



**PD Modification Application: MM 26-0045**

**Zoning Hearing Master Date:** May 26, 2026

**BOCC Land Use Meeting Date:** July 21, 2026

**1.0 APPLICATION SUMMARY**

**Applicant:** United Rentals, Inc.  
**FLU Category:** Research/Corporate Park (RCP)  
**Service Area:** Urban  
**Site Acreage:** 3.89 MOL  
**Community Plan Area:** East Lake Orient Park  
**Overlay:** None



**Introduction Summary:**

MM 26-0045 is a Major Modification request associated with PD 85-0215, as most recently modified by PRS 26-0177 for the property located at 6350 Pine Grove Road, Tampa, FL 33610, covering Folios 40111.5062 and 40111.5066 and approximately 3.89 acres within the East Lake-Orient Park community. The subject site carries a Research Corporate Park (RCP) Future Land Use designation. The modification proposes to add the sales and rental of commercial vehicles and/or commercial equipment (with associated open storage) as a permitted use on the property. In conjunction with this request, the applicant is seeking a Future Land Use flex to extend the Light Industrial (LI) designation across the site specifically to allow the open-storage use pursuant to applicable Comprehensive Plan policies.

Existing Approval(s):	Proposed Modification(s):
C-3A (Limited Light Industrial) and C-1 (Neighborhood Commercial uses permitted.	Add the use of sales and rental of commercial vehicles and/or commercial equipment (with associated open storage) as a permitted use on the subject site

