

Rezoning Application: PD 26-0214
Zoning Hearing Master Date: March 23, 2026
BOCC Land Use Meeting Date: May 12, 2026

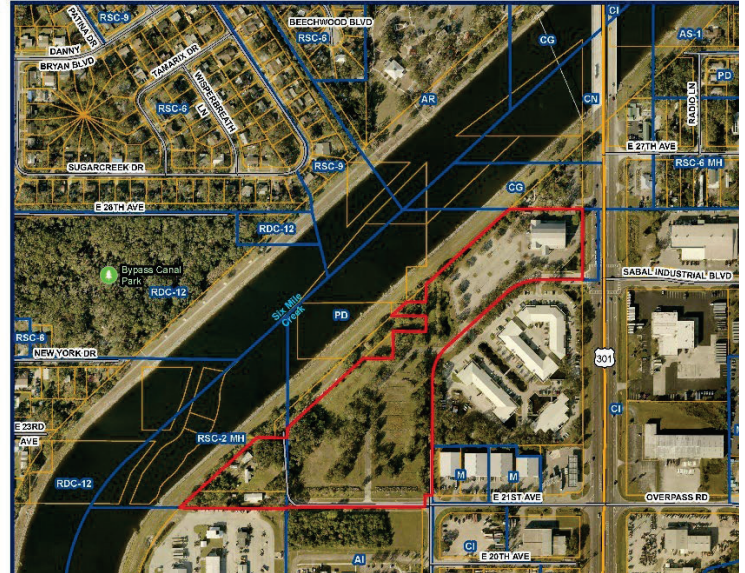


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hill Ward Henderson, P.A.
FLU Category: CMU-12
Service Area: Urban
Site Acreage: 16.62 AC +/-
Community Plan Area: East Lake/Orient Park
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is RSC-2 (MH) (Residential Single Family, Mobile Home Overlay) and PD 01-1180, as most recently modified by MM 25-0933 which permits two development options:

- Option 1) Flex Space and Business Professional Office uses; and
- Option 2) a nightclub, light industrial use, including warehousing, distribution, light manufacturing, and accessory outdoor storage.

The proposed zoning for Planned Development (site plan controlled district) to keep the existing entitlements and to add 2.23 acres to be dedicated for stormwater management ponds pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		Existing	Proposed
District(s)	RSC-2 (MH overlay)	MM 25-0933 (PD 01-1180)	PD 26-0214
Typical General Use(s)	Single-Family Residential/Agricultural	Flex Space and BPO uses or Light Industrial and Open Storage and a nightclub.	Flex Space and BPO uses or Light Industrial and Open Storage and a nightclub.
Acreage	2.23 AC	14.85 AC	16.62 AC
Density/Intensity	2 units per acre	0.20 – 0.23 FAR	0.18 FAR (134,000 sf)– 0.20 FAR (150,000 sf)
Mathematical Maximum*	2 DU	134,000 sf or 150,000 sf	361,983 sf (0.50) per FLU

*number represents a pre-development approximation

APPLICATION NUMBER: PD 26-0214

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tania C. Chapela

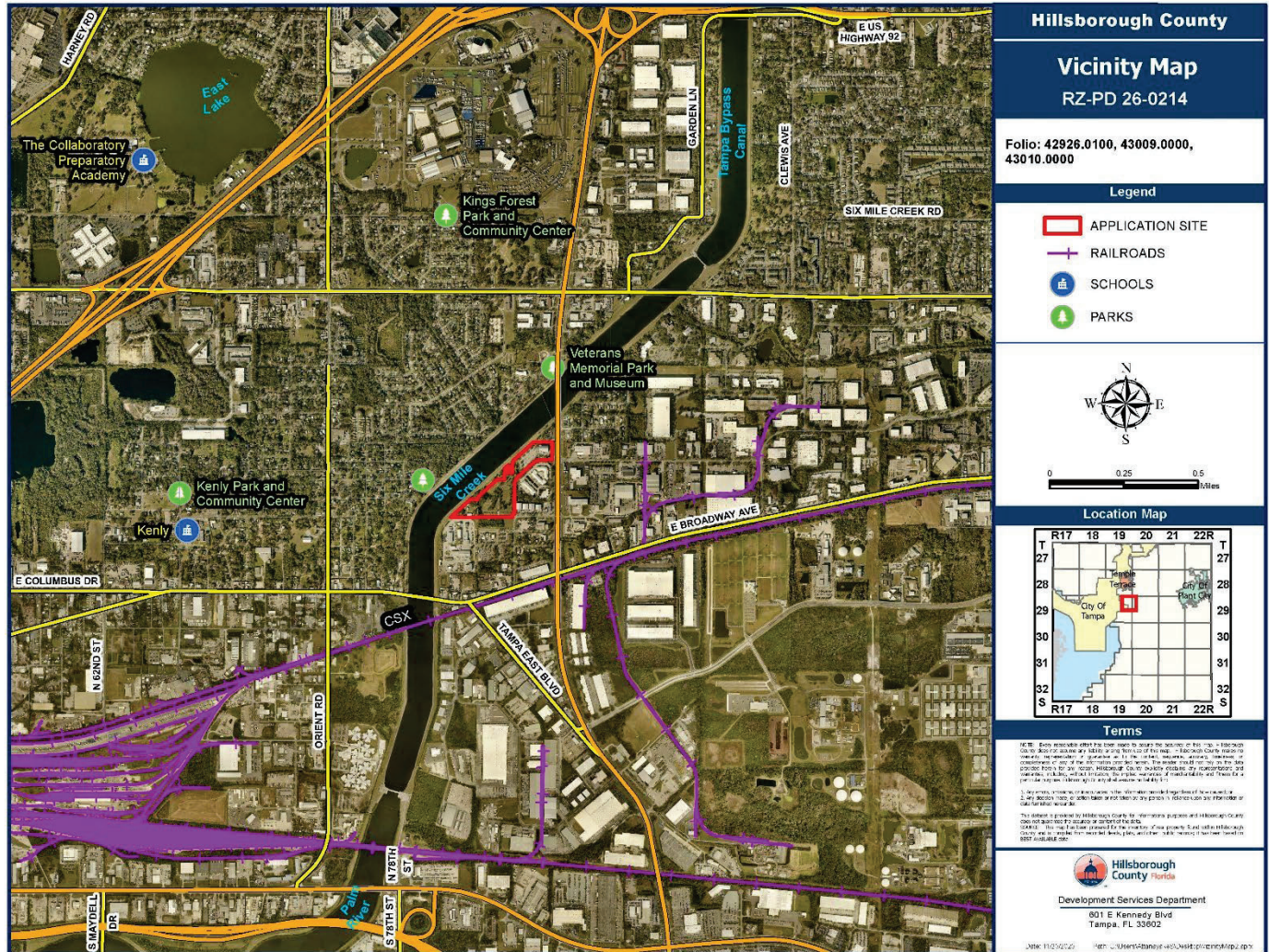
Development Standards:		Existing	Proposed
District(s)	RSC-2 (MH)	MM 25-0933 (PD 01-1180)	PD 26-0214
Lot Size / Lot Width	0.5 AC / 100'	10 AC/ 150'	Per site plan
Setbacks/Buffering and Screening	25' Front 25' Rear 10' Sides	Parcel 2A: FRONT (E): 80 FT SIDE (N): 56 FT SIDE (S): 138 FT REAR (W): 0/30 FT Parcel 2B: FRONT (S): 30 FT SIDE (E): 0 FT SIDE (W): 20 FT REAR (N): 0/20 FT	Parcel 2A: FRONT (E): 80 FT SIDE (N): 56 FT SIDE (S): 138 FT REAR (W): 0/30 FT Parcel 2B: FRONT (S): 30 FT SIDE (E): 0 FT SIDE (W): 20 FT REAR (N): 0/20 FT
Height	35'	50'	50'

Additional Information:

PD Variations	LDC Section 6.06.06
Waiver(s) to the Land Development Code	None requested with this application
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

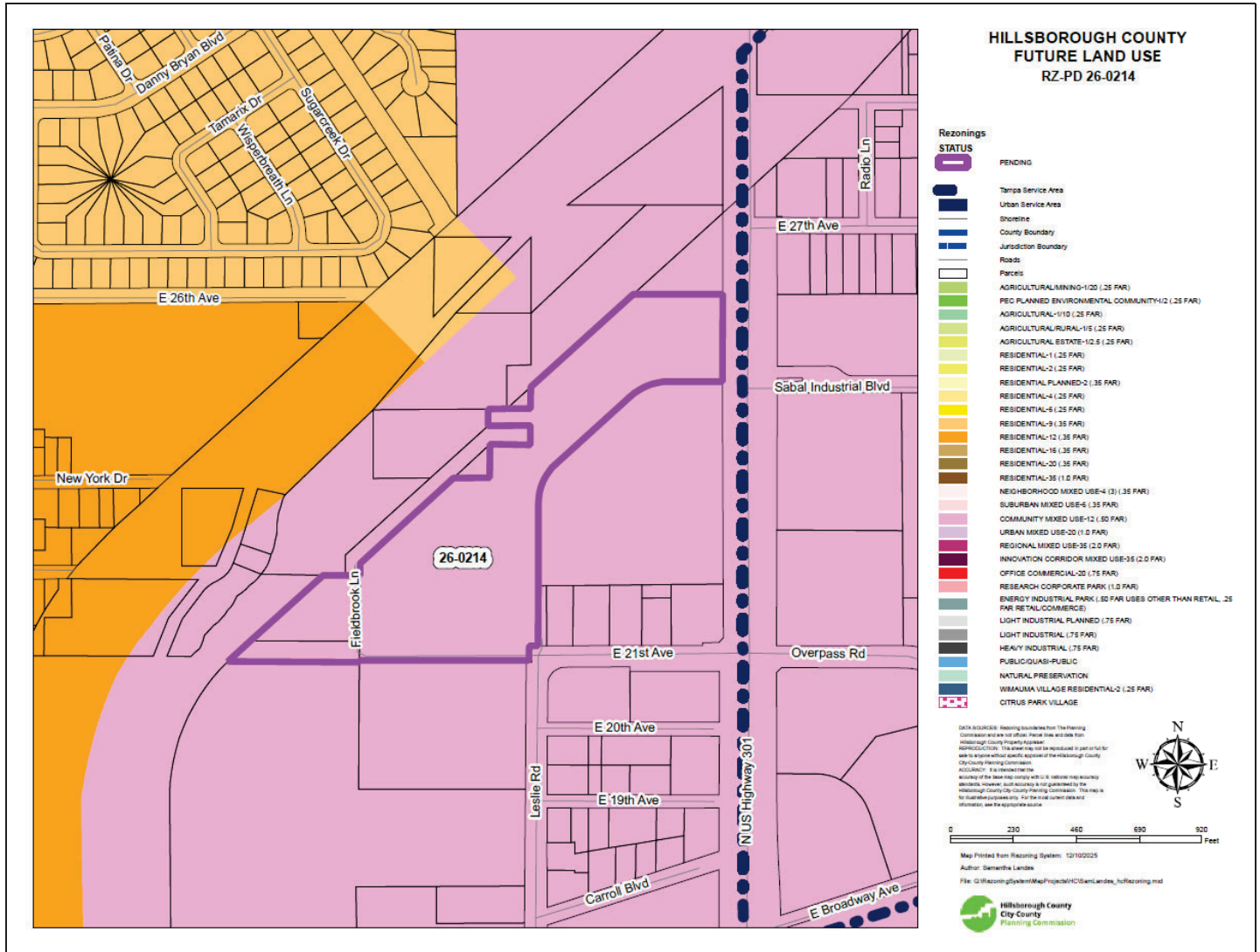


Context of Surrounding Area:

The site is located south and east of the Tampa Bypass Canal, and west of North US Highway 301, which is characterized by a mix of residential and commercial uses. The greater surrounding area further east, south and northeast is industrially developed.

2.0 LAND USE MAP SET AND SUMMARY DATA

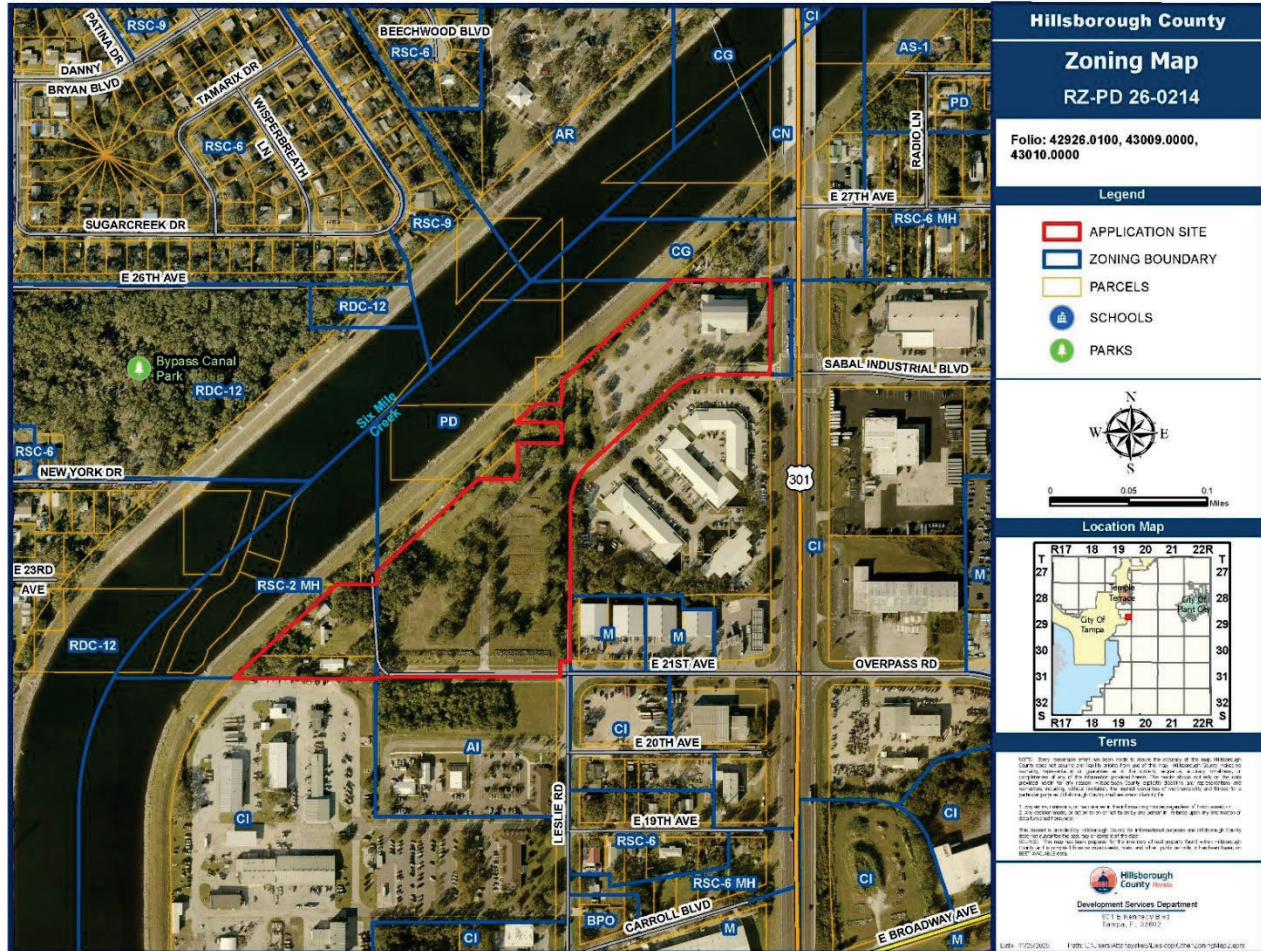
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 CMU-12
Maximum Density/F.A.R.:	Up to 0.50 FAR shall be allowed for any single or mixed-use. The commercial component of a project cannot exceed 650,000 square feet --- 12 du/ga
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27	Commercial General uses	Southwest Florida Water Management District Vacant
South	CI AI	0.30 NA	Agricultural and industrial	Florida Department of Transportation owned parcel, with warehouse, open storage, and office
East	CI M	0.30 0.75	Commercial and service Manufacturing, processing and assembling	Office Park Warehouse
West	RSC-2 (MH)	2 DU/AC	Single-family conventional, mobile home	Southwest Florida Water Management District

