (with or without distribution) and wholesale distribution—is inconsistent with the prevailing land use pattern and character of the surrounding area.

According to the revised site plan uploaded to Optix on May 28, 2026, the applicant is requesting a variance from the required 2:1 setback along the western property boundary. Based on the proposed building height, an 80-foot setback is required. Planning Commission staff recognizes and appreciates the applicant's efforts to mitigate potential impacts through reductions in building square footage and the provision of Type C screening along the western boundary. However, absent compliance with the required 2:1 setback, the proposed building would remain in close proximity to an established residential neighborhood, thereby limiting the effectiveness of the intended transition and buffering measures. As a result, the proposal conflicts with FLUS Objective 4.4 and the associated neighborhood protection policies. FLUS Policy 4.4.1 specifically requires that increases in density or intensity be compatible with existing, proposed, and planned surrounding development. The policy further directs that new development be integrated with adjacent uses through the incorporation of similar or complementary land uses, mitigation of adverse impacts, provision of transportation and pedestrian connectivity, and the establishment of gradual transitions in land use intensity. In this case, the need for a gradual and sensitive transition is particularly important due to the site's immediate adjacency to single-family residential uses. The requested variance and proposed light industrial entitlements undermine that transition and are therefore inconsistent with the policy's compatibility objectives.

Overall, staff finds that the proposed use is not compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would not 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 **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon

of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

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

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

Density and Intensity Bonuses

Objective 2.3: Utilize density and intensity requirements to encourage growth in efficient and predictable patterns throughout Hillsborough County

Policy 2.3.5 : Alternative Calculations and Bonuses

Density bonuses outlined in the Comprehensive Plan shall not be applicable to properties within the Coastal High Hazard Area.

Compatibility

Objective 3.1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

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

Community Planning

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

Relationship to Land Development Regulations

Policy 3.2.4: The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the

Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

Environmental Considerations

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 26-0433

Rezoning
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Water



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



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



AGRICULTURAL-1/10 (.25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



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



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and should not be used for any legal or regulatory purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended to be accurate to the best of the City-County Planning Commission's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.



Map Printed from Rezoning System: 2/5/2026

Author: R Mathie

File: G:\Rezoning\System\Map\Projects\HC\Proj\Rezoning_2.mxd