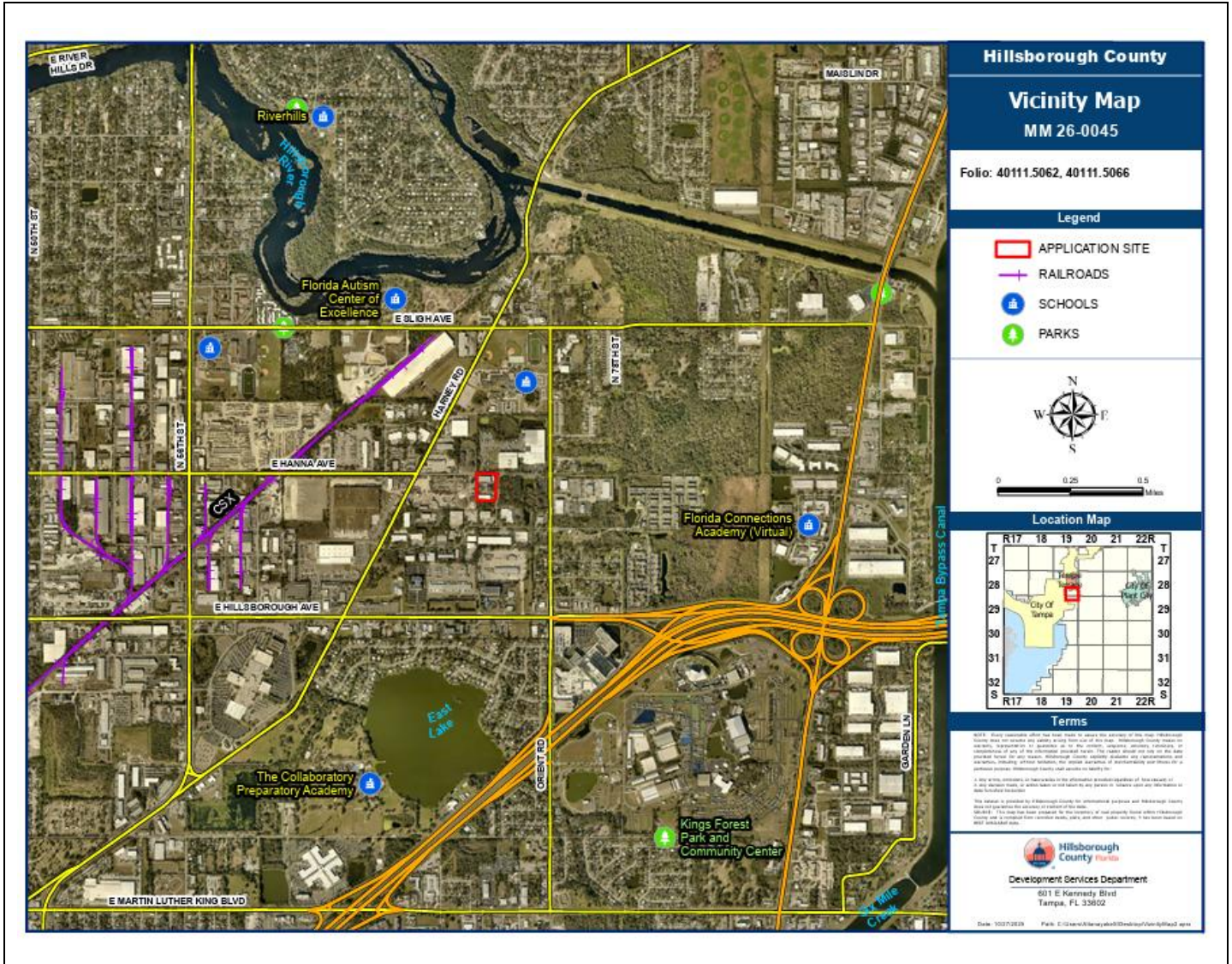
**Additional Information:**

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

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

### 2.1 Vicinity Map

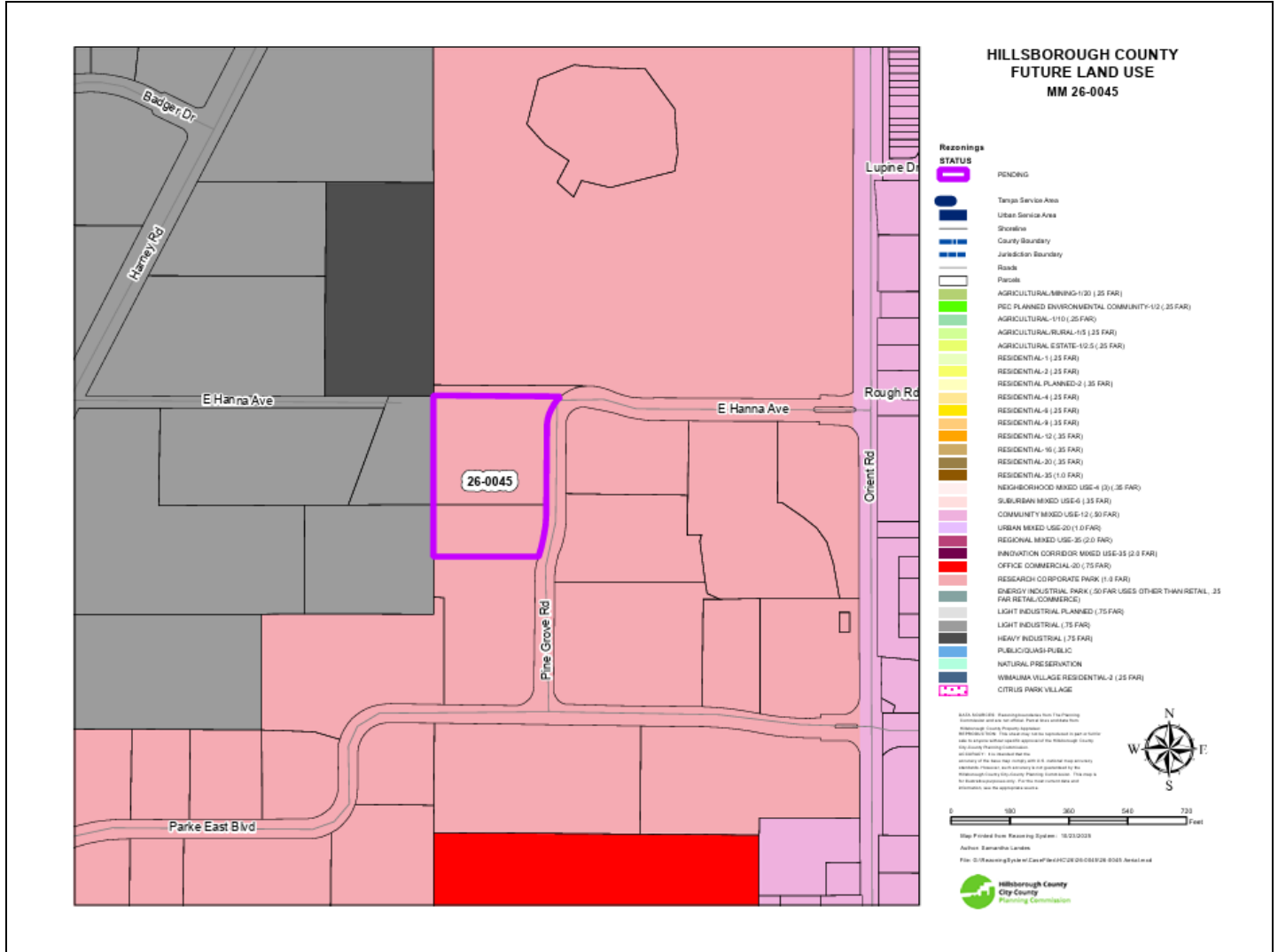


#### Context of Surrounding Area:

The surrounding area is characterized by light industrial uses along East Hanna Avenue and Pine Grove Road. North of the subject parcel, across East Hanna Avenue, is a warehouse/office development zoned PD 87-0186. To the south, the parcel adjoins a warehouse property zoned PD 85-0215. To the east across Pine Grove Road is a vacant parcel zoned PD 85-0215. To the west, the parcel adjoins a manufacturing parcel zoned PD 08-1062.

2.0 LAND USE MAP SET AND SUMMARY DATA

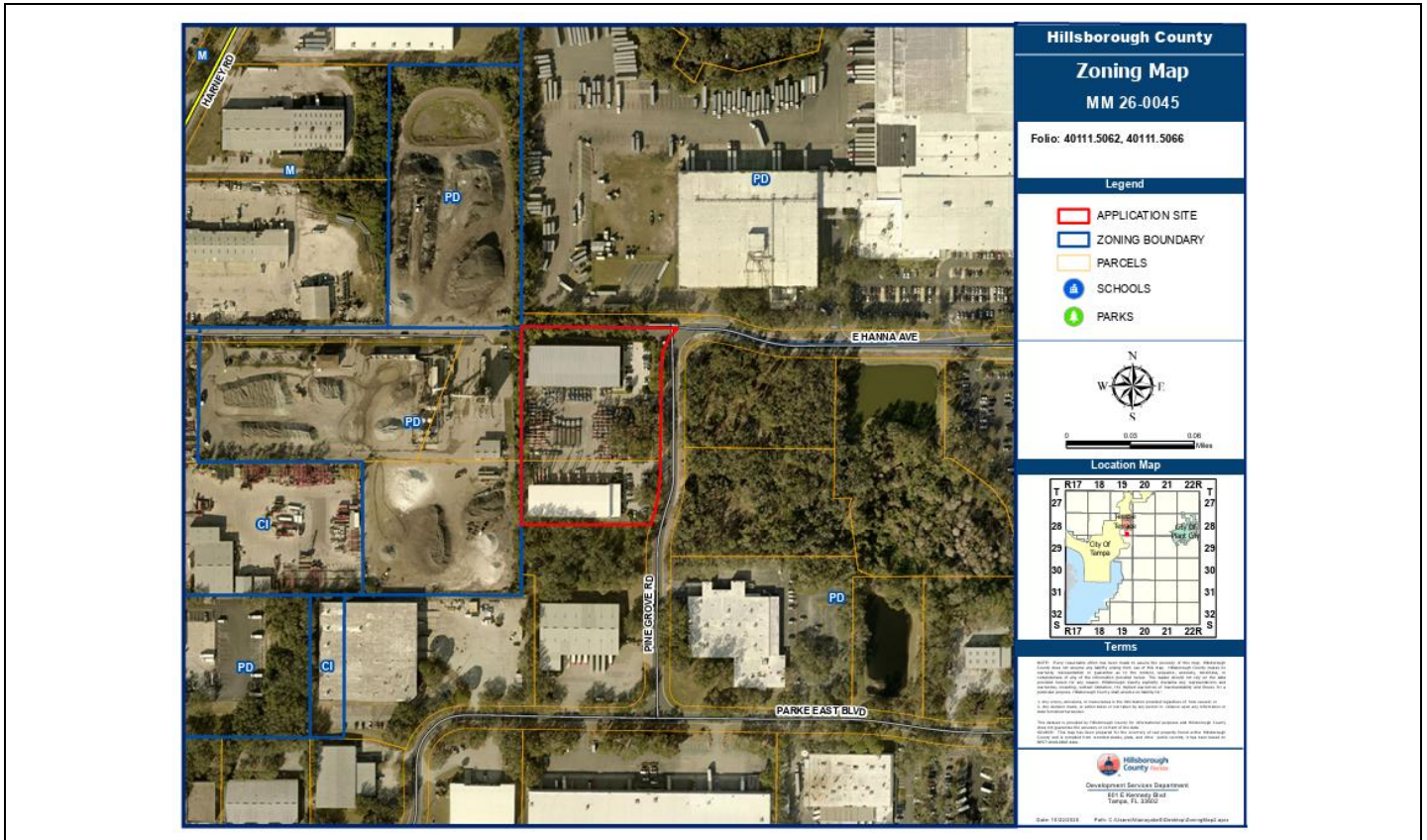
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Research/Corporate Park (RCP) Light Industrial (LI) (Flex)
Maximum Density/F.A.R.:	RCP: N/A; Residential up to 30 du/ga only allowed under the Mixed Use Residential Option per Policy 4.5.3./ 1.0 FAR  LI (Flex): N/A / 0.25 – 0.75 FAR
Typical Uses:	RCP: Agricultural, research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters and related uses such as hotels, motels, restaurants, recreational facilities and retail establishments.  LI (Flex): Agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, 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	PD 87-0186	0.31 F.A.R.	Warehouse/ Office Uses	Warehouse/ Office Uses
South	PD 85-0215	1.0 F.A.R.	Warehouse	Warehouse
East	PD 85-0215	1.0 F.A.R.	Warehouse and Open Storage (overnight parking only)	Vacant
West	PD 08-1062	0.50 F.A.R.	Manufacturing	Manufacturing







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

**Adjoining Roadways (Modification Area Only)**

Road Name	Classification	Current Conditions	Select Future Improvements
Pine Grove 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
Hanna Ave.	County Collector – Urban and Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11,155	1,036	1,133
Proposed	11,155	1,036	1,133
Difference (+/-)	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

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

**Connectivity and Cross Access (Modification Area Only)**  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**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
Pine Grove Rd./ Number of Access Points	Administrative Variance Requested	Approvable
	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**

<b>INFORMATION/REVIEWING AGENCY</b>				
	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Wellhead Resource Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Other: Airport Height Restriction: 90' AMSL				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" 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	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input checked="" 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	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b> <b>Outdoor Storage (uses warehouse rate)</b> <b>(Per 1,000 s.f.)</b> <b>Mobility: \$1,337</b> <b>Fire: \$34</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The request seeks to modify the approved Planned Development to allow for the sales and rental of commercial vehicles and/or commercial equipment with associated open storage on the approximately 3.89-acre site at 6350 Pine Grove Road. The subject property carries a Research Corporate Park (RCP) Future Land Use designation, which supports industrial-type activities. The surrounding area consists of established industrial and service-oriented uses, and the proposed use is compatible with this development pattern.

In addition, the applicant is requesting a Future Land Use flex to extend the Light Industrial (LI) designation across the site pursuant to applicable Comprehensive Plan policies. This flex would allow the proposed open-storage use to be permitted under the LI category, which is more closely aligned with the existing and surrounding industrial activities.

The modification also updates the Planned Development conditions by incorporating the operational needs associated with open storage and aligning the entitlement language with the site's actual use. This includes clarifying which activities are permitted on the property, and updating relevant development standards. Incorporating the sales and rental of commercial vehicles and/or commercial equipment with associated open storage as a permitted use formalizes an operational component that is consistent with the site's existing character and with the surrounding pattern of industrial development.

Based upon the above, staff finds the request to be compatible with surrounding properties and in keeping with the established character of the area.