APPLICATION NUMBER: PD 26-0214

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tania C. Chapela

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
US Highway 301	FDOT Principal Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
E 21 st Ave	County Local - Rural	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,060*	206*	257
Proposed	1,159	51	257
Difference (+/-)	No Change	No Change	No Change

Staff estimated weekday and AM peak hour trip generation as ITE does not provide this data for this land use*Connectivity and Cross Access** ☐ Not applicable for this request

Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
North		None	None	Meets LDC
South	X	Pedestrian & Vehicular	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
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY													
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No										
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other _ 130', 150' AMSL Airport Height Restriction													
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No										
Service Area/ Water & Wastewater ☐ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No										
Impact/Mobility Fees <table border="0"> <tr> <td>Warehouse/Open Storage (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34</td> <td>Manufacturing (Per 1,000 s.f.) Mobility: \$3,315 Fire: \$34</td> <td>Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57</td> </tr> <tr> <td>Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158</td> <td>Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158</td> <td></td> </tr> <tr> <td>Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158</td> <td>General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158</td> <td></td> </tr> </table>					Warehouse/Open Storage (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$3,315 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158		Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158	
Warehouse/Open Storage (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$3,315 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57											
Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158												
Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158												

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐ Density Bonus Requested	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent ☐ N/A	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development remains consistent with the uses previously approved under PD 01-1180. The request does not introduce new uses or expand the range of uses currently permitted within the Planned Development. The modification primarily involves incorporating additional land area for the construction of a stormwater detention pond. This area will function exclusively for stormwater management and will not contain any active uses or structures associated with the development.

Because the additional land area is being dedicated to stormwater infrastructure rather than development, the modification results in a reduction in the overall development intensity of the project. The resulting FAR remains well below the maximum FAR of 0.5 permitted under the CMU-12 Future Land Use category. As such, the proposed modification does not increase the intensity of development, does not introduce new uses, and does not alter the overall character of the approved Planned Development.

Buffering and screening conditions vary along the site boundaries, with several segments along the Tampa Bypass Canal exceeding the minimum buffer requirements. Although a reduced buffer is proposed in limited portions of the canal frontage, the presence of the canal corridor, associated drainage areas, and additional buffer widths in other locations provide substantial physical separation between the proposed development and surrounding properties. Additionally, adjacent properties to the east and south are developed with similar light industrial uses, and Sabal Industrial Boulevard functions as a separation feature along the southern boundary. Based on these factors, the proposed development pattern is not anticipated to create significant compatibility impacts to surrounding properties.

Therefore, the proposed modification remains compatible with the surrounding development pattern and consistent with the intent of the previously approved PD.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 17, 2026.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 23, 2025.

1. The shall be permitted 134,000 square feet of the following uses, as generally depicted on the general site plan:
 - 1.1 A 69,000 square-foot “Flex Space” area consisting of office, warehousing and/or light industrial uses.
 - 1.2 A 64,400 square-foot area consisting of Business, Professional Office
2. As an alternative development option the project shall be permitted the following development entitlements in accordance with the site plan:
 - 2.1 A maximum 150,000 square foot feet of light industrial uses, including warehousing, distribution, manufacturing and outdoor storage which is accessory and limited to 20% of the enclosed portions of the principal use shall be permitted within Parcel 2b.
 - 2.2 A nightclub containing a maximum of 32,000 square feet shall be permitted within Parcel 2a as shown on the site plan.
3. Regardless of development options, the project shall be developed in accordance with the M zoning district standards, unless otherwise specified herein.
 - 3.1 The storage of hazardous materials shall be prohibited.
 - 3.2 Buildings shall be located where depicted on the site plan. Maximum building height within Parcel 2B shall be 50 feet.
4. Buffering and screening shall be provided where depicted on the site plan.
 - 4.1 A 10-foot wide buffer with enhanced Type B screening shall be provided where noted on the site plan. Screening shall consist of trees 14 feet in height and 4” caliper at time of planting on 20-foot centers and a 6-foot high solid PVC or wooden fence.
5. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
6. All outdoor lighting associated with the development shall be fully shielded and oriented internally to the project.
7. The general location and number of the access points shall be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management Manual as to final location and design. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and/or Florida Department of Transportation. Final design may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

8. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turn on US 301 for north to westbound traffic. Prior to detailed site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
9. The project shall be served by one (1) full access connection to US Highway 301 and one (1) full access connection to E 21st Avenue. Any modifications to the existing access to US Highway 301 shall be subject to review and approval by FDOT.
10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
11. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
12. The following shall apply to Parcel 2b as shown on the PD site plan:

Parcel 2b, as shown on the PD site plan, shall be permitted 150,000 s.f. of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b of the PD site plan. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,159 gross average daily trips, 51 gross a.m. peak hour trips, or 51 gross p.m. peak hour trips. Additionally:

Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on Parcel 2b of the PD site plan. The list shall contain data including gross floor area, type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak, and p.m. peak) shall also be provided.

At the time of site/construction plan review, the developer shall study the intersection of E 21st Avenue and Leslie Road and, if warranted, provide appropriate traffic control devices as approved by Hillsborough County.
13. The project shall comply with the requirements of the Wellhead and Surface Water Resource Protect Ordinance.
14. A groundwater monitoring program shall be created by the developer and shall be reviewed and approved by Tampa Bay Water. Said program shall be approved by Tampa Bay Water prior to Construction Plan approval.
15. The type, location, size and number of signs permitted shall be set forth in Part 7.03.00 of the Land Development Code with the following exceptions(s):
 - 15.1 Ground Signs shall be limited to Monument Signs.
 - 15.2 Billboards, pennants and banners shall be prohibited.

16. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
17. The development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
18. 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.
19. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Buffering and screening modifications are requested along limited portions of the PD boundary adjacent to the Tampa Bypass Canal, where a 20-foot Type B buffer is required. Instead, a 10-foot-wide buffer with enhanced Type B screening is proposed. Screening will be enhanced with taller trees (14 feet versus 10 feet) and a 6-foot high solid fence.

Property Violation History

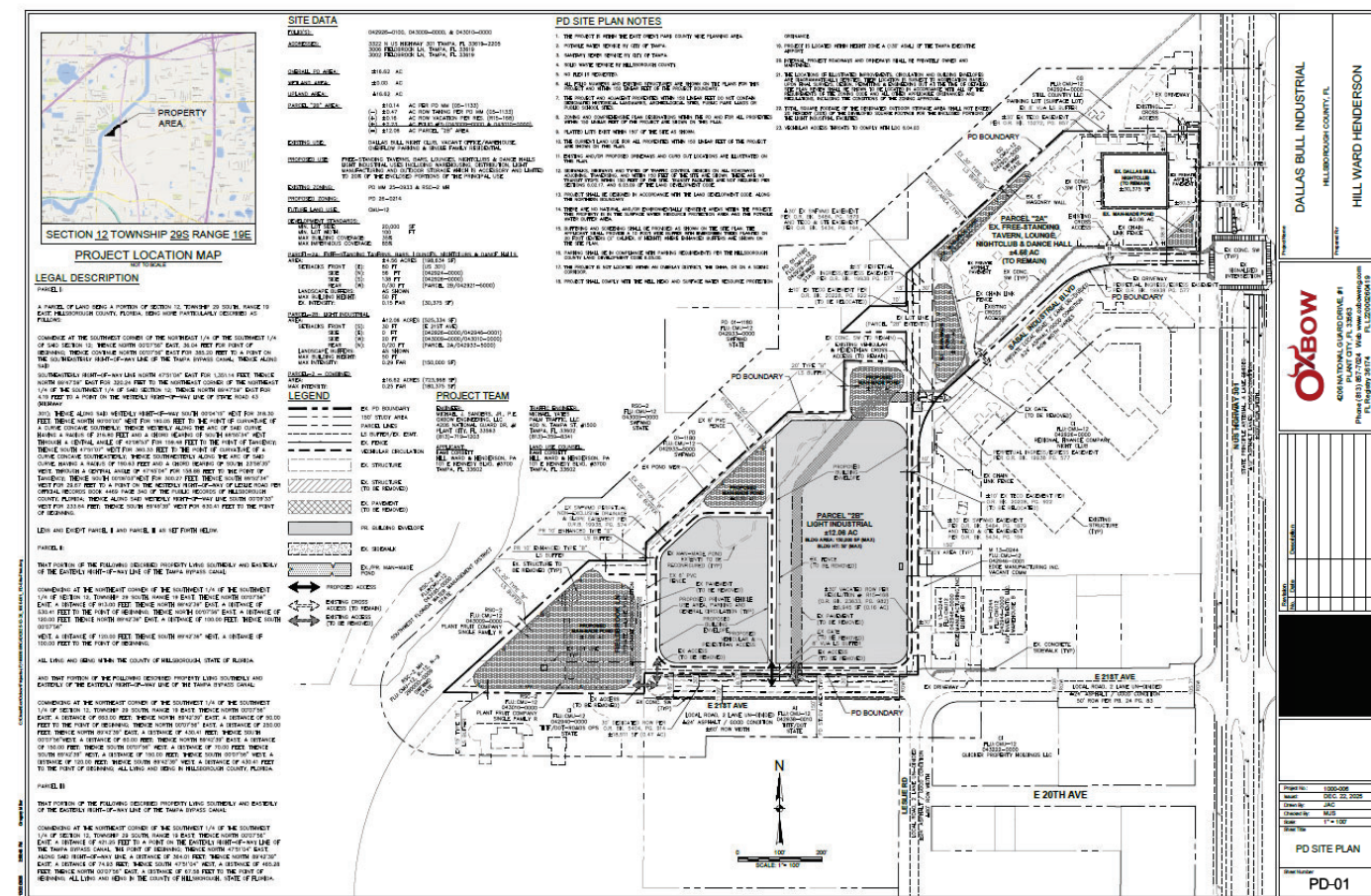
Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

ZHM HEARING DATE:	March 23, 2026
BOCC LUM MEETING DATE:	May 12, 2026

Case Reviewer: Tania C. Chapela

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 26-0214

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/16/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: PD 26-0214

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

CONDITIONS OF APPROVAL

- The project shall be served by one (1) full access connection to US Highway 301 and one (1) full access connection to E 21st Avenue. Any modifications to the existing access to US Highway 301 shall be subject to review and approval by FDOT.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- The following shall apply to Parcel 2b as shown on the PD site plan:
 - Parcel 2b, as shown on the PD site plan, shall be permitted 150,000 s.f. of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b of the PD site plan. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,159 gross average daily trips, 51 gross a.m. peak hour trips, or 51 gross p.m. peak hour trips. Additionally:
 - Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on Parcel 2b of the PD site plan. The list shall contain data including gross floor area, type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak, and p.m. peak) shall also be provided.
 - At the time of site/construction plan review, the developer shall study the intersection of E 21st Avenue and Leslie Road and, if warranted, provide appropriate traffic control devices as approved by Hillsborough County.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 16.62-acre site from Agricultural, Residential, Single-Family Conventional with a Mobile Home Overlay (RSC-2 MH) and Planned Development (PD) to Planned Development (PD). The approved PD (01-1180) permitted two development options with the 'alternative

development option' permitting a 32,000 square foot night club. The night club has been constructed on Parcel 2a, indicating the 'alternative development option' of the PD was selected. The approved PD was most recently modified by MM 25-0933 which entitled Parcel 2b for 150,000 square feet of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage. The 2.23 acres of land proposed to be included in the PD is anticipated to accommodate the site's stormwater needs. No additional entitlements are being requested with this petition.

It should be noted that the approved entitlements for the permitted nightclub have been developed on Parcel 2a of the PD. As such, any additional development on Parcel 2a will require a PD modification to increase the existing entitlements for Parcel 2a. At the time which this is proposed, the applicant will be required to submit a transportation analysis in accordance with the Development Review Procedures Manual (DRPM) to assess the transportation impacts generated by the development.