Approvable, subject to proposed conditions.

**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.

**Requirements for Certification:**

1. Site plan set to be submitted for certification to include the plan sheet related to 26-0177.
2. Site plan sheet 2 to revise the proposed use of MM 26-0045 to the sales and rental of commercial vehicles and/or commercial equipment with associated open storage.
3. The applicant shall revise Sheet 2 of 2 of the PD site plan to correct the 20' building setback to show it applying from the preservation boundary, rather than the existing property boundary (in accordance with LDC requirements), and add the statement “—See Conditions of Approval” after the “20' Building Setback” label.

**6.0 PROPOSED CONDITIONS**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 7, 2026.

1. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the Development Review Department prior to the issuance of Certificates of Occupancy, evidence of commitment from the City of Tampa, Department of Water and the City of Tampa of Sanitary Sewers to provide public water and public sewer services. Additionally, the developer shall submit to the County Department of Development Review, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary costs to enable the City of Tampa to provide public water and public sewer services delivery.
2. The developer shall install at the developer's expense, prior to issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Department of Fire Control and Emergency Operations and the City of Tampa Department of Water accordingly and prior to Detailed Site Plan approval. The installation of the hydrants and water lines shall be subject to approval of the County Department of Fire Control and Emergency Operations and the City of Tampa Department of Water accordingly, and prior to the issuance of Certificate of Occupancy.
3. Prior to General Site Plan certification, the developer shall submit, to the County Environmental Protection Commission, the boundaries of the “Conservation Areas” shown on the General Site Plan.
4. All new structures and/or impervious area on site shall be setback a minimum of 30 feet from the boundaries of the on site conservation area(s) and any adjacent conservation area(s) contiguous to any property boundary of the site.
5. The developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features such as berms, fences, false facades, and dense landscaping.

6. The developer shall provide, prior to the issuance of Certificates of Occupancy and pursuant to Federal and State of Florida regulations, parking for handicapped persons. Said area shall be shown on the Detailed Site Plan and labeled as "Parking for Handicapped" prior to Detailed Site Plan approval.
7. Orient Road to Site Entrance F: The developer shall construct, at such time as site entrance F is constructed, a 100-foot northbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.
8. Orient Road to Site Entrance G: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 125-foot northbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.
9. Harney Road at Site Entrance E: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 175-foot southbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.
10. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway.
11. Driveway radii shall be aligned at a 90-degree angle with the adjacent roadways.
12. Driveway radii shall be designed to accommodate WB-50 vehicles.
13. Upon request of the County, the developer shall dedicate to the County, an additional 29 feet of right-of-way on the east side of Harney Road. This will provide part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical 6-lane divided urban section.
14. Upon request of the County, the developer shall dedicate to the County, an additional six feet of right-of-way on the west side of Orient Road. This will provide part of the 72 feet of total right-of-way needed ultimately to accommodate a symmetrical 2-lane divided rural section.
15. Prior to the Detailed Site Plan approval of parcels adjacent to Hanna Avenue, the developer shall provide a 64-foot wide right-of-way running in an east/west direction through the site. This right-of-way shall line up with center line of the existing Hanna Avenue right-of-way where it intersects the western boundary of the site. The eastern end of this right-of-way shall intersect Orient Road such that the northern right-of-way line shall be aligned with the northern boundary of Lot 12 (located on the east side of Orient Road) as shown on the General Site Plan. The County shall consider vacating this existing right-of-way in exchange for the request realignment of Hanna Avenue.

15.1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, and with respect to the area subject to MM 26-0045:

15.1.1 This area shall be preserved in accordance with the Comprehensive Plan/LDC; however, such corridor preservation affecting the modification area shall no longer be in effect if the Hanna Ave. preservation is removed from the Corridor Preservation Map within the Hillsborough County Comprehensive Plan.

15.1.2 Only those interim uses permitted by the Hillsborough County Land Development Code

shall be permitted within the preservation area, and all setbacks shall be calculated from the preservation boundary.

15.1.3 To the extent that any lawfully permitted structures (as of the date of approval of the modification) may be located within the preservation area and/or in a location which does not meet setback requirements, such structures may be permitted to remain unless such structures are redeveloped or must otherwise be reconstructed due to any calamity. In such event, those structures shall be located outside of the right-of-way preservation area and in an area which complies with minimum required setbacks.

16. If MM 26-0045 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated May 7, 2026) which has been found approvable by the County Engineer (on May 11, 2026). Approval of this Administrative Variance will waive the Sec. 6.04.03.I. of the LDC requirement whereby the 26-0045 modification area (i.e. folios 040111.5066 and 040111.5070) is restricted to a single access connection for certain uses, and instead permit two (2) roadway connections to serve modification area regardless of use.

17.16. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless specifically waived by the Hillsborough County Environmental Protection Commission:

17.1.16.1 The side slopes shall be no greater than 4:1.

17.2.16.2 The banks shall be completely vegetated to the design low water elevation.

17.3.16.3 The sides and bottom of each pond shall not be constructed of impervious material.

18.17. The uses and total square footage of each use shall be limited as follows:

18.1.17.1 600,000 square feet of warehousing and light industrial uses plus a maximum of 150,000 square feet of offices uses, all uses to be consistent with the C-3A zoning district;

18.2.17.2 30,000 square feet of commercial uses consistent with the C-1 zoning district, located internal to the project.

18.3.17.3 The area subject to MM 12-0201 (folio numbers 40111.5070 and 40111.5074) shall permit the parking, maintenance and fueling of tractor trailers. Overnight parking and parking for longer than 24 hours (open storage) shall be permitted.

18.4 In addition to all other land uses permitted by this planned development approval, the area subject to MM 26-0045 (folio numbers 040111-5062 and 040111-5066) shall permit the sales and rental of commercial vehicles and/or commercial equipment with associated open storage. The site shall be developed in compliance with the certified site plan for MM 26-0045. In lieu of the screening requirements of LDC Sec. 6.06.06.C.7.b.1 the following shall be provided: evergreen shrubs four feet in height at the time of planting providing 75% opacity. Solid gates shall not be required and screening interior to the site shall not be required.

~~19.18.~~ Building setbacks from all project boundaries shall be 20 feet except along the eastern boundary, where the minimum building setback shall be 30 feet, and the portion of the southern boundary adjacent to residential zoning where the minimum building setback shall be 50 feet.

~~20.19.~~ Within the required 50-foot setback described in Condition 22 above, a berm-and-landscaping combination buffer shall be provided. Said berm shall be a minimum of three feet with vegetation a minimum of three feet tall at the time of planting. The berm-and-planting combination shall be 75 percent opaque within one year of planting. The developer or the designate thereof shall be responsible for the maintenance of the buffer.

~~21.20.~~ Except in those areas adjacent to the Light Industrial Land Use Designation, all structures over 25 feet in height shall be setback from the areas requiring a 20-foot setback (see Condition 22 above), a minimum of one foot for every additional foot of height, from and in addition to the required 20-foot setback, up to a maximum of 45 feet.

~~22.21.~~ All buildings on site shall be setback a minimum of 20 feet from any internal roadway.

~~23.22.~~ A minimum of 20 feet shall be provided between any separate structures, except for accessory buildings.

~~24.23.~~ Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Review a revised General Site Plan for certification which shall reflect all the conditions outlined above.

~~25.24.~~ For the area subject to PRS 26-0177 (folio numbers 40111.5070 and 40111.5074) located at the southeast corner of E. Hanna Avenue and Pine Grove Road:

~~25.124.1~~ The applicant may be permitted up to one access point on Hanna Avenue and one access point on Pine Grove Road. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations.

~~25.224.2~~ All construction ingress and egress shall be limited to the approved project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

NOTES:

1. If applicable, the developer shall comply with the County Subdivision Regulations.
2. All impervious area shall require retention.
3. Subsequent to approval and certification of the General Site Plan processing of development approvals for the project should proceed in the following manner: Master Plan Approval; Preliminary Plat Approval; Construction Drawing; Final Plat Approval; Detailed Site Plan Approvals for individual lots; Commercial Site Plan Approval; Building Permit issuance.
4. The developer shall comply with the County Commercial Development Drainage Criteria.