Trip Generation Analysis

For the previous PD modification request (25-0933), the applicant submitted a transportation analysis to establish a trip cap for Parcel 2b. As the applicant is not proposing any changes to the approved entitlements, a transportation analysis was not required. The table below presents the trips potentially generated by the property's zoning. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved & Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD-Parcel 2a, 32,000 SF Drinking Place (nightclub) (ITE LUC 975)	2,060*	206*	206
PD-Parcel 2b, 150,000 SF Light Industrial (warehousing, distribution, light manufacturing, and outdoor storage) (Pursuant to Trip Cap for MM 25-0933)	1,159	51	51
Total	1,159	51	257

**Staff estimated weekday and AM peak hour trip generation as ITE does not provide this data for this land use*

There are no changes in the project's trip generation with the subject PD request.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on E 21st Avenue and US Hwy 301.

E 21st Avenue is a 2-lane, undivided, local urban road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the project site and lies within a +/- 60-foot-wide right of way.

US Highway 301 is a 4-lane, divided, FDOT maintained principal arterial rural road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on the west side of the roadway north of Sabal Industrial Blvd and lies within a +/- 200-foot-wide right of way.

Along the project's frontage, US Highway 301 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Although there is no typical section for 6-lane roadway, the minimum right of way necessary is calculated by taking the typical section for a 4-lane divided, urban collector roadway (TS-6 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 110 feet of right of way, and adding an additional 22 feet of right of way for the additional two travel lanes for a total of 132 feet of required right of way. As the existing right of way for US Highway 301 exceeds the required 132 feet, corridor preservation is not required on the subject site.

SITE ACCESS AND CONNECTIVITY

The PD is approved for one (1) full access connection to US Highway 301 and one (1) full access connection to E 21st Avenue. Parcels 2a and 2b of the PD site plan are connected via Sabal Industrial Boulevard, a private driveway. No changes to the project's access are being proposed with this request.

During the review of the zoning request (MM 25-0933) for 150,000 square feet of industrial uses on Parcel 2b, Transportation Section Review Staff identified that the intersection of Leslie Road and E 21st Avenue may warrant additional traffic control devices based on the project's traffic volumes. The westbound and northbound movements at this intersection do not currently have stop controls. At time of site/construction plan review, the developer will be required to analyze this intersection to identify if any such improvements are needed. The developer will be required to install any warranted improvements prior to or concurrent with the initial increment of (re)development.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for US Highway 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
US Highway 301	Adamo Drive	State Road 574/Dr Martin Luther King Jr Boulevard	D	F

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 26-0214
DATE OF HEARING:	March 23, 2026
APPLICANT:	Hill Ward Henderson
PETITION REQUEST:	PD
LOCATION:	NW corner of US 301 and Sabal Industrial Blvd.
SIZE OF PROPERTY:	16.62 acres
EXISTING ZONING:	PD (01-1180) and RSC-2 (MH)
FUTURE LAND USE CATEGORY:	CMU-12
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	None

SUMMARY OF APPLICATION

The application is a request to add a 2.23 acre parcel to a previously approved 14.85 acre office/light industrial/commercial PD project. The 2.23 acre add-on will be used for stormwater purposes only. There are no other land use/square footage changes proposed to the previously approved project.

The proposed 16.62 acre PD is located in an office/industrial area, west of US 301, approximately 3,000 ft. south of MLK Jr. Blvd/US 301 intersection and the site is bound by the Tampa By-Pass canal on the west side of the property.

The project is approved for 2 development options: 1) 69,000 sq. ft. of flex space consisting of office/warehouse/light industrial uses and 64,400 sq. ft. for office space; or 2) 150,000 sq. ft. of light industrial, warehouse/distribution/light manufacturing and outdoor storage and a 32,000 sq. ft. night club (which is existing).

The change is incorporating a 2.23 acre parcel located at the southwest corner of the site that will be used for stormwater management purposes.

The parcel has a FLUE Map designation of CMU-12.

SUMMARY OF HEARING

The applicant representative, Kami Corbett, provided testimony in support of the request.

It was stated that the Planned Development is to add a 2.23 acre parcel to the currently approved mixed use project. This parcel will be for stormwater purposes. No other changes are proposed. The same entitlements and

zoning conditions previously approved will carry over to this new Planned Development.

The surrounding area is predominately comprised of office and light industrial warehouse type uses.

The proposed rezoning and uses will continue to be compatible with the existing zoning and land use pattern in the area.

Development Services finds the rezoning approvable subject to conditions.

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

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant, Kami Corbett, provided oral testimony and a power point presentation supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 16.62 acres in size and is located in an office/warehouse/light industrial area, west of US 301, approximately 3,000 ft. south of MLK Jr. Blvd./US 301 intersection and the Tampa By-Pass Canal is located along the western boundary of the site.

The purpose of the rezoning request is to add a 2.23 acre parcel to the approved PD. The 2.23 acre parcel is to be used for stormwater management purposes. The applicant is not requesting any changes to the square footages or land uses of the project which was previously approved in 2001.

The request would rezone a remnant residential parcel eliminating any historical residential uses/zoning near the site.

It is found that the proposed rezoning represents a de-minimus change in circumstance and does not represent an intensification of the uses on the site.

It is found that the proposed rezoning as proposed by the applicant and as conditioned by Development Services staff will be a compatible land use for the subject area.

It is found that the proposed rezoning is consistent with the CMU-12 FLUE Map designation.

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

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

CONCLUSIONS OF LAW

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

DECISION

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

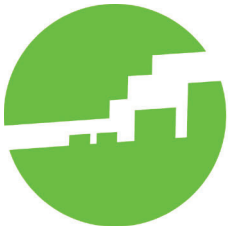
Steven K. Luce

4/10/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 23, 2026 Report Prepared: March 12, 2026	Case Number: PD 26-0214 Folio(s): 42926.0100, 43009.0000 & 43010.0000 General Location: North of 21 st Avenue East and west of North US Highway 301
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed-Use-12 (12 du/ga; 0.5 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Planned Development (PD) to add 2.23 acres to the original Planned Development (PD 01-1180, Major Modification (MM) 25-0933)) for a stormwater pond.
Parcel Size	+/- 16.62 acres
Street Functional Classification	North US Highway 301 – State Principal Arterial 21 st Avenue East – Local Road
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed-Use-12	PD	Light Commercial
North	Community Mixed-Use-12 + Residential-9	CN + CG + CI + AR + AS-1 + PD + RSC-6 + RSC-9 + RDC-12	Light Commercial + Public/Quasi-Public/Institutional + Single Family
South	Community Mixed-Use-12 + Light Industrial Planned + Office Commercial-20	CI + M + RSC-6 + BPO + AI	Public/Quasi-Public/Institutional + Light Commercial + Light Industrial + Heavy Industrial
East	Community Mixed-Use-12	CI + M	Light Commercial + Light Industrial + Public Communications/Utilities
West	Community Mixed-Use-12 + Residential-12 + Office Commercial-20	RSC-2 + RSC-6 + RDC-12	Public/Quasi-Public/Institutional + Single Family

Staff Analysis of Goals, Objectives, and Policies:

The 16.62 ± acre subject site is located north of 21st Avenue East and west of North US Highway 301. The site is in the Urban Service Area (USA) and is located within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a new Planned Development (PD) to add 2.23 acres to the original Planned Development (PD 01-1180, Major Modification (MM) 25-0933)) for a stormwater pond.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed light industrial use is compatible with the existing character and density of the surrounding area, which includes multiple light and heavy commercial uses and light industrial uses. The residential developments within the area are located across the Tampa Bypass Canal and are adequately buffered from the site. The site is compatible with the existing community character and FLUS Objective and Policies regarding compatibility.

Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section under FLUS Objective 4.4 and Policy 4.4.1 that requires new development to be compatible with the surrounding neighborhood. The proposed rezoning is compatible with the surrounding area and

the existing industrial character of the area. The addition of acreage for a stormwater pond will not negatively impact the existing neighborhood and, therefore, the proposal is consistent with FLUS Objective 4.4 and Policy 4.4.1.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. 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. The Community Mixed-Use-12 (CMU-12) Future Land Use (FLU) category is intended for urban intensity and density and allows for the consideration of a maximum of 0.5 FAR. The total site is 16.62 acres and is divided between two uses. With 12.06 acres in Parcel 2B, the site can be considered for up to 262,666 square feet (12.06 acres X 43,560 square feet = 525,333 square feet X 0.5 FAR = 262,666 square feet) of light industrial uses. The site is not located in a Centers or Connection, and is therefore not required to meet the 75% density requirement (Policy 2.4.4). Additionally, sites within a mixed-use Future Land Use category must meet FLUS Policy 4.2.1 and have a minimum of two land uses in separate buildings. Since the site is greater than 10 acres this policy applies. Parcel 2A currently has a free-standing taverns, bars, lounges, nightclubs, and dance halls use and Parcel 2B has light industrial uses. The proposal meets the requirements of the policies under FLUS Objective 2.1, FLUS Policy 4.2.1, and the intent of the CMU-12 FLU category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the East Lake-Orient Park Community Plan. The Economic Goal of this plan seeks to provide opportunities for business growth and jobs in the East Lake-Orient Park community. The addition of the stormwater pond enhances the current approved 150,000 square feet of light industrial uses in a predominately commercial and industrial area, which will provide additional opportunities for business growth and provide additional jobs while preserving the existing community character. The proposed development meets the intent of the Economic Development Goal of the East Lake-Orient Park Community Plan and the Livable Communities Element.

Overall, staff finds that the proposed Planned Development 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 Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

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

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

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

Community Context and 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.

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

Development

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.

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

Mixed-Use Land Categories

Policy 4.2.1: Projects proposed in all mixed-use plan categories shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings in accordance with the following:

- Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- For primarily non-residential projects, at least 10% of the total building square footage in the project shall be used for uses other than for the primary use.
- For primarily residential projects, at least 10% of the land area (shall be used for a non-residential use or 10% of the density for a different housing type).

- *The mix of uses may be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.*
- *The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses and civic uses provided that the use is permitted in the land use category. Different housing types (multi-family, attached single-family or detached single-family) may be considered as separate/different uses.*
- *These requirements do not apply within ½ mile of an identified Center or Connection (see Objective 2.4) or when the project is exclusively industrial.*

Neighborhood and Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK COMMUNITY PLAN

Goals

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



Map Printed from Rezoning System: 12/10/2025
Author: Samantha Landes
File: G:\RezoningSystem\MapProjects\HC\SamLandes

**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD 26-0214

Zoning File: RZ-PD 26-0214 Modification: None

Atlas Page: None Submitted: 04/15/26

To Planner for Review: 04/15/26 Date Due: ASAP

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

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

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

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

Reviewed by: Tania C. Chapela Date: 04/28/2026

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/16/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: PD 26-0214

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

CONDITIONS OF APPROVAL

- The project shall be served by one (1) full access connection to US Highway 301 and one (1) full access connection to E 21st Avenue. Any modifications to the existing access to US Highway 301 shall be subject to review and approval by FDOT.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- The following shall apply to Parcel 2b as shown on the PD site plan:
 - Parcel 2b, as shown on the PD site plan, shall be permitted 150,000 s.f. of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b of the PD site plan. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,159 gross average daily trips, 51 gross a.m. peak hour trips, or 51 gross p.m. peak hour trips. Additionally:
 - Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on Parcel 2b of the PD site plan. The list shall contain data including gross floor area, type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak, and p.m. peak) shall also be provided.
 - At the time of site/construction plan review, the developer shall study the intersection of E 21st Avenue and Leslie Road and, if warranted, provide appropriate traffic control devices as approved by Hillsborough County.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 16.62-acre site from Agricultural, Residential, Single-Family Conventional with a Mobile Home Overlay (RSC-2 MH) and Planned Development (PD) to Planned Development (PD). The approved PD (01-1180) permitted two development options with the 'alternative

development option' permitting a 32,000 square foot night club. The night club has been constructed on Parcel 2a, indicating the 'alternative development option' of the PD was selected. The approved PD was most recently modified by MM 25-0933 which entitled Parcel 2b for 150,000 square feet of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage. The 2.23 acres of land proposed to be included in the PD is anticipated to accommodate the site's stormwater needs. No additional entitlements are being requested with this petition.

It should be noted that the approved entitlements for the permitted nightclub have been developed on Parcel 2a of the PD. As such, any additional development on Parcel 2a will require a PD modification to increase the existing entitlements for Parcel 2a. At the time which this is proposed, the applicant will be required to submit a transportation analysis in accordance with the Development Review Procedures Manual (DRPM) to assess the transportation impacts generated by the development.

Trip Generation Analysis

For the previous PD modification request (25-0933), the applicant submitted a transportation analysis to establish a trip cap for Parcel 2b. As the applicant is not proposing any changes to the approved entitlements, a transportation analysis was not required. The table below presents the trips potentially generated by the property's zoning. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved & Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD-Parcel 2a, 32,000 SF Drinking Place (nightclub) (ITE LUC 975)	2,060*	206*	206
PD-Parcel 2b, 150,000 SF Light Industrial (warehousing, distribution, light manufacturing, and outdoor storage) (Pursuant to Trip Cap for MM 25-0933)	1,159	51	51
Total	1,159	51	257

**Staff estimated weekday and AM peak hour trip generation as ITE does not provide this data for this land use*

There are no changes in the project's trip generation with the subject PD request.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on E 21st Avenue and US Hwy 301.

E 21st Avenue is a 2-lane, undivided, local urban road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the project site and lies within a +/- 60-foot-wide right of way.

US Highway 301 is a 4-lane, divided, FDOT maintained principal arterial rural road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on the west side of the roadway north of Sabal Industrial Blvd and lies within a +/- 200-foot-wide right of way.

Along the project's frontage, US Highway 301 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Although there is no typical section for 6-lane roadway, the minimum right of way necessary is calculated by taking the typical section for a 4-lane divided, urban collector roadway (TS-6 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 110 feet of right of way, and adding an additional 22 feet of right of way for the additional two travel lanes for a total of 132 feet of required right of way. As the existing right of way for US Highway 301 exceeds the required 132 feet, corridor preservation is not required on the subject site.

SITE ACCESS AND CONNECTIVITY

The PD is approved for one (1) full access connection to US Highway 301 and one (1) full access connection to E 21st Avenue. Parcels 2a and 2b of the PD site plan are connected via Sabal Industrial Boulevard, a private driveway. No changes to the project's access are being proposed with this request.

During the review of the zoning request (MM 25-0933) for 150,000 square feet of industrial uses on Parcel 2b, Transportation Section Review Staff identified that the intersection of Leslie Road and E 21st Avenue may warrant additional traffic control devices based on the project's traffic volumes. The westbound and northbound movements at this intersection do not currently have stop controls. At time of site/construction plan review, the developer will be required to analyze this intersection to identify if any such improvements are needed. The developer will be required to install any warranted improvements prior to or concurrent with the initial increment of (re)development.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for US Highway 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
US Highway 301	Adamo Drive	State Road 574/Dr Martin Luther King Jr Boulevard	D	F

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 2/23/2026	COMMENT DATE: 12/10/2025
PETITION NO.: 26-0214	PROPERTY ADDRESS: 3002, 3006 Fieldbrook Ln, 3322 N 301 Hwy, Tampa, FL
EPC REVIEWER: Melissa Yanez	FOLIO #: 42926-0100, 43009-0000, and 43010-0000
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 29-19S-12E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Modifying the PD	
FINDINGS	
WETLANDS PRESENT	None in proposed area of development
SITE INSPECTION DATE	07/02/2025
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Site Visit
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/cb

ec: Kami.Corbett@hwhlaw.com

Environmental Excellence in a Changing World

Roger P. Stewart Center

3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

An Affirmative Action / Equal Opportunity Employer



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 02/10/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Ashley Global Retail, LLC

PETITION NO: 26-0214

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

FOLIO NO: 65683.5716 65683.5706 65681.3055 65681.3050

Estimated Fees:

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

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

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

Medical Office (10,000 s.f. or less)
(Per 1,000 s.f.)
Mobility: \$21,860
Fire: \$158

Medical Office (greater than 10,000 s.f.)
(Per 1,000 s.f.)
Mobility: \$31,459
Fire: \$158

Single Tenant Office
(Per 1,000 s.f.)
Mobility: \$10,005
Fire: \$158

General Office
(Per 1,000 s.f.)
Mobility: \$8,336
Fire: \$158

Project Summary/Description:

Urban Mobility, Northeast Fire - add to existing PD area for Office, Warehouse, light industrial, open storage

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 12/10/2026

Agency: Natural Resources **Petition #:** 26-0214

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

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. 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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 26-0214 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 12/2/2025

FOLIO NO.: 42926.0100, 43009.0000, 430100.0000

WATER

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

WASTEWATER

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

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 03-23-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: Hill Ward Henderson, P.A.

PETITION NO: 26-0214

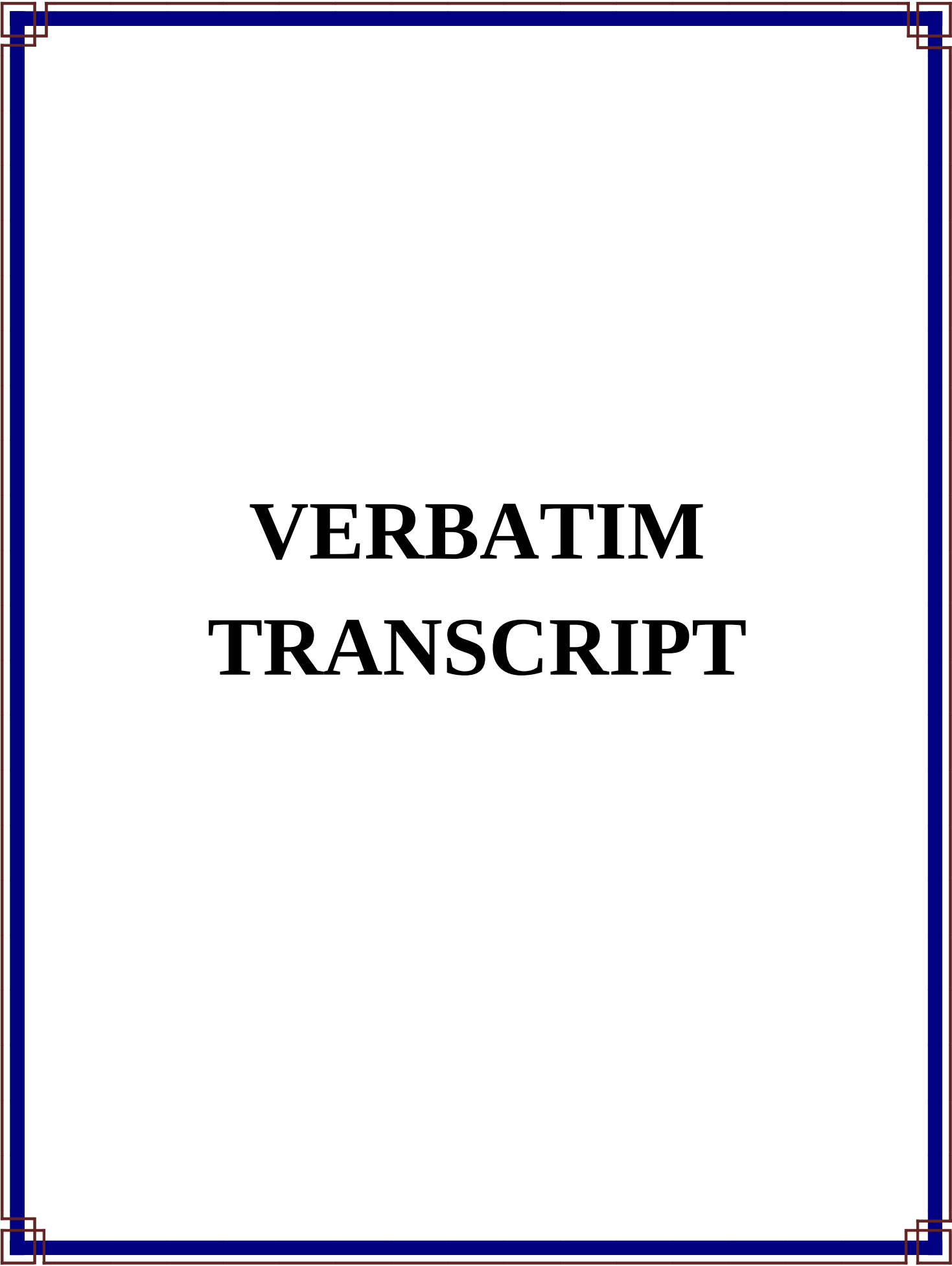
LOCATION: 3322 N US Hwy 301, Tampa, FL 33619

FOLIO NO: 42926.0100, 43009.0000, 43010.0000

SEC: 12 TWN: 29 RNG: 19

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6
7

8 ZONING HEARING MASTER MEETING
9 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
10

11 BEFORE: Steve Luce
12 Zoning Hearing Master
13 DATE: 03/23/2026
14 TIME: Commencing at 6:00 p.m.
15 TIME: Concluded at 10:05 p.m.
16

17 LOCATION: Hillsborough County BOCC
18 Development Services Department
19 601 East Kennedy Boulevard
20 Second Floor
21 Tampa, Florida 33602
22

23 Reported by:
24 Kate Khvostova
25

1 typo on the agenda to the correct applicant name.

2 HEARING OFFICER: Okay.

3 MS. HEINRICH: And third, agenda page 11, Item D.8.
4 PD 26-0214. This is to revise the agenda to correct the
5 existing zoning to PD 01-1180 and RSC-2H.

6 HEARING OFFICER: Okay.

7 MS. HEINRICH: Agenda page 11, Item D.9. Major Mod
8 26-0215. This is a revision to the agenda and a continuance.
9 Firstly, on the agenda the current future land use category
10 is only the NMU-4(3). And the applicant is requesting a
11 continuance to the April 27th, 2026 ZHM. And this one would
12 need to be reviewed by yourself and approved for that
13 continuance.

14 HEARING OFFICER: Okay. Is there anyone in the
15 audience that wishes to speak to the continuance only? Yes,
16 sir.

17 MR. PRESSMAN: I do have a couple items on
18 continuance, but I wasn't sure if you were referring to the
19 ones Michelle just spoke of or any on the agenda.

20 HEARING OFFICER: Yeah. I'm talking about Item
21 D.12. It's 26-0349. Is that it, Michelle?

22 MS. HEINRICH: Major Mod 26-0215.

23 HEARING OFFICER: All right. Sorry.

24 MS. HEINRICH: Item D.9.

25 HEARING OFFICER: D.9. Okay.

1 MS. HEINRICH: Sure. Our next item is Item D.8. PD
2 26-0214 report. The applicant is requesting to rezone
3 property from PD and RSC-2 MH to a new planned development.
4 Tania Chapela with Development Services will provide staff
5 findings after the applicant's presentation.

6 HEARING OFFICER: Okay. Applicant, please.

7 MS. CORBETT: Good evening. Kami Corbett with the
8 Law Firm of Hill Ward Henderson, 101 East Kennedy Boulevard,
9 Suite 3700, Tampa, Florida.

10 This is a fairly straightforward request. We have
11 CMU-12 Future Land Use. This is just west of the Bypass
12 Canal. The existing zoning is PD and RSC-2 mobile home, and
13 then in the area we have CG CI, CI AR. And this is a
14 location that, if it looks familiar, it's Dallas Bull, a
15 nightclub that is still there. The remainder of the PD is
16 behind it.

17 We recently rezoned this for 150,000 square feet of
18 light industrial uses, which is the property to the west.
19 The property in the box that is blue with the yellow
20 highlighted, is actually 2.23 acres that we are adding to
21 this new PD. And that's all we're doing here, is adding that
22 acreage to allow for stormwater ponds. Everything else
23 remains the same.

24 We are asking for one new PD variation, and that's
25 along the canal. We have a prior PD variation in between the

1 property that we're now rezoning in the industrial property,
2 because that was residential property, but now we're
3 eliminating that variation, but we are asking for a variation
4 to allow for a 10-foot type B enhancement, where a 20-foot
5 type B is currently required. Staff is supporting that PD
6 variation.

7 Staff has found it consistent. Planning Commission
8 staff has found it consistent. Development Services finds it
9 supportable. And I'm here to answer any questions, should
10 you have any.

11 HEARING OFFICER: No questions. Thank you.

12 All right. Development Services staff.

13 MS. CHAPELA: Good evening. I'm Tania Chapela,
14 Development Services.

15 This request is for a modification to an existing
16 PD 01-1180, as most recently modified by Major Mod 25-0093.
17 The subject property is currently zoned RSC-2 with the mobile
18 home overlay and PD.

19 The applicant is proposing to add approximately
20 2.23 acres to the existing PD. This additional area will be
21 dedicated solely to stormwater management, and will not
22 include any active uses or structures.

23 The existing PD allows two development options,
24 including flex space and business professional office uses, a
25 nightclub, and light industrial uses.

1 The proposed modification does not introduce any
2 new uses, and maintains the previously approved entitlements.
3 Because the additional land area will be used exclusively for
4 stormwater infrastructure, the overall development intensity
5 of the project is reduced. The resulting floor area ratio
6 remains below the maximum allowed under the CMU-12 Future
7 Land Use category.

8 And in terms of compatibility, the surrounding area
9 is characterized by industrial and light industrial uses.
10 The proposed development remains consistent with this
11 pattern. Additionally, the Tampa Bypass Canal, associated
12 drainage areas, and Sabal Industrial Boulevard provide
13 physical separation between the site and the surrounding
14 properties.

15 Buffering and screening conditions vary along the
16 site boundaries, while a reduced buffer is proposed along the
17 middle portions of the canal frontage, enhanced screening is
18 provided. This includes a 10-foot wide buffer, which is
19 planned at a height of 14-feet, exceeding the minimum 10-foot
20 requirement, along with a 6-foot solid fence.

21 Based on these factors, staff finds that the
22 proposed modification does not introduce new impacts and
23 remains compatible with the surrounding area. Therefore,
24 staff recommends approval. This completes my presentation,
25 and I'm happy to answer any questions.

1 HEARING OFFICER: Very good. Thank you. No
2 questions. And Planning Commission staff.

3 MR. ROYAL: Good evening, again. Tyrek Royal,
4 Planning Commission staff.

5 The request aligns with FLU Objective 4.4, Policy
6 4.4.1, which require a new development to be compatible with
7 the surrounding neighborhoods. The subject site is already
8 part of an approved industrial development. The proposed
9 addition of a stormwater pond is supporting infrastructure
10 improvement, rather than anticipation of use.

11 As such, it is consistent with the surrounding
12 mixed-use-12 future land use designation, and the existing
13 industrial commercial character of the area, from a land use
14 intensity standpoint, the CMU-12 designation for urban level
15 development, with a maximum floor area ratio of 0.5.

16 The overall development remains within the
17 allowable intensity for the site. The stormwater pond does
18 not contribute to non-residential density calculations in an
19 area that would exceed planning thresholds.

20 The site also complies with FLU policy 4.2.1, as it
21 maintains multiple land uses within a larger PD perimeter,
22 consistent with the mixed-use requirements for sites over 10
23 acres.

24 Overall, staff finds that the proposed planned
25 development is compatible with the surrounding development

1 pattern and it supports the intended use of the Lake
2 Orient-Park Community Plan. Therefore, the request is
3 consistent with the goals, objectives, and policies of the
4 comprehensive plan.

5 HEARING OFFICER: All right. Very good. Thank
6 you.

7 At this point in time, is there anyone in the
8 audience that wishes to speak in support of the application?
9 I see no one responding.

10 Anyone in the audience wish to speak in opposition
11 to the application? I see no one responding.

12 Staff, anything further?

13 MS. HEINRICH: No, sir.

14 HEARING OFFICER: Applicant, an opportunity for
15 rebuttal.

16 MS. CORBETT: Kami Corbett again. Not a rebuttal,
17 just one point of clarification that I've clarified to staff
18 ahead of time. There are two development options associated
19 with this PD. The first relates to some office. The PD plan
20 that is before you shows 150,000 square feet of commercial.
21 So prior to certification we're going to go ahead and add the
22 option 1 site plan to the site plan set, just to include
23 that. So I just wanted to have that on the record.