## 7.0 ADDITIONAL INFORMATION

### Variation Request: LDC Section 6.06.06.C.7.b.(1) – Screening Requirements for Open Storage

A variation to Section 6.06.06.C.7.b.(1) is requested to allow an alternative screening method for the open storage area. The request includes:

- permitting evergreen shrubs at four feet in height and 75% opacity at installation in place of the six foot tall solid screening normally required;
- allowing transparent gates instead of solid gates; and
- removing the requirement for screening to extend 100 feet into the interior of the site, limiting screening to the frontage rather than the full depth of the storage area.

The applicant indicates that the variation is needed to accommodate the operational characteristics of the site and to maintain functional access for large equipment. Existing mature oak trees along the frontage provide substantial natural screening, and their continued growth is expected to increase canopy coverage and visual filtering of interior operations.

Staff notes that the surrounding properties are developed with industrial or manufacturing uses and that the area's visual context is defined by similar operations. The presence of mature vegetation along the site frontage contributes to the overall screening and reduces visibility into the site from the public right of way.

Based on the information provided, staff finds that the requested variation continues to meet the intent of the buffering and screening standards, does not result in substantial interference with adjacent properties, and remains consistent with the existing development pattern. Staff supports the requested variation.

**7.1 ADDITIONAL INFORMATION**

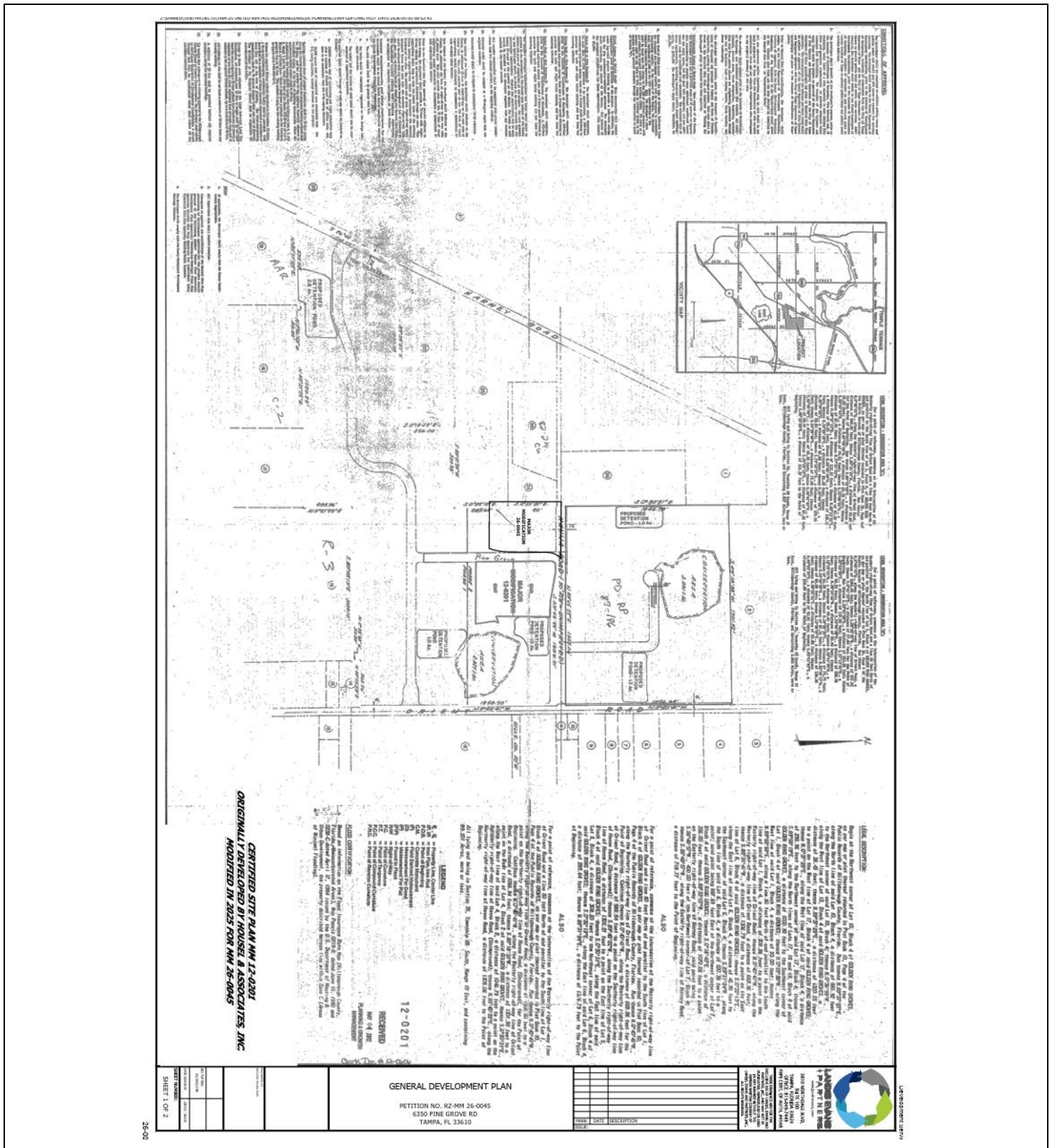
Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)	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





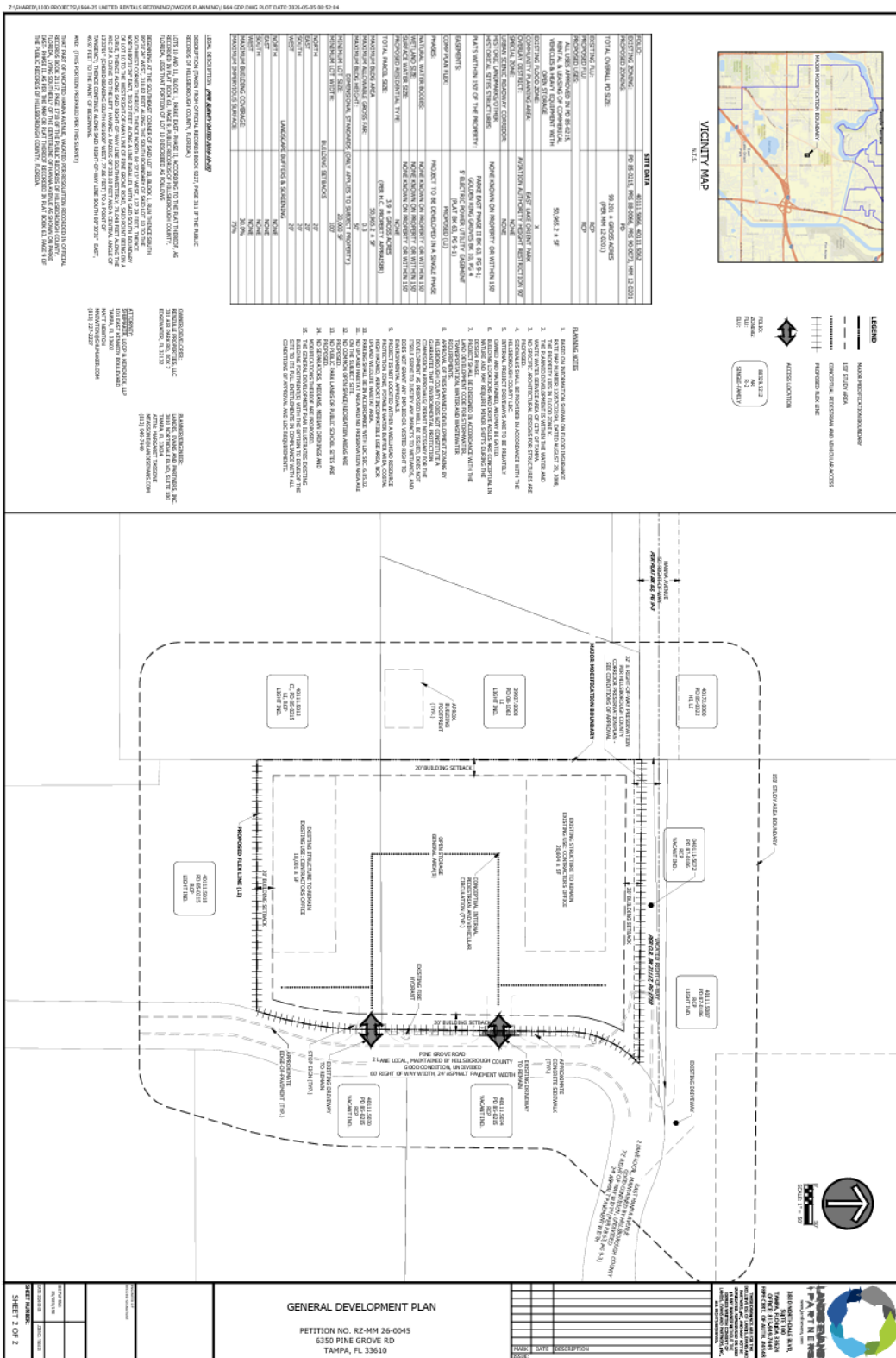
### 8.0 SITE PLANS (FULL)

#### 8.2.1 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: MM 26-0045

- 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.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

15. Prior to the Detailed Site Plan approval of parcels adjacent to Hanna Avenue, the developer shall provide a 64-foot wide right-of-way running in an east/west direction through the site. This right-of-way shall line up with center line of the existing Hanna Avenue right-of-way where it intersects the western boundary of the site. The eastern end of this right-of-way shall intersect Orient Road such that the northern right-of-way line shall be aligned with the northern boundary of Lot 12 (located on the east side of Orient Road) as shown on the General Site Plan. The County shall consider vacating this existing right-of-way in exchange for the request realignment of Hanna Avenue.

15.1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, and with respect to the area subject to MM 26-0045:

15.1.1 This area shall be preserved in accordance with the Comprehensive Plan/LDC; however, such corridor preservation affecting the modification area shall no longer be in effect if the Hanna Ave. preservation is removed from the Corridor Preservation Map within the Hillsborough County Comprehensive Plan.

15.1.2 Only those interim uses permitted by the Hillsborough County Land Development Code shall be permitted within the preservation area, and all setbacks shall be calculated from the preservation boundary.

15.1.3 To the extent that any lawfully permitted structures (as of the date of approval of the modification) may be located within the preservation area and/or in a location which does not meet setback requirements, such structures may be permitted to remain unless such structures are redeveloped or must otherwise be reconstructed due to any calamity. In such event, those structures shall be located outside of the right-of-way preservation area and in an area which complies with minimum required setbacks.

New Conditions

- If MM 26-0045 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated May 7, 2026) which has been found approvable by the County Engineer (on

May 11, 2026). Approval of this Administrative Variance will waive the Sec. 6.04.03.I. of the LDC requirement whereby the 26-0045 modification area (i.e. folios 040111.5066 and 040111.5070) is restricted to a single access connection for certain uses, and instead permit two (2) roadway connections to serve modification area regardless of use.

#### Other Conditions

- Prior to PD site plan certification, the applicant shall revise Sheet 2 of 2 of the PD site plan to:
  - Correct the 20' building setback to show it applying from the preservation boundary, rather than the existing property boundary (in accordance with LDC requirements), and add the statement “—See Conditions of Approval” after the “20' Building Setback” label.

#### PROJECT SUMMARY AND TRIP GENERATION

The applicant is proposing a Major Modification (MM) to a +/- 3.89 ac. area within previously approved Planned Development (PD) #85-0215, as most recently modified via PRS 26-0177. The zoning is presently approved for the following uses:

17. The uses and total square footage of each use shall be limited as follows:
  - 17.1 600,000 square feet of warehousing and light industrial uses plus a maximum of 150,000 square feet of offices uses, all uses to be consistent with the C-3A zoning district;
  - 17.2 30,000 square feet of commercial uses consistent with the C-1 zoning district, located internal to the project.
  - 17.3 The area subject to MM 12-0201 (folio numbers 40111.5070 and 40111.5074) shall permit the parking, maintenance and fueling of tractor trailers. Overnight parking and parking for longer than 24 hours (open storage) shall be permitted.

The applicant is proposing to add an additional permitted use within the MM area, specifically the sales and rental of commercial equipment with associated open storage. Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff has waived the requirement that the applicant submit a trip generation and site access analysis for the proposed development. Staff notes that no changes to the maximum square-footage or changes to external project access are sought. The new uses being added are less trip intensive than other uses already permitted within the MM area. As such, the project will have no effect on the maximum trip generation potential of the subject project. Staff has prepared a comparison of the number of trips generated under the existing and proposed zoning districts, utilizing a generalized worst-case scenario. Data presented below is based on the 12<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual, and based on the analysis provided within the most recent PRS.

#### Existing and Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 600,000 square feet of General Light Industrial (ITE LUC 110)	2,160	288	294
100,000 SF General Office Building (ITE LUC 710)	826	132	130
50,000 SF Medical-Dental Office Building (ITE LUC 720)	1,955	128	179

5,000 SF Fast-Food Restaurant with Drive-Through (ITE LUC 934)	2,241	166	158
5,000 SF Convenience Store/Gast Station (ITE LUC 945)	2,899	243	250
20,000 SF Strip Retail Plaza (ITE LUC 822)	1,074	79	122
Subtotal:	11,155	1,036	1,133

**Trip Generation Difference:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

Transportation Review Section staff does not generally analyze existing PDs for compliance with current regulations when the nature of the proposed change does not alter external project access connections or modify project entitlements. As such, staff is not proposing changes which would otherwise be required to bring the project into compliance with today’s review standards and procedures (e.g. determining whether turn lanes are needed to serve the overall PD traffic at PD project entrances). Staff notes that the applicant will still be required to comply with all relevant LDC regulations and other applicable requirements (e.g. Transportation Technical Manual requirements) at the time of site/construction plan review.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND CORRIDOR PRESREVATION ISSUES**

E. Hanna Ave. is a 2-lane, undivided, local roadway characterized by +/- 12-foot-wide travel lanes in average condition. There are +/- 5-foot-wide sidewalks along portions of the south side of E. Hanna Ave. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

E Hanna Ave. is shown on the Hillsborough County Corridor Preservation Plan (HCCPP) as a future 2-lane roadway. A previous request was granted for a right-of-way vacation via Resolution R12-044 for a portion of the Hanna Ave. right-of-way. This request conflicted with the adopted Comprehensive Plan/ HCCPP in effect at the time, and no effort to remove the required corridor from the HCCPP was concurrently or subsequently undertaken. As such, when this project came in, staff advised the applicant that, absent a Comprehensive Plan amendment to the HCCPP, preservation policies remain in effect and the project would be required to show required preservation on the site plan.

Pine Grove Rd. is a 2-lane, undivided, substandard, local roadway characterized by +/- 12-foot-wide travel lanes in average condition. There is a +/- 5-foot-wide sidewalk along portions of the west side of the road in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

**SITE ACCESS**

No changes to overall PD access are proposed. The area of modification is requesting two (2) connections to Pine Grove Rd.

**ADMINISTRATIVE VARIANCE – NUMBER OF ACCESS CONNECTIONS**

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (AV) Request (dated May 7, 2026) from the Section 6.04.03.I. LDC requirement, governing number of required access connections. The Hillsborough County LDC requires non-residential or mixed-use projects/areas accessing a local roadway and generating fewer than 180 peak to have a single access connection. The project is requesting a total of 2 access connections, which would typically require a peak hour trip generation of 360 trips; however, the uses to be generated by the proposed additional use (38,605 s.f. of Construction Equipment Rental Store, LUC 811) generates substantially less (approximately 38 p.m. peak hour trips).

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 11, 2026. If MM 26-0045 is approved by the BOCC, the County Engineer will approve the AV request.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

E. Hanna Ave. and Pine Grove Rd. are not included within the Hillsborough County’s 2024 Level of Service (LOS) report. As such, no information for those roadways can be provided. LOS Information for the closest adjacent roadway segment is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Orient Rd.	Hillsborough Ave.	Sligh Ave.	D	C

Source: Hillsborough County 2024 Level of Service Report.