24 HEARING OFFICER: Staff, do you have any
25 objections?

1 MS. HEINRICH: No. And everything's reflected in
2 the conditions.

3 HEARING OFFICER: Okay.

4 MS. HEINRICH: So I just wanted to put that on the
5 record.

6 HEARING OFFICER: All right.

7 MS. HEINRICH: Thank you.

8 HEARING OFFICER: All right. Very good.

9 With that, that concludes this application.

10 Ms. Heinrich, we're ready for the next item.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 1 OF 7DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>26-0215</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331-0976</u>
APPLICATION # <u>RZ</u> <u>25-0270</u> <u>R26-0283</u>	PLEASE PRINT NAME <u>John F. Fossman</u> MAILING ADDRESS <u>200 N. 4th Ave #101</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 207-1700</u>
APPLICATION # <u>RZ</u> <u>25-1338</u>	PLEASE PRINT NAME <u>SYED ALI</u> MAILING ADDRESS <u>602 OCONOR AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 260-8502</u>
APPLICATION # <u>RZ</u> <u>26-0359</u>	PLEASE PRINT NAME <u>Matthew Spio</u> MAILING ADDRESS <u>311 W palm ave Apt 425 Tampa FL 33602</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 321-754-7550</u>
APPLICATION # <u>RZ</u> <u>26-0359</u>	PLEASE PRINT NAME <u>ROBBY SHIVER</u> MAILING ADDRESS <u>2101 FAIRFIELD AVE</u> CITY <u>BRANDON</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 594-8248</u>
APPLICATION # <u>RZ</u> <u>26-0457</u>	PLEASE PRINT NAME <u>DON THOMPSON</u> MAILING ADDRESS <u>10829 ALORION RD.</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813 220-046</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 2 OF 7DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0468	PLEASE PRINT NAME <u>ART GILLETTE</u> MAILING ADDRESS <u>10910 BALM RIVERVIEW RD.</u> CITY <u>RIVERVIEW</u> STATE <u>FL.</u> ZIP <u>33569</u> PHONE ⁴¹³ <u>441-9591</u>
APPLICATION # RZ 25-0882	PLEASE PRINT NAME <u>DAVID WRIGHT</u> MAILING ADDRESS <u>8956 WESTERLAND DR.</u> CITY <u>LAND OLAKE</u> STATE <u>FL</u> ZIP <u>34637</u> PHONE <u>813-238-7473</u>
APPLICATION # RZ 25-0939	PLEASE PRINT NAME <u>Todd Tressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>TPC</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>727-841-7600</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>331-0976</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>William J. Mollay</u> MAILING ADDRESS <u>315 5th</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>336-0</u>
APPLICATION # RZ 25-1386	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAINT TRAFFIC 4006 S MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-205-8057</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 3 OF 7DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1387</u>	PLEASE PRINT NAME <u>GERRY DEDENBACH</u> MAILING ADDRESS <u>11601 ResBarch Drive</u> CITY <u>Alachua</u> STATE <u>FL</u> ZIP <u>32015</u> PHONE <u>352 331-1976</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>2602 W Cleveland St #203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3914</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC 4006 S MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Cynthia Spde H</u> MAILING ADDRESS <u>2002 W. Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 419 3914</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Rodney Smith</u> MAILING ADDRESS <u>10016 Ohio Ave</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33582</u> PHONE <u>813 494-5048</u> <u>5048</u>
APPLICATION # <u>RZ</u> <u>26-0070</u>	PLEASE PRINT NAME <u>Ray Foster</u> MAILING ADDRESS <u>10724 Williams Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-763-3990</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 7DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 H Tampa FL Stz 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 0926</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>Palme Traffic 4006 S MacDill Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>JUAN MANU</u> MAILING ADDRESS <u>17403 Chelsea Downs Cir</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33541</u> PHONE <u>760 409 5170</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Travis Brumgardner</u> MAILING ADDRESS <u>10139 Bryant Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-766 0619</u>
APPLICATION # RZ 26-0213	PLEASE PRINT NAME <u>Brendan McCafferty</u> MAILING ADDRESS <u>6620 Fishhawk Crossing Blvd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-785-7040</u>

DATE/TIME: 3-23-26 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Ashani Fairclough</u> MAILING ADDRESS <u>731 Kensington Lake Rd</u> CITY <u>Bahawh</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 466 294</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Rasnah Davis</u> MAILING ADDRESS <u>5402 Garry Ridge Dr</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33517</u> PHONE <u>352-213-114</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>William Kent King</u> MAILING ADDRESS <u>18232 Lidhia Ranch Road</u> CITY <u>Tamara</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-503-280</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Eric W. Smith</u> MAILING ADDRESS <u>617 W. Lumberton Rd</u> CITY <u>Bronck</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 662 7429</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Katherine Wiggins</u> MAILING ADDRESS <u>18808 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-546-7137</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>David Seibert</u> MAILING ADDRESS <u>18920 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813 685-8448</u>

DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>Laverne Kendrick</u> MAILING ADDRESS <u>18833 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>OH</u> ZIP <u>33547</u> PHONE <u>813-298-3421</u>
APPLICATION # <u>RZ</u> <u>26-0213</u>	PLEASE PRINT NAME <u>GARY TAYLOR</u> MAILING ADDRESS <u>10005 Bryant Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-604-726</u>
APPLICATION # <u>RZ</u> <u>26-0214</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>MM</u> <u>26-0335</u>	PLEASE PRINT NAME <u>RYAN MANASSE</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE. 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>MM</u> <u>26-0346</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>10000 Ashley Dr #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>MM</u> <u>26-0346</u>	PLEASE PRINT NAME <u>William Moller</u> MAILING ADDRESS <u>325 S 36th</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-629-8752</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHOPAGE 7 OF 7DATE/TIME: 3-23-26 6pmHEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

VS APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>David Lopez</u> MAILING ADDRESS <u>201 E. Kennedy Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
VS APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Shameyah Francis</u> MAILING ADDRESS <u>9501 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
VS APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Edwin Gaines JR</u> MAILING ADDRESS <u>9517 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
VS APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>Dr Laura Hawser</u> MAILING ADDRESS <u>9515 Tocobaga Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # MM 26-0346	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAVE TRAFFIC 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

DATE: 3/23/2026

PAGE: 1 of 1

[illegible]

MARCH 23, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 23, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

▶ Steve Luce, ZHM, overview of ZHM process.

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

▶ Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1338

▶ Michelle Heinrich, DS, called RZ 25-1338.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 25-1338.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0359

▶ Michelle Heinrich, DS, called RZ 26-0359.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 26-0359.

C.2. RZ 26-0457

▶ Michelle Heinrich, DS, called RZ 26-0457.

▶ Testimony provided.

▶ Steve Luce, ZHM, closed RZ 26-0457.

MONDAY, MARCH 23, 2026

C.3. RZ 26-0468

- ▶ Michelle Heinrich, DS, called RZ 26-0468.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 26-0468.

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

D.1. RZ 25-0882

- ▶ Michelle Heinrich, DS, called RZ 25-0882.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 25-0882.

D.2. RZ 25-0939

- ▶ Michelle Heinrich, DS, called RZ 25-0939.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 25-0939.

D.3. MM 25-1239

- ▶ Michelle Heinrich, DS, announced application MM 25-1239 was withdrawn.

D.4. RZ 25-1386

- ▶ Michelle Heinrich, DS, called RZ 25-1386.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 25-1386.

D.5. RZ 25-1387

- ▶ Michelle Heinrich, DS, called RZ 25-1387.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 25-1387.

MONDAY, MARCH 23, 2026

D.6. RZ 26-0070

- ▶ Michelle Heinrich, DS, called RZ 26-0070.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 26-0070.

D.7. RZ 26-0213

- ▶ Michelle Heinrich, DS, called RZ 26-0213.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 26-0213.

D.8. RZ 26-0214

- ▶ Michelle Heinrich, DS, called RZ 26-0214.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed RZ 26-0214.

D.9. MM 26-0215

- ▶ Michelle Heinrich, DS, called MM 26-0215.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, continued MM 26-0215 to April 27, 2026, ZHM hearing.

D.10. MM 26-0335

- ▶ Michelle Heinrich, DS, called MM 26-0335.
- ▶ Testimony provided.
- ▶ Steve Luce, ZHM, closed MM 26-0335.

D.11. MM 26-0346

- ▶ Michelle Heinrich, DS, called MM 26-0346.
- ▶ Testimony provided.

MONDAY, MARCH 23, 2026

▶ Steve Luce, ZHM, closed MM 26-0346.

D.12.RZ 26-0349

▶ Michelle Heinrich, DS, RZ 26-0349 continued to April 27, 2026, ZHM hearing.

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

ADJOURNMENT

▶ Steve Luce, ZHM, adjourned the meeting at 10:05 p.m.

RZ-PD 26-0214

Kami Corbett
Michael Sanders
Michael Yates

HILL WARD HENDERSON
OXBOW ENGINEERING
PALM TRAFFIC

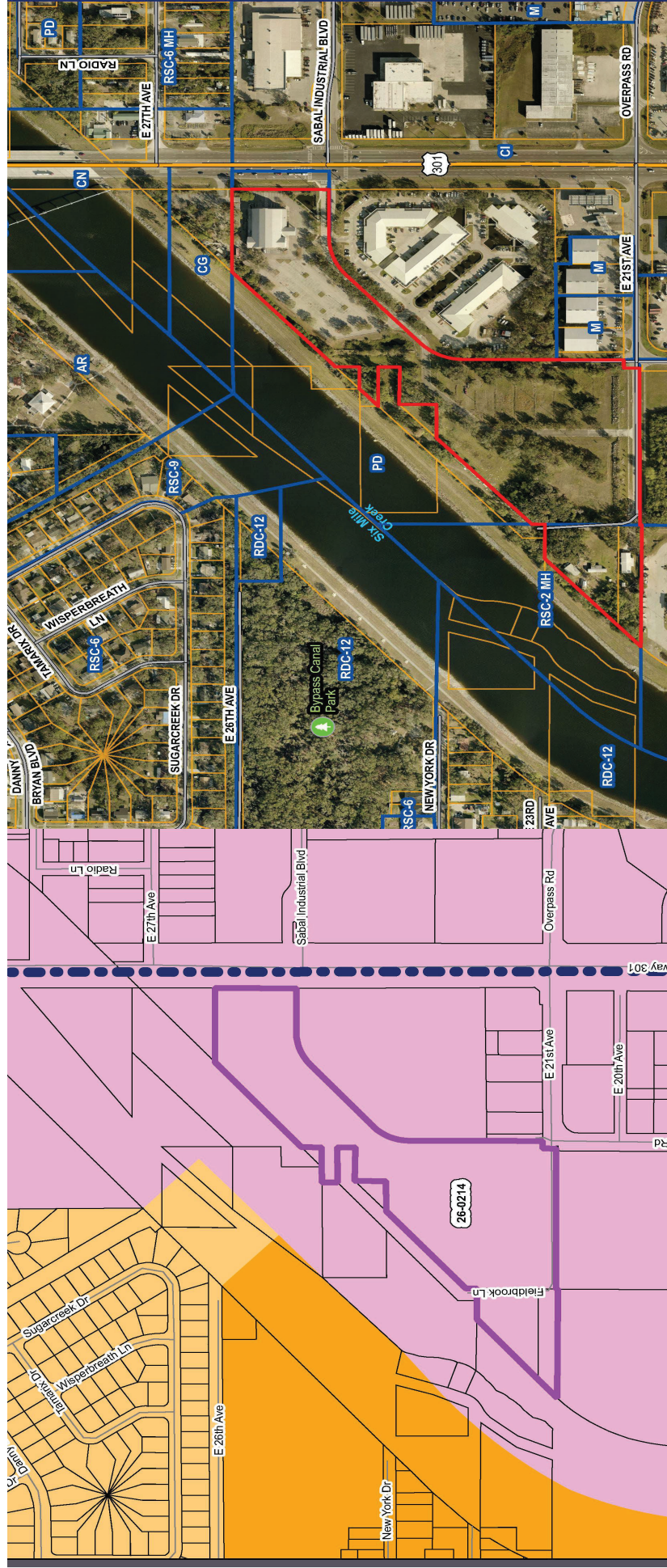
Application No. RZ 26-0214

Name: Kami Corbett

Entered at Public Hearing: ZHM

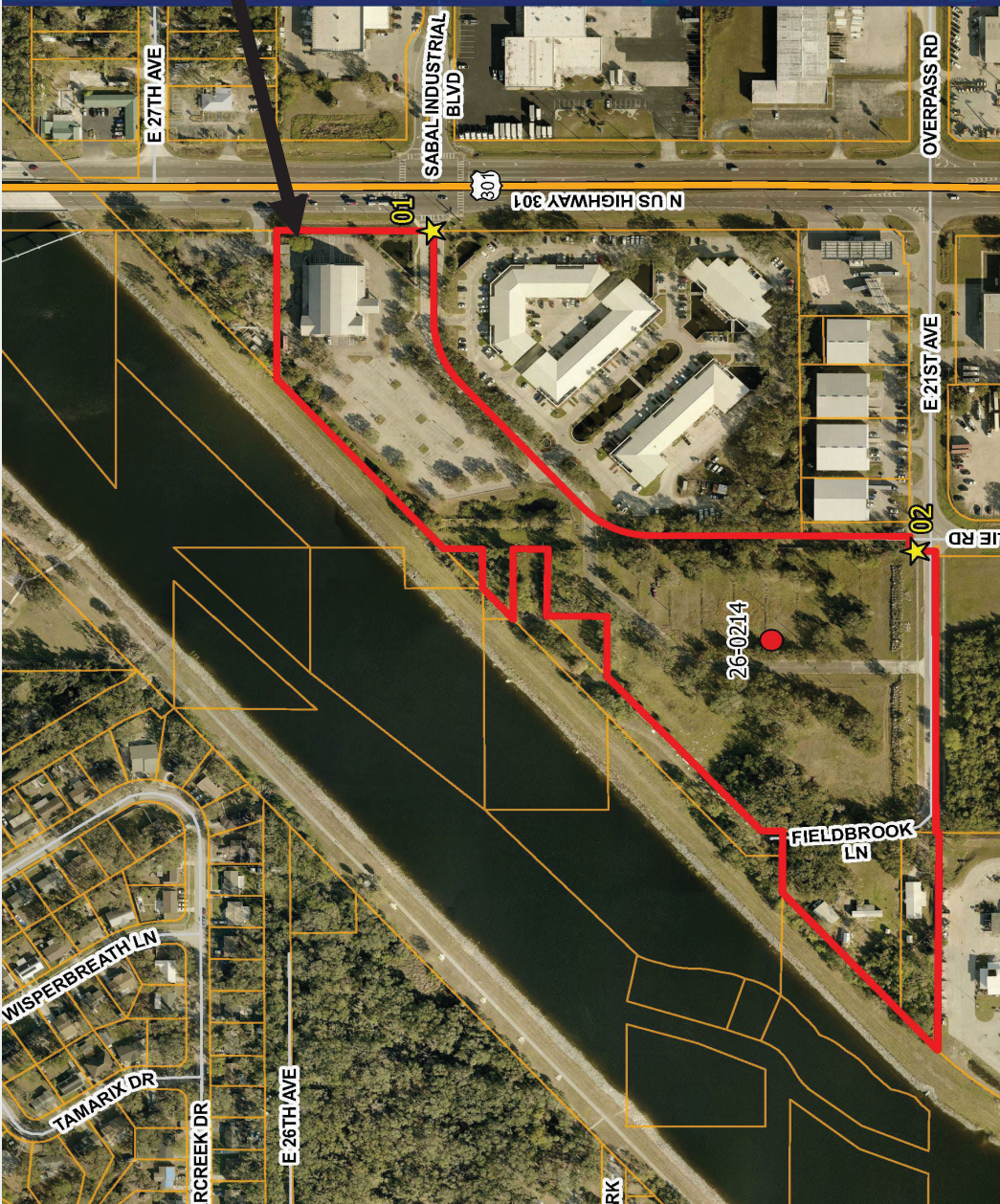
Exhibit # 1

Date: 03/23/2026



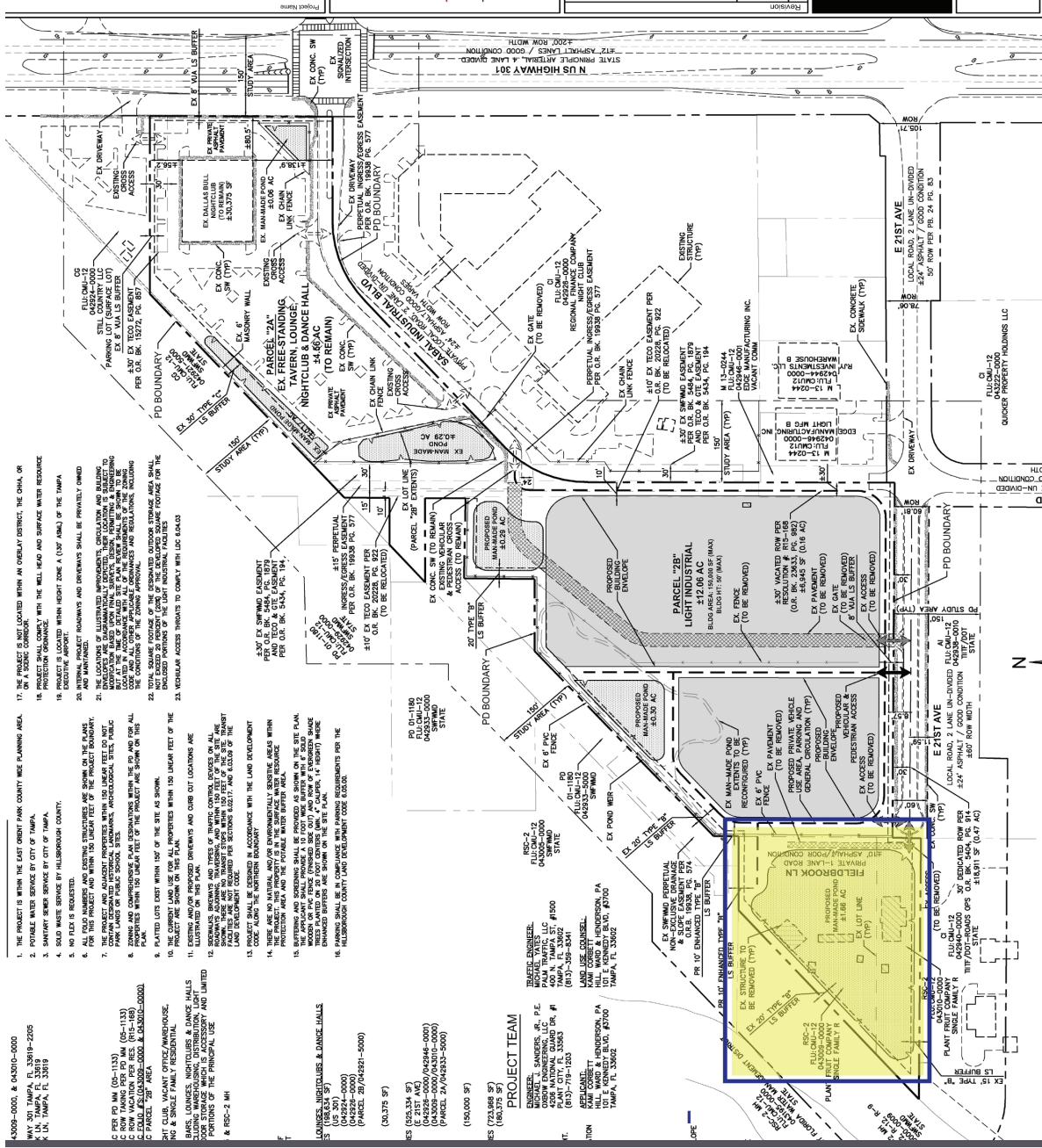
FLU – CMU-12

Zoning – PD, RSC-2 (MH),
CG, CI, AI, M



Proposed Request:

- 150,000 sf of Light Industrial Uses
- Add 2.23 acres to be utilized for stormwater



LDC Section 6.06.06 – Buffering and Screening

Variation to screening adjacent to Canal

10' Type B Enhanced where 20' Type B is currently required

- Canal provides substantial physical separation
- Enhanced Plantings (Evergreen trees, 14' height & 4" caliper on 20' centers)
- Properties in the Area are Similar Light Industrial Uses
- No compatibility issues identified by Staff

PD Variation Supported by Staff

Planning Commission

Proposal is consistent subject to conditions

Development Services

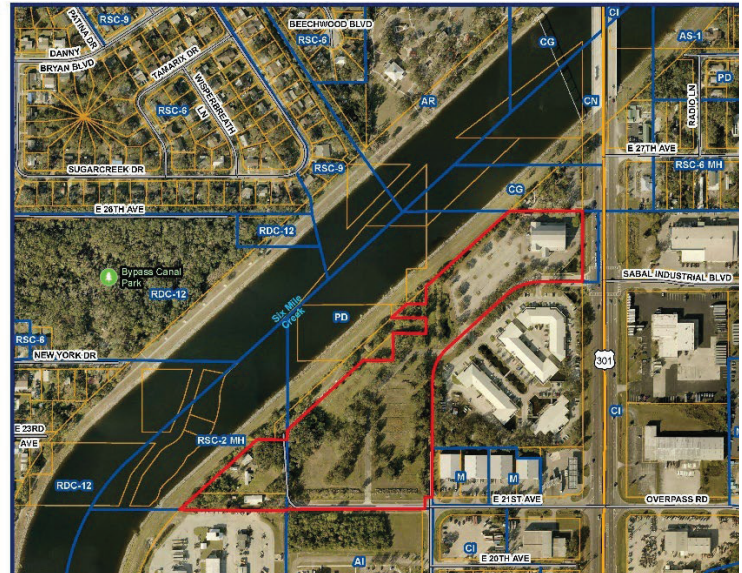
Proposal is supportable subject to conditions

Support from All Reviewing Agencies



1.0 APPLICATION SUMMARY

Applicant:	Hill Ward Henderson, P.A.
FLU Category:	CMU-12
Service Area:	Urban
Site Acreage:	16.62 AC +/-
Community Plan Area:	East Lake/Orient Park
Overlay:	None
Request:	Rezoning to Planned Development



Request Summary:

The existing zoning is RSC-2 (MH) (Residential Single Family, Mobile Home Overlay) and PD 01-1180, as most recently modified by MM 25-0933 which permits two development options:

- Option 1) Flex Space and Business Professional Office uses; and
- Option 2) a nightclub, light industrial use, including warehousing, distribution, light manufacturing, and accessory outdoor storage.

The proposed zoning for Planned Development (site plan controlled district) to keep the existing entitlements and to add 2.23 acres to be dedicated for stormwater management ponds pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		Existing	Proposed
District(s)	RSC-2 (MH overlay)	MM 25-0933 (PD 01-1180)	PD 26-0214
Typical General Use(s)	Single-Family Residential/Agricultural	Flex Space and BPO uses or Light Industrial and Open Storage and a nightclub.	Flex Space and BPO uses or Light Industrial and Open Storage and a nightclub.
Acreage	2.23 AC	14.85 AC	16.62 AC
Density/Intensity	2 units per acre	0.20 – 0.23 FAR	0.18 FAR (134,000 sf)– 0.20 FAR (150,000 sf)
Mathematical Maximum*	2 DU	134,000 sf or 150,000 sf	361,983 sf (0.50) per FLU

*number represents a pre-development approximation

APPLICATION NUMBER: PD 26-0214

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tania C. Chapela

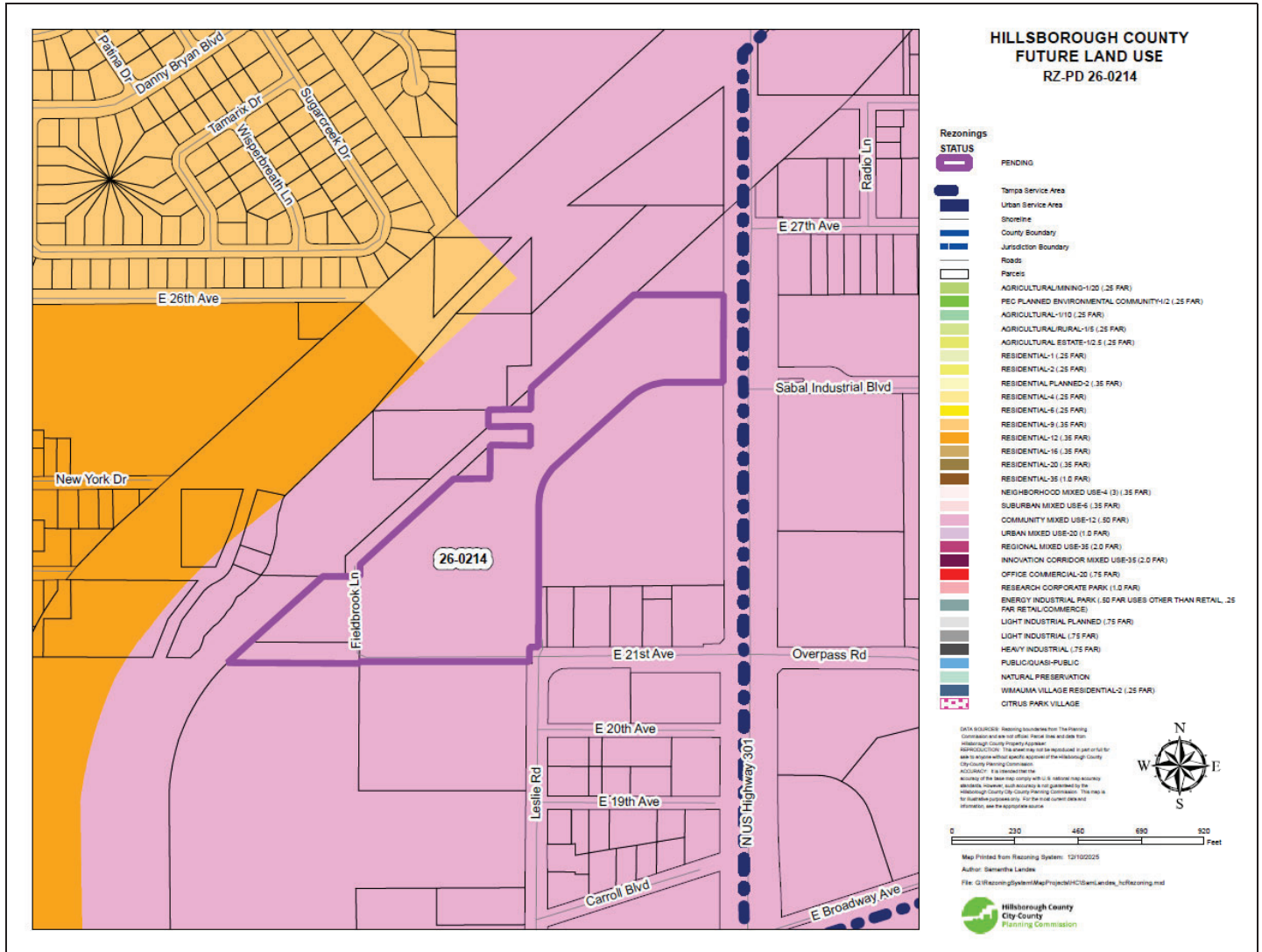
Development Standards:		Existing	Proposed
District(s)	RSC-2 (MH)	MM 25-0933 (PD 01-1180)	PD 26-0214
Lot Size / Lot Width	0.5 AC / 100'	10 AC/ 150'	Per site plan
Setbacks/Buffering and Screening	25' Front 25' Rear 10' Sides	Parcel 2A: FRONT (E): 80 FT SIDE (N): 56 FT SIDE (S): 138 FT REAR (W): 0/30 FT Parcel 2B: FRONT (S): 30 FT SIDE (E): 0 FT SIDE (W): 20 FT REAR (N): 0/20 FT	Parcel 2A: FRONT (E): 80 FT SIDE (N): 56 FT SIDE (S): 138 FT REAR (W): 0/30 FT Parcel 2B: FRONT (S): 30 FT SIDE (E): 0 FT SIDE (W): 20 FT REAR (N): 0/20 FT
Height	35'	50'	50'