**Ratliff, James**

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**From:** Williams, Michael  
**Sent:** Monday, May 11, 2026 3:56 PM  
**To:** Victor Huggins  
**Cc:** Theo Petritsch; mperez@landisevans.com; mnewton@shumaker.com; Grandlienard, Christopher; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: MM 26-0045 Administrative Variance Review  
**Attachments:** 26-0045 AVAdd 05-07-26.pdf

Victor,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0045 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](mailto: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](mailto: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](mailto:Williamsm@HillsboroughCounty.org)  
W: HCFLGov.net

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**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, May 8, 2026 5:27 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>  
**Subject:** MM 26-0045 Administrative Variance Review

Hello Mike,

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

- [vhuggins@landisevans.com](mailto:vhuggins@landisevans.com)
- [tap@landisevans.com](mailto:tap@landisevans.com)
- [mperez@landisevans.com](mailto:mperez@landisevans.com)
- [mnewton@shumaker.com](mailto:mnewton@shumaker.com)
- [grandlienardc@hcfl.gov](mailto:grandlienardc@hcfl.gov)
- [ratliffja@hcfl.gov](mailto:ratliffja@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review & Site Intake Manager**  
Development Services

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)  
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://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

**Instructions:**

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

<b>Request Type</b> (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.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Number of Access Points - Pine Grove Rd   4. <input type="checkbox"/> 2.   5. <input type="checkbox"/> 3.   6.
<p><i>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.</i></p>	
<b>Project Name/ Phase</b>	United Rentals Major Modification
<p><i>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.</i></p>	
<b>Folio Number(s)</b>	40111.5062, 40111.5066
<input type="checkbox"/>   Check This Box If There Are More Than Five Folio Numbers	
<p><i>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").</i></p>	
<b>Name of Person Submitting Request</b>	Matt Newton
<p><i>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.</i></p>	
<b>Current Property Zoning Designation</b>	PD 85-0215
<p><i>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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</i></p>	
<b>Pending Zoning Application Number</b>	26-0045
<p><i>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.</i></p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><i>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".</i></p>	



May 7, 2026

Mr. Michael Williams, P.E.  
 Hillsborough County Engineer  
 601 E. Kennedy Boulevard, 20<sup>th</sup> Floor  
 Tampa, Florida 33602

RE: United Rentals Major Modification  
 6.04.02B Administrative Variance Request  
 Folio 40111.5066, 40111.5062  
 Number of Access Points  
 MM 26-0045

Dear Mr. Williams,

The purpose of this letter is to request an Administrative Variance (AV) per LDC *Section 6.04.02* for the requirements of LDC *Section 6.04.03 (I)* – Number of Access Points, regarding the number of driveways required.

**Case Description / Background**

The subject property is located at 6350 Pine Grove Road, Tampa, FL 33610, and is currently being operated as an office with sales, rentals, and open storage, and is proposed to maintain this use under a different operator. The existing/future use corresponds to *ITE 12th Edition* Land Use Code 811: Construction Equipment Rental Store, which, for a facility of approximately 50,966 square feet, generates about 50 peak-hour trips. Based on the Hillsborough County Land Development Code (LDC), *Section 6.04.03 (I)*, the required number of driveways is determined as follows:

May 7, 2026

## United Rentals 6.04.02B Administrative Variance Request

2

Existing/Future Use (Construction Equipment Rental Store)

- Project peak trips (ITE) = 50
- Peak hour total trips (per *Section 6.04.03 (I), Table 1, LDC*, for local roads) = 180
- LDC *Section 6.04.03 (I)* Number of Driveways =  $50 \div 180 \approx 1$  driveway.

The site currently has two existing driveways on Pine Grove Road. AutoTURN analysis demonstrates that a WB-62 truck can technically enter and exit using a single driveway. However, under actual operating conditions, if one or more trucks are already parked within the site for loading or unloading, the available maneuvering area is significantly constrained. In such cases, an entering WB-62 truck cannot complete a U-turn or otherwise circulate back to the same driveway for exiting without either blocking internal circulation aisles or attempting unsafe backing maneuvers. Maintaining two driveways therefore becomes essential, allowing one to function as the entrance and the other as the exit, ensuring continuous and conflict-free circulation.

Variance Request

The applicant requests an Administrative Variance to maintain the two existing driveways on Pine Grove Road, to support current land use operations.

*Section 6.04.02.B* lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

Each of these criteria is evaluated separately below.

A. Unreasonable Burden on the Applicant

Requiring removal of one driveway would create unreasonable burden: The site frequently accommodates WB-62 trucks for loading/unloading. Multiple large trucks may be present simultaneously, resulting in congestion and unsafe reversing maneuvers if limited to one driveway. The additional driveway allows separation of ingress and egress, ensuring





May 7, 2026

United Rentals 6.04.02B Administrative Variance Request

efficient circulation and preserving on-site operational functionality. Also, both driveways have existed since at least 1999.

B. Will Not Be Detrimental to Public Health, Safety and Welfare

Restricting the site to one driveway would force large trucks into unsafe on-site backing maneuvers when other vehicles are parked, creating circulation hazards. Maintaining two driveways allows continuous forward movement, eliminating the need for backing. Additionally, crash history confirms no crashes in the past five years, suggesting that the two existing driveways have not posed a safety concern.

C. Without the Variance, Reasonable Access Can Not Be Provided

- A single driveway cannot provide reasonable or reliable access during peak truck operations.
- Current land uses (mini-warehouse) necessitate two driveways for adequate circulation.



May 7, 2026

United Rentals 6.04.02B Administrative Variance Request

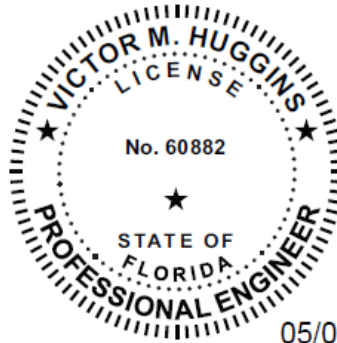


Attachments List:

Exhibit 1 – General Development Plan

Sincerely,

Victor M Huggins 2026.05.07 14:53:39-04'00'



05/07/2026

Landis Evans + Partners, Inc.

This item has been digitally signed and sealed by Victor M Huggins on the date adjacent to the seal.

Victor M Huggins, P.E.

PE # 60882

Signature must be verified on any electronic copies.

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

\_\_\_\_\_ Disapproved

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

Michael J. Williams, P.E.

Hillsborough County Engineer



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Development Serv

**EXHIBIT 1 – GENERAL DEVELOPMENT PLAN**





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**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
 813 – 272 – 5940  
 601 E Kennedy Blvd  
 18<sup>th</sup> floor  
 Tampa, FL, 33602

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> May 26, 2026  <b>Report Prepared:</b> May 15, 2026	<b>Case Number:</b> MM 26-0045  <b>Folio(s):</b> 40111.5066 & 40111.5062  <b>General Location:</b> West of Orient Road, east of Harney Road, and north of Parke East Boulevard
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Research Corporate Park (N/A; 1.0 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	East Lake-Orient Park
<b>Rezoning Request</b>	Major Modification (MM) to Planned Development (PD 82-0215) to allow open storage and rental of heavy equipment
<b>Parcel Size</b>	+/- 3.89 acres
<b>Street Functional Classification</b>	Pine Grove Road – <b>Local</b> East Hanna Avenue – <b>Local</b> Parke East Boulevard – <b>Local</b> Orient Road – <b>County Collector</b> Harney Road – <b>County Arterial</b>
<b>Commercial Locational Criteria</b>	Not applicable

Evacuation Area	E
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Research/Corporate Park	PD 82-0215	Light Industrial + Heavy Commercial
North	Research/Corporate Park + Public/Quasi-Public	PD + M + ASC-1	Agricultural + Heavy Industrial
South	Research/Corporate Park + Office Commercial-20	PD + CI	Light Industrial
East	Research/Corporate Park + Community Mixed Use-12	PD	Vacant + Light Industrial + Heavy Commercial + Agricultural
West	Light Industrial + Heavy Industrial	PD + CI + M	Light Industrial + Heavy Industrial + Light Commercial

**Staff Analysis of Goals, Objectives and Policies:**

The ±3.89-acre subject site is generally located west of Orient Road, east of Harney Road, and north of Parke East Boulevard. The site is in the Urban Service Area (USA) and is within the limits of the East Lake-Orient Park Community Plan. The subject site has a Future Land Use designation of Research Corporate Park (RCP), which allows for the consideration of uses such as agricultural, research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters and related uses such as hotels, motels, restaurants, recreational facilities and retail establishments. The site is currently occupied by United Rentals, the largest equipment rental company in the world. This Major Modification (MM) application is requesting modification to Planned Development (PD) 82-0215, most recently modified by MM 12-0201, to allow for open storage and rental of heavy equipment on folios 40111.5066 and 40111.5062. Examples of the equipment to be rented include scissor lifts, boom lifts, flatbed trucks, and other large professional-grade machinery. The subject site is part of Parke East, a 100-acre multi-phased industrial park zoned and platted in the 1980’s.