Additional Information:

PD Variations	LDC Section 6.06.06
Waiver(s) to the Land Development Code	None requested with this application
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

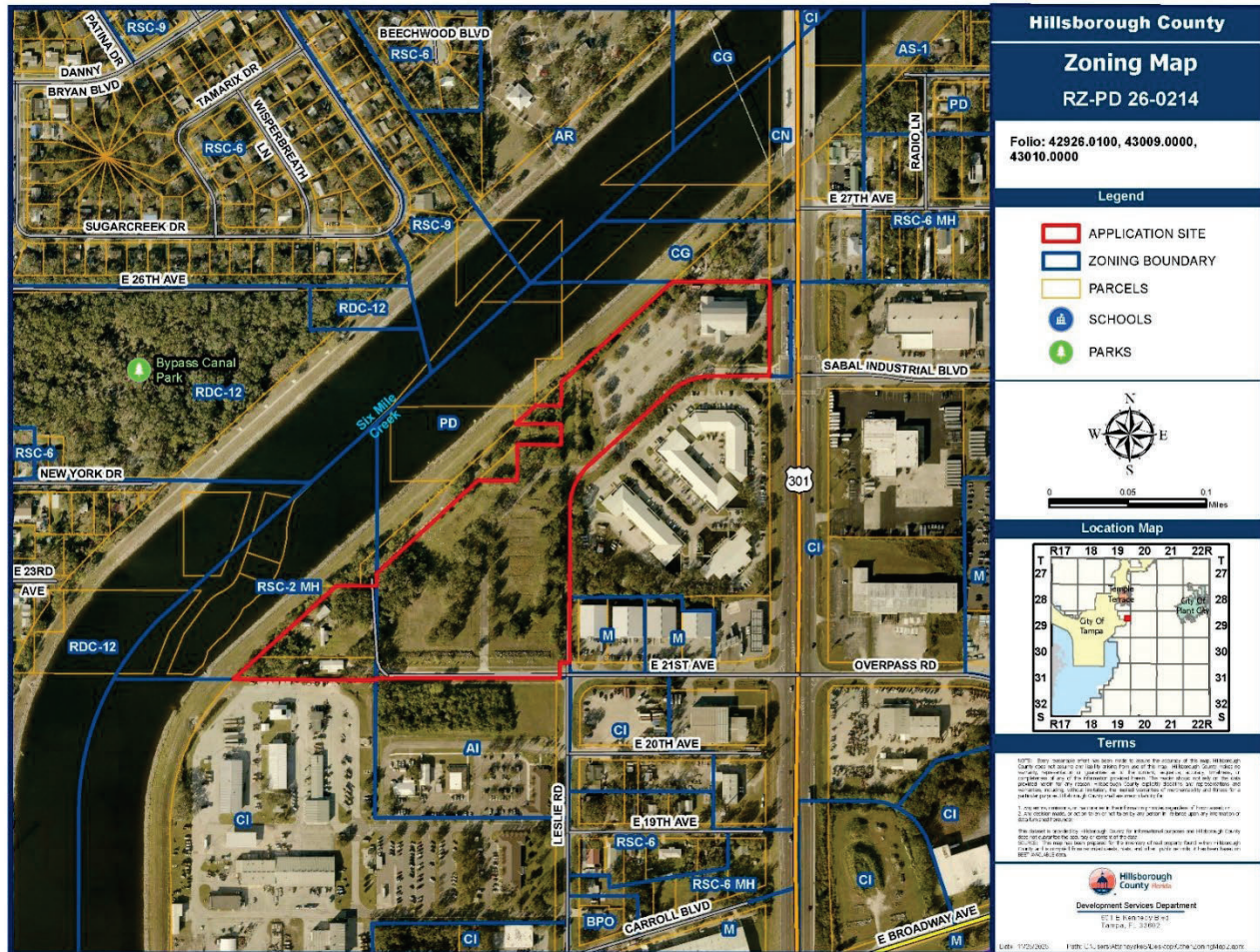
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 CMU-12
Maximum Density/F.A.R.:	Up to 0.50 FAR shall be allowed for any single or mixed-use. The commercial component of a project cannot exceed 650,000 square feet --- 12 du/ga
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27	Commercial General uses	Southwest Florida Water Management District Vacant
South	CI AI	0.30 NA	Agricultural and industrial	Florida Department of Transportation owned parcel, with warehouse, open storage, and office
East	CI M	0.30 0.75	Commercial and service Manufacturing, processing and assembling	Office Park Warehouse
West	RSC-2 (MH)	2 DU/AC	Single-family conventional, mobile home	Southwest Florida Water Management District

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



APPLICATION NUMBER: PD 26-0214

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tania C. Chapela

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
US Highway 301	FDOT Principal Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
E 21 st Ave	County Local - Rural	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,060*	206*	257
Proposed	1,159	51	257
Difference (+/-)	No Change	No Change	No Change

Staff estimated weekday and AM peak hour trip generation as ITE does not provide this data for this land use*Connectivity and Cross Access** ☐ Not applicable for this request

Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
North		None	None	Meets LDC
South	X	Pedestrian & Vehicular	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
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY													
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No										
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☒ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other _ 130', 150' AMSL Airport Height Restriction													
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No										
Service Area/ Water & Wastewater ☐ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No										
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No										
Impact/Mobility Fees <table border="0"> <tr> <td>Warehouse/Open Storage (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34</td> <td>Manufacturing (Per 1,000 s.f.) Mobility: \$3,315 Fire: \$34</td> <td>Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57</td> </tr> <tr> <td>Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158</td> <td>Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158</td> <td></td> </tr> <tr> <td>Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158</td> <td>General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158</td> <td></td> </tr> </table>					Warehouse/Open Storage (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$3,315 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158		Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158	
Warehouse/Open Storage (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$3,315 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57											
Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158												
Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158												

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐ Density Bonus Requested	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent ☐ N/A	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development remains consistent with the uses previously approved under PD 01-1180. The request does not introduce new uses or expand the range of uses currently permitted within the Planned Development. The modification primarily involves incorporating additional land area for the construction of a stormwater detention pond. This area will function exclusively for stormwater management and will not contain any active uses or structures associated with the development.

Because the additional land area is being dedicated to stormwater infrastructure rather than development, the modification results in a reduction in the overall development intensity of the project. The resulting FAR remains well below the maximum FAR of 0.5 permitted under the CMU-12 Future Land Use category. As such, the proposed modification does not increase the intensity of development, does not introduce new uses, and does not alter the overall character of the approved Planned Development.

Buffering and screening conditions vary along the site boundaries, with several segments along the Tampa Bypass Canal exceeding the minimum buffer requirements. Although a reduced buffer is proposed in limited portions of the canal frontage, the presence of the canal corridor, associated drainage areas, and additional buffer widths in other locations provide substantial physical separation between the proposed development and surrounding properties. Additionally, adjacent properties to the east and south are developed with similar light industrial uses, and Sabal Industrial Boulevard functions as a separation feature along the southern boundary. Based on these factors, the proposed development pattern is not anticipated to create significant compatibility impacts to surrounding properties.

Therefore, the proposed modification remains compatible with the surrounding development pattern and consistent with the intent of the previously approved PD.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 17, 2026.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 23, 2025.

1. The shall be permitted 134,000 square feet of the following uses, as generally depicted on the general site plan:
 - 1.1 A 69,000 square-foot “Flex Space” area consisting of office, warehousing and/or light industrial uses.
 - 1.2 A 64,400 square-foot area consisting of Business, Professional Office
2. As an alternative development option the project shall be permitted the following development entitlements in accordance with the site plan:
 - 2.1 A maximum 150,000 square foot feet of light industrial uses, including warehousing, distribution, manufacturing and outdoor storage which is accessory and limited to 20% of the enclosed portions of the principal use shall be permitted within Parcel 2b.
 - 2.2 A nightclub containing a maximum of 32,000 square feet shall be permitted within Parcel 2a as shown on the site plan.
3. Regardless of development options, the project shall be developed in accordance with the M zoning district standards, unless otherwise specified herein.
 - 3.1 The storage of hazardous materials shall be prohibited.
 - 3.2 Buildings shall be located where depicted on the site plan. Maximum building height within Parcel 2B shall be 50 feet.
4. Buffering and screening shall be provided where depicted on the site plan.
 - 4.1 A 10-foot wide buffer with enhanced Type B screening shall be provided where noted on the site plan. Screening shall consist of trees 14 feet in height and 4” caliper at time of planting on 20-foot centers and a 6-foot high solid PVC or wooden fence.
5. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
6. All outdoor lighting associated with the development shall be fully shielded and oriented internally to the project.
7. The general location and number of the access points shall be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management Manual as to final location and design. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and/or Florida Department of Transportation. Final design may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

8. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turn on US 301 for north to westbound traffic. Prior to detailed site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
9. The project shall be served by one (1) full access connection to US Highway 301 and one (1) full access connection to E 21st Avenue. Any modifications to the existing access to US Highway 301 shall be subject to review and approval by FDOT.
10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
11. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
12. The following shall apply to Parcel 2b as shown on the PD site plan:

Parcel 2b, as shown on the PD site plan, shall be permitted 150,000 s.f. of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b of the PD site plan. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,159 gross average daily trips, 51 gross a.m. peak hour trips, or 51 gross p.m. peak hour trips. Additionally:

Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on Parcel 2b of the PD site plan. The list shall contain data including gross floor area, type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak, and p.m. peak) shall also be provided.

At the time of site/construction plan review, the developer shall study the intersection of E 21st Avenue and Leslie Road and, if warranted, provide appropriate traffic control devices as approved by Hillsborough County.

13. The project shall comply with the requirements of the Wellhead and Surface Water Resource Protect Ordinance.
14. A groundwater monitoring program shall be created by the developer and shall be reviewed and approved by Tampa Bay Water. Said program shall be approved by Tampa Bay Water prior to Construction Plan approval.
15. The type, location, size and number of signs permitted shall be set forth in Part 7.03.00 of the Land Development Code with the following exceptions(s):
 - 15.1 Ground Signs shall be limited to Monument Signs.
 - 15.2 Billboards, pennants and banners shall be prohibited.

16. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
17. The development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
18. 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.
19. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

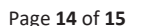
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Buffering and screening modifications are requested along limited portions of the PD boundary adjacent to the Tampa Bypass Canal, where a 20-foot Type B buffer is required. Instead, a 10-foot-wide buffer with enhanced Type B screening is proposed. Screening will be enhanced with taller trees (14 feet versus 10 feet) and a 6-foot high solid fence.

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date



APPLICATION NUMBER: PD 26-0214

ZHM HEARING DATE: March 23, 2026

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/16/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: PD 26-0214

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

CONDITIONS OF APPROVAL

- The project shall be served by one (1) full access connection to US Highway 301 and one (1) full access connection to E 21st Avenue. Any modifications to the existing access to US Highway 301 shall be subject to review and approval by FDOT.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- The following shall apply to Parcel 2b as shown on the PD site plan:
 - Parcel 2b, as shown on the PD site plan, shall be permitted 150,000 s.f. of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage on Parcel 2b of the PD site plan. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 1,159 gross average daily trips, 51 gross a.m. peak hour trips, or 51 gross p.m. peak hour trips. Additionally:
 - Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on Parcel 2b of the PD site plan. The list shall contain data including gross floor area, type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak, and p.m. peak) shall also be provided.
 - At the time of site/construction plan review, the developer shall study the intersection of E 21st Avenue and Leslie Road and, if warranted, provide appropriate traffic control devices as approved by Hillsborough County.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 16.62-acre site from Agricultural, Residential, Single-Family Conventional with a Mobile Home Overlay (RSC-2 MH) and Planned Development (PD) to Planned Development (PD). The approved PD (01-1180) permitted two development options with the 'alternative

development option' permitting a 32,000 square foot night club. The night club has been constructed on Parcel 2a, indicating the 'alternative development option' of the PD was selected. The approved PD was most recently modified by MM 25-0933 which entitled Parcel 2b for 150,000 square feet of light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage. The 2.23 acres of land proposed to be included in the PD is anticipated to accommodate the site's stormwater needs. No additional entitlements are being requested with this petition.

It should be noted that the approved entitlements for the permitted nightclub have been developed on Parcel 2a of the PD. As such, any additional development on Parcel 2a will require a PD modification to increase the existing entitlements for Parcel 2a. At the time which this is proposed, the applicant will be required to submit a transportation analysis in accordance with the Development Review Procedures Manual (DRPM) to assess the transportation impacts generated by the development.

Trip Generation Analysis

For the previous PD modification request (25-0933), the applicant submitted a transportation analysis to establish a trip cap for Parcel 2b. As the applicant is not proposing any changes to the approved entitlements, a transportation analysis was not required. The table below presents the trips potentially generated by the property's zoning. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved & Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD-Parcel 2a, 32,000 SF Drinking Place (nightclub) (ITE LUC 975)	2,060*	206*	206
PD-Parcel 2b, 150,000 SF Light Industrial (warehousing, distribution, light manufacturing, and outdoor storage) (Pursuant to Trip Cap for MM 25-0933)	1,159	51	51
Total	1,159	51	257

**Staff estimated weekday and AM peak hour trip generation as ITE does not provide this data for this land use*

There are no changes in the project's trip generation with the subject PD request.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on E 21st Avenue and US Hwy 301.

E 21st Avenue is a 2-lane, undivided, local urban road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on both sides of the roadway within the vicinity of the project site and lies within a +/- 60-foot-wide right of way.

US Highway 301 is a 4-lane, divided, FDOT maintained principal arterial rural road. The roadway is characterized by +/- 12-foot-wide lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on the west side of the roadway north of Sabal Industrial Blvd and lies within a +/- 200-foot-wide right of way.

Along the project's frontage, US Highway 301 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Although there is no typical section for 6-lane roadway, the minimum right of way necessary is calculated by taking the typical section for a 4-lane divided, urban collector roadway (TS-6 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 110 feet of right of way, and adding an additional 22 feet of right of way for the additional two travel lanes for a total of 132 feet of required right of way. As the existing right of way for US Highway 301 exceeds the required 132 feet, corridor preservation is not required on the subject site.