The existing PD that the site is within, PD 85-0215, was originally approved for a mixed-use project consisting of warehouse/mixed-use office and commercial development. The approval of the PD included 600,000 square feet of warehousing and light industrial uses as well as up to 150,000 square feet of office uses. All uses were to be consistent with the C-3A (limited light industrial) zoning district. The PD was first

modified by PRS-0073, which requested a reduction in required setbacks for certain portions of the project boundary. The most recent modification request to PD 85-0215 took place in 2012 with MM 12-0201. North of the subject site is a very large distribution center operated by US Foods. The 2012 Major Modification was submitted to permit a truck maintenance facility and allow for the open storage of tractor trailers for the US Foods operation on a vacant parcel east of the subject site's land and south of the US Foods operation. This request was approved on May 8, 2012. The project narrative stated that the Tractor-Trailer rigs from US Foods private fleet would be parked on the site between the time of day that they return from making deliveries and when they are loaded for the next delivery day. During the week, the fleet is on the road making deliveries from early morning through mid-day. Upon returning, the vehicles are fueled and checked for any minor maintenance issues that they may need. They are then parked for several hours until being loaded for the following delivery day, and until the drivers start their deliveries. On returning Saturday mornings, the vehicles are parked until Sunday evening, to be loaded for Monday deliveries. This modification allowed for long-term parking of fleet vehicles, which is longer than 24 hours. Around the same time as MM 12-0201, Hillsborough County's Board of County Commissioners voted to vacate a section of Hanna Avenue north of the applicant's parcel and south of the US Foods site (V15-2011). The intent of this vacation was to allow US Foods to construct an onsite staging area for the parking of their freight trucks. This MM request (26-0045) is asking for open storage of the rental equipment. Rather than overnight and long-term parking, this site will have the heavy rental equipment stored on site.

The subject site is in the Urban Service Area (USA) where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. FLUS Objective 3.1 states that new developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUS Policy 3.1.3) with the established character of the surrounding neighborhood. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." According to the Hillsborough County Property Appraiser, the site consists of heavy commercial and light industrial uses. To the north of the site are agricultural uses associated with the US Food Services site. East of the site is the location of MM 12-0201, which was approved for the open storage of the fleet vehicles associated with US Foods. Properties to the south consist of light industrial uses, while properties to the west contain a mix of light industrial uses and heavy industrial uses. The proposed heavy equipment and rental use is consistent with the character of the surrounding area. Nearby uses include an operating asphalt plant to the west, the US Foods Distribution Center to the north, the approved open storage to the east, and various distribution centers and warehouses to the south. Collectively, these uses establish an industrial character within the Parke East industrial park that is compatible with the proposed request. Therefore, the request is consistent with FLUS Objective 3.1 and Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Research Corporate Park (RCP) Future Land Use category, which is intended as an opportunity for research, high technology and similar manufacturing and light warehousing uses. All development in this category shall require a planned zoning district. Development in this category has integrated internal and external design requirements including heavy buffering and landscaping, high visibility linear footage on arterials, interstates and expressways, and locations adjacent to employment markets. FLUS Policy 2.2.3 states that the Board of County Commissioners may flex the boundaries of Future Land Use plan categories to recognize or grant a zoning district which is not permitted in the land use category. Prior to

making a determination, Planning Commission staff are required to provide a recommendation regarding the consistency of the request with the Comprehensive Plan. In the project narrative, the applicant requested consideration of a flex from the adjacent Light Industrial (LI) Future Land Use category to the west, as the existing RCP Future Land Use category does not permit open storage. Before a recommendation of consistency for the flex request can be made, the request must satisfy the criteria outlined in the applicable policy. The first criterion mandates that the land use category boundaries may extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line. In this case, the subject site is directly adjacent to the Light Industrial Future Land Use category proposed to flex onto the site's current RCP land use designation. The extent of the flex boundaries may extend to a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. As depicted on the site plan, the proposed flex extends along the length of the site and encompasses the entirety of the MM area. This proposed extension is well within the maximum 500-foot allowance established by the policy. Another criterion of Policy 2.2.3 states that no new flexes can be extended from an existing flexed area, and all flexes must be parallel to the land use category line. Both requirements are satisfied by this request. The policy further requires that flexes must be part of a planned development or site controlled rezoning application and are not permitted in the rural area. The proposed flex of LI for this subject site meets all the applicable criteria established in Policy 2.2.3 and therefore Planning Commission staff recommend consistency with the Comprehensive Plan. FLUS Policy 2.2.4 addresses the data and analysis that must be provided for a flex request. The data must address certain criteria such as how the availability and adequacy of public facilities to serve the proposed development is accommodated by the flex. Additionally, the flex needs to be compatible with surrounding land uses and their density and intensity. Lastly, the utilization of the flex needs to further the goals, objectives, and policies of the Comprehensive Plan. In the request narrative, the applicant provides justification for how the proposed flex satisfies the criteria outlined in FLUS Policy 2.2.4. First, the applicant states that the proposed flex area is less than 500 feet from the existing land use boundary line. Second, the applicant notes that adequate public facilities are available to serve the proposed open storage use permitted through the flex request. The narrative further states that the proposed open storage and equipment rental use is compatible with the surrounding development patterns and existing land uses. The applicant further states that approval of the flex would promote the protection and preservation of existing employment and industrial uses in accordance with the East Lake-Orient Park Community Plan. As outlined in the project narrative, the use of the site for heavy equipment rental and storage would be compatible with the surrounding area, would meet the flex provision criteria, and would further the goals, objectives, and policies of the Comprehensive Plan. The Light Industrial Future Land Use category is intended for concentrated industrial development that involves processing of non-hazardous and non-toxic materials and create a minimal degree of impact to the surrounding environment, in terms of potential leakage of objectionable liquids and gases and levels of noise, vibration, dust, and/or odor. The uses that can be considered for this category include agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities. Residential uses are not permitted in this category, except for limited accessory residential such as an on-site security guard. The maximum Floor Area Ratio (FAR) permitted within the Light Industrial Future Land Use category is 0.75. The site plan shows that the existing building structures will remain and will continue to be used as contractors' offices. The addition of open storage on the property will not impact the FAR, as open storage is not included in FAR calculations. The proposed request for open storage of heavy rental equipment aligns with the intent of uses for the LI category and is therefore consistent with Objective 2.2 and its associated policies governing future land use categories.

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

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of industrial and commercial uses with surrounding Future Land Use categories consisting of Light Industrial, Research Corporate Park, and Heavy Industrial (HI). The use of the subject site, along with the addition of the requested open storage, is in character with the surrounding industrial area. The subject site is within the Parke East industrial park and shares a use that is similar in nature to those surrounding the property. The proposed flex from the RCP category to the LI category reduces the maximum non-residential development intensity permitted on the site from a 1.0 FAR to a 0.75 FAR. As a result, the request represents a decrease in development intensity and is not anticipated to adversely impact the surrounding higher intensity development pattern. Additionally, the open storage will be confined to the applicants' property lines and will not restrict their access, visibility, or affect their air space. Potential noise impacts are also expected to be minimal, as the surrounding properties consist predominantly of industrial uses that are similar in nature to the proposed operation.

FLUS Objective 7.1 focuses on pursuing a thriving economy through the promotion of target industries and promoting businesses that provide diverse employment opportunities. The county will support the production of appropriate jobs and housing balance, where people can live near their workplace and where there are enough jobs in the area to support the local population. The proposed use of outdoor storage will enable the applicant to maximize the commercial value of the subject property, leading to enhanced employment opportunities and economic value. FLUS Policy 7.1.3 specifically states that competitive sites and existing office/industrial uses are important to the economic future of Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility should be considered to support this effort. The subject site is not directly adjacent to residential uses, which helps mitigate potential impacts the proposed use could have on residential properties. However, there are residential uses that are within the general area of the site, providing residents in the area with the opportunity to live near their workplace, if desired.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is within the limits of the East Lake-Orient Park Community Plan. The Economic Development goal of the Community Plan desires to provide opportunities for business growth and jobs. Within this goal, the community seeks to preserve and protect existing industrial and employment uses. The proposed request is consistent with these objectives, as it supports continued industrial activity and employment opportunities within the established industrial area.

Overall, staff finds that the proposed use is an allowable use in the Research Corporate Park (RCP) Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the East Lake-Orient Park Community Plan. The proposed Major Modification (MM) would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

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

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**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.

***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, 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.

***Policy 2.2.3:*** The Board of County Commissioners may flex the boundaries of Future Land Use plan categories to recognize or grant a zoning district which is not permitted in the land use category. Prior to the determination, Planning Commission staff shall make a recommendation regarding the consistency of the request with the Comprehensive Plan. Future Land Use categories may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.
- The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500-foot flex.
- No new flexes can be extended from an existing flexed area.
- All flexes must be parallel to the land use category line.
- A flex must be requested as part of a planned development or site controlled rezoning application. Major Modifications to approved zonings that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.

- *The Future Land Use category may be flexed a maximum of 500 feet from the existing line, not including right-of-way, but including man-made or natural features. Flexes must be parallel to the adopted Future Land Use category line.*
- *Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.*
- *Flexes to increase density are not permitted in the Coastal High Hazard Area.*
- *Flexes are not permitted from a municipality into the unincorporated county.*
- *Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined in Policy 2.2.4.*

**Policy 2.2.4:** *A flex request must include data and analysis addressing the following criteria:*

- *The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;*
- *The compatibility with surrounding land uses and their density and intensity;*
- *The utilization of the flex furthers other goals, objectives and policies of the Comprehensive Plan.*

### **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:** *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.*

### **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.*

**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.*

### **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*

### **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*

### **Economic Development**

**Objective 7.1:** *The County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population.*

**Policy 7.1.3:** *Competitive Sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to support this effort.*

### **LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK**

*Economic Development – Provide opportunities for business growth and jobs in the East Lake-Orient Park community.*

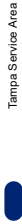
- Existing industrial uses and employment should be preserved and protected*

# HILLSBOROUGH COUNTY FUTURE LAND USE MM 26-0045

Rezoning  
STATUS



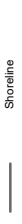
PENDING



Tampa Service Area



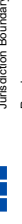
Urban Service Area



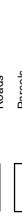
Shoreline



County Boundary



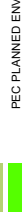
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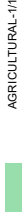
Roads



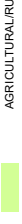
Parcels



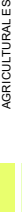
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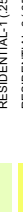
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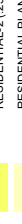
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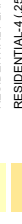
AGRICULTURAL/RURAL-1/5 (.25 FAR)



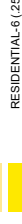
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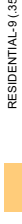
RESIDENTIAL-1 (.25 FAR)



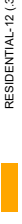
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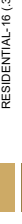
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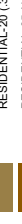
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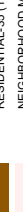
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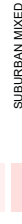
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RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



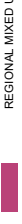
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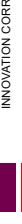
RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (0) (.35 FAR)



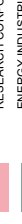
SUBURBAN MIXED USE-6 (.35 FAR)



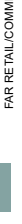
COMMUNITY MIXED USE-12 (.50 FAR)



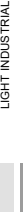
URBAN MIXED USE-20 (1.0 FAR)



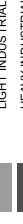
REGIONAL MIXED USE-35 (2.0 FAR)



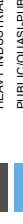
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



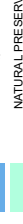
OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



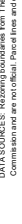
HEAVY INDUSTRIAL (.75 FAR)



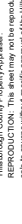
PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



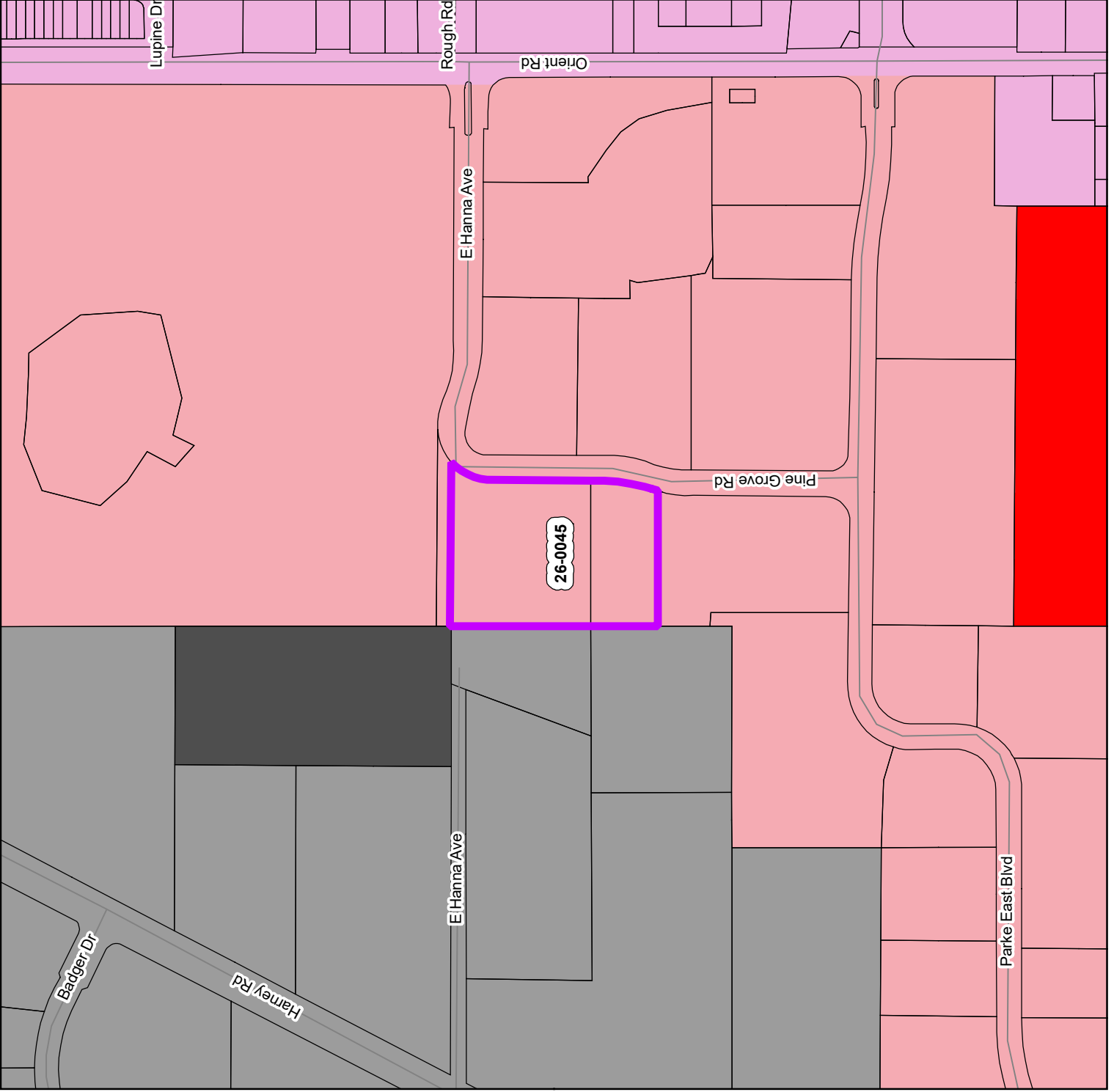
CITRUS PARK VILLAGE

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 is not intended for use in any legal proceeding without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our 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 appropriate source.



Map Printed from Rezoning System: 10/23/2025  
Author: Samantha Lundes

File: G:\Rezoning\System\Cases\File\HC26-0045\26-0045\_Aerial.mxd



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