SITE ACCESS AND CONNECTIVITY

The PD is approved for one (1) full access connection to US Highway 301 and one (1) full access connection to E 21st Avenue. Parcels 2a and 2b of the PD site plan are connected via Sabal Industrial Boulevard, a private driveway. No changes to the project's access are being proposed with this request.

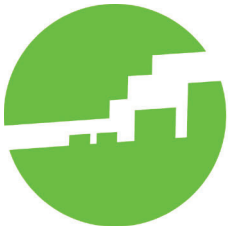
During the review of the zoning request (MM 25-0933) for 150,000 square feet of industrial uses on Parcel 2b, Transportation Section Review Staff identified that the intersection of Leslie Road and E 21st Avenue may warrant additional traffic control devices based on the project's traffic volumes. The westbound and northbound movements at this intersection do not currently have stop controls. At time of site/construction plan review, the developer will be required to analyze this intersection to identify if any such improvements are needed. The developer will be required to install any warranted improvements prior to or concurrent with the initial increment of (re)development.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided below for US Highway 301 is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
US Highway 301	Adamo Drive	State Road 574/Dr Martin Luther King Jr Boulevard	D	F

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



**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: March 23, 2026 Report Prepared: March 12, 2026	Case Number: PD 26-0214 Folio(s): 42926.0100, 43009.0000 & 43010.0000 General Location: North of 21 st Avenue East and west of North US Highway 301
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed-Use-12 (12 du/ga; 0.5 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Planned Development (PD) to add 2.23 acres to the original Planned Development (PD 01-1180, Major Modification (MM) 25-0933)) for a stormwater pond.
Parcel Size	+/- 16.62 acres
Street Functional Classification	North US Highway 301 – State Principal Arterial 21 st Avenue East – Local Road
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed-Use-12	PD	Light Commercial
North	Community Mixed-Use-12 + Residential-9	CN + CG + CI + AR + AS-1 + PD + RSC-6 + RSC-9 + RDC-12	Light Commercial + Public/Quasi-Public/Institutional + Single Family
South	Community Mixed-Use-12 + Light Industrial Planned + Office Commercial-20	CI + M + RSC-6 + BPO + AI	Public/Quasi-Public/Institutional + Light Commercial + Light Industrial + Heavy Industrial
East	Community Mixed-Use-12	CI + M	Light Commercial + Light Industrial + Public Communications/Utilities
West	Community Mixed-Use-12 + Residential-12 + Office Commercial-20	RSC-2 + RSC-6 + RDC-12	Public/Quasi-Public/Institutional + Single Family

Staff Analysis of Goals, Objectives, and Policies:

The 16.62 ± acre subject site is located north of 21st Avenue East and west of North US Highway 301. The site is in the Urban Service Area (USA) and is located within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a new Planned Development (PD) to add 2.23 acres to the original Planned Development (PD 01-1180, Major Modification (MM) 25-0933)) for a stormwater pond.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed light industrial use is compatible with the existing character and density of the surrounding area, which includes multiple light and heavy commercial uses and light industrial uses. The residential developments within the area are located across the Tampa Bypass Canal and are adequately buffered from the site. The site is compatible with the existing community character and FLUS Objective and Policies regarding compatibility.

Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section under FLUS Objective 4.4 and Policy 4.4.1 that requires new development to be compatible with the surrounding neighborhood. The proposed rezoning is compatible with the surrounding area and

the existing industrial character of the area. The addition of acreage for a stormwater pond will not negatively impact the existing neighborhood and, therefore, the proposal is consistent with FLUS Objective 4.4 and Policy 4.4.1.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. 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. The Community Mixed-Use-12 (CMU-12) Future Land Use (FLU) category is intended for urban intensity and density and allows for the consideration of a maximum of 0.5 FAR. The total site is 16.62 acres and is divided between two uses. With 12.06 acres in Parcel 2B, the site can be considered for up to 262,666 square feet (12.06 acres X 43,560 square feet = 525,333 square feet X 0.5 FAR = 262,666 square feet) of light industrial uses. The site is not located in a Centers or Connection, and is therefore not required to meet the 75% density requirement (Policy 2.4.4). Additionally, sites within a mixed-use Future Land Use category must meet FLUS Policy 4.2.1 and have a minimum of two land uses in separate buildings. Since the site is greater than 10 acres this policy applies. Parcel 2A currently has a free-standing taverns, bars, lounges, nightclubs, and dance halls use and Parcel 2B has light industrial uses. The proposal meets the requirements of the policies under FLUS Objective 2.1, FLUS Policy 4.2.1, and the intent of the CMU-12 FLU category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the East Lake-Orient Park Community Plan. The Economic Goal of this plan seeks to provide opportunities for business growth and jobs in the East Lake-Orient Park community. The addition of the stormwater pond enhances the current approved 150,000 square feet of light industrial uses in a predominately commercial and industrial area, which will provide additional opportunities for business growth and provide additional jobs while preserving the existing community character. The proposed development meets the intent of the Economic Development Goal of the East Lake-Orient Park Community Plan and the Livable Communities Element.

Overall, staff finds that the proposed Planned Development 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 Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

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

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

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

Community Context and 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.

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

Development

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.

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

Mixed-Use Land Categories

Policy 4.2.1: Projects proposed in all mixed-use plan categories shall be required to develop with a minimum of two land uses within a single building or within a single project in separate buildings in accordance with the following:

- Requirements for two (2) land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20 and CMU-12 land use categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- For primarily non-residential projects, at least 10% of the total building square footage in the project shall be used for uses other than for the primary use.
- For primarily residential projects, at least 10% of the land area (shall be used for a non-residential use or 10% of the density for a different housing type).

- *The mix of uses may be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.*
- *The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses and civic uses provided that the use is permitted in the land use category. Different housing types (multi-family, attached single-family or detached single-family) may be considered as separate/different uses.*
- *These requirements do not apply within ½ mile of an identified Center or Connection (see Objective 2.4) or when the project is exclusively industrial.*

Neighborhood and Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK COMMUNITY PLAN

Goals

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

The map displays a residential neighborhood with a proposed lot split for parcel 26-0214, outlined in purple. The parcel is situated between E 21st Ave and E 26th Ave, and between Fieldbrook Ln and Leslie Rd. The map includes various streets and landmarks, such as the NUS Highway 301 running horizontally across the top, and the Sabal Industrial Blvd running vertically. A yellow shaded area is visible in the lower-left corner, and a blue shaded area is visible in the upper-right corner. The map also shows a network of smaller streets, including Sugar Creek Dr, Wisperbreath Ln, Tamarix Dr, Danny Bryan Blvd, Patina Dr, New York Dr, Fieldbrook Ln, Leslie Rd, and Carroll Blvd. The parcel 26-0214 is labeled with its number in a white box with a black border.



Map Printed from Rezoning System: 12/10/2025
Author: Samantha Landes
File: G:\RezoningSystem\MapProjects\HC\SamLand

HILLSBOROUGH COUNTY, FLORIDA	
ZONING REQUEST:	PD to PD
PETITION FILE NUMBER:	MM 25-0933
ZHM HEARING DATE:	September 15, 2025
BOCC MEETING DATE:	November 12, 2025
This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:	
☒ APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.	
12/9/2025 DATE	 KEN HAGAN CHAIR, BOARD OF COUNTY COMMISSIONERS
12/9/2025 DATE	 VICTOR CRIST CLERK OF THE CIRCUIT COURT
BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY, FLORIDA DOCUMENT NO. 25-1242	

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MM 25-0933 MEETING DATE: November 12, 2025 DATE TYPED: November 12, 2025
---------------------------------	---

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted July 8, 2025.

- The project ("Parcel 2" on the general site plan) shall be permitted 134,000 square feet of the following uses, as generally depicted on the general site plan:
 - A 69,000 square-foot "Flex Space" area consisting of office, warehousing and/or light industrial uses.
 - A 64,400 square-foot area consisting of Business, Professional Office
- As an alternative development option the project shall be permitted the following development entitlements in accordance with the site plan referenced as "Rivergate - Parcel 2A":
 - A maximum 150,000 square foot feet of light industrial uses, including warehousing, distribution, manufacturing and outdoor storage which is accessory and limited to 20% of the enclosed portions of the principal use shall be permitted within Parcel 2b.
 - A nightclub containing a maximum of 32,000 square feet shall be permitted within Parcel 2a as shown on the site plan.
- Regardless of development options, the project shall be developed in accordance with the M zoning district standards, unless otherwise specified herein.
 - The storage of hazardous materials shall be prohibited.
 - Buildings within Parcel 2B shall be located where depicted on the site plan. Maximum building height within Parcel 2B shall be 50 feet.
- Buffering and screening shall be provided in accordance with the Land Development Code, unless otherwise specified herein. In lieu of required landscaping, preservation of existing natural vegetation, excluding nuisance vegetation, shall occur within the required buffer area along the western project boundary abutting residentially zoned property.
 - A 30-foot landscape buffer with a Type C screen to include a masonry wall shall be provided along the western boundary of Parcel 2A as shown on the general site plan.
 - A 10-foot wide buffer with Type C screening shall be provided where adjacent to folios 43009.0000 and 43010.0000 within Parcel 2B. The remaining western boundary of Parcel 2B shall provide a 20-foot wide buffer with Type B screening.
- No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
- All outdoor lighting associated with the development shall be fully shielded and oriented internally to the project.

Page 1 of 3

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MM 25-0933 MEETING DATE: November 12, 2025 DATE TYPED: November 12, 2025
---------------------------------	---

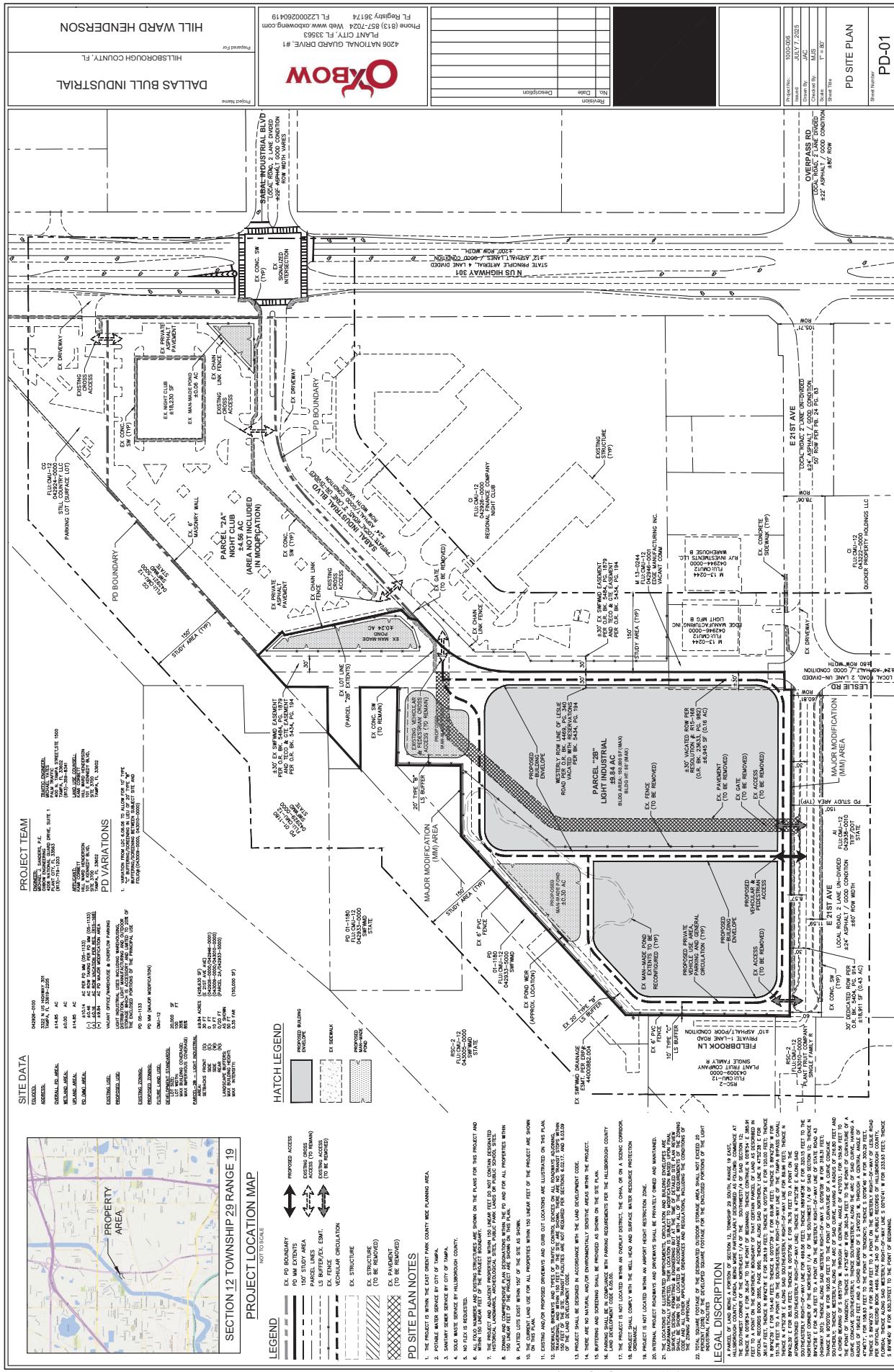
- The general location and number of the access points shall be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management Manual as to final location and design. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and/or Florida Department of Transportation. Final design may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
- If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated left turning traffic, for vehicles making turn on US 301 for north to westbound traffic. Prior to detailed site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
- The project shall comply with the requirements of the Wellhead and Surface Water Resource Protect Ordinance.
- A groundwater monitoring program shall be created by the developer and shall be reviewed and approved by Tampa Bay Water. Said program shall be approved by Tampa Bay Water prior to Construction Plan approval.
- The type, location, size and number of signs permitted shall be set forth in Part 7.03.00 of the Land Development Code with the following exceptions(s):
 - Ground Signs shall be limited to Monument Signs.
 - Billboards, pennants and banners shall be prohibited.
- Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- The development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- Within 90 days of the rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County's Development Services Department a revised General Development Site Plan for certification which conforms to the notes and graphics of the plan, to the conditions outlined above, and the Land Development Code (LDC). Subsequent to the certification of the plan, if it is determined that the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
- 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.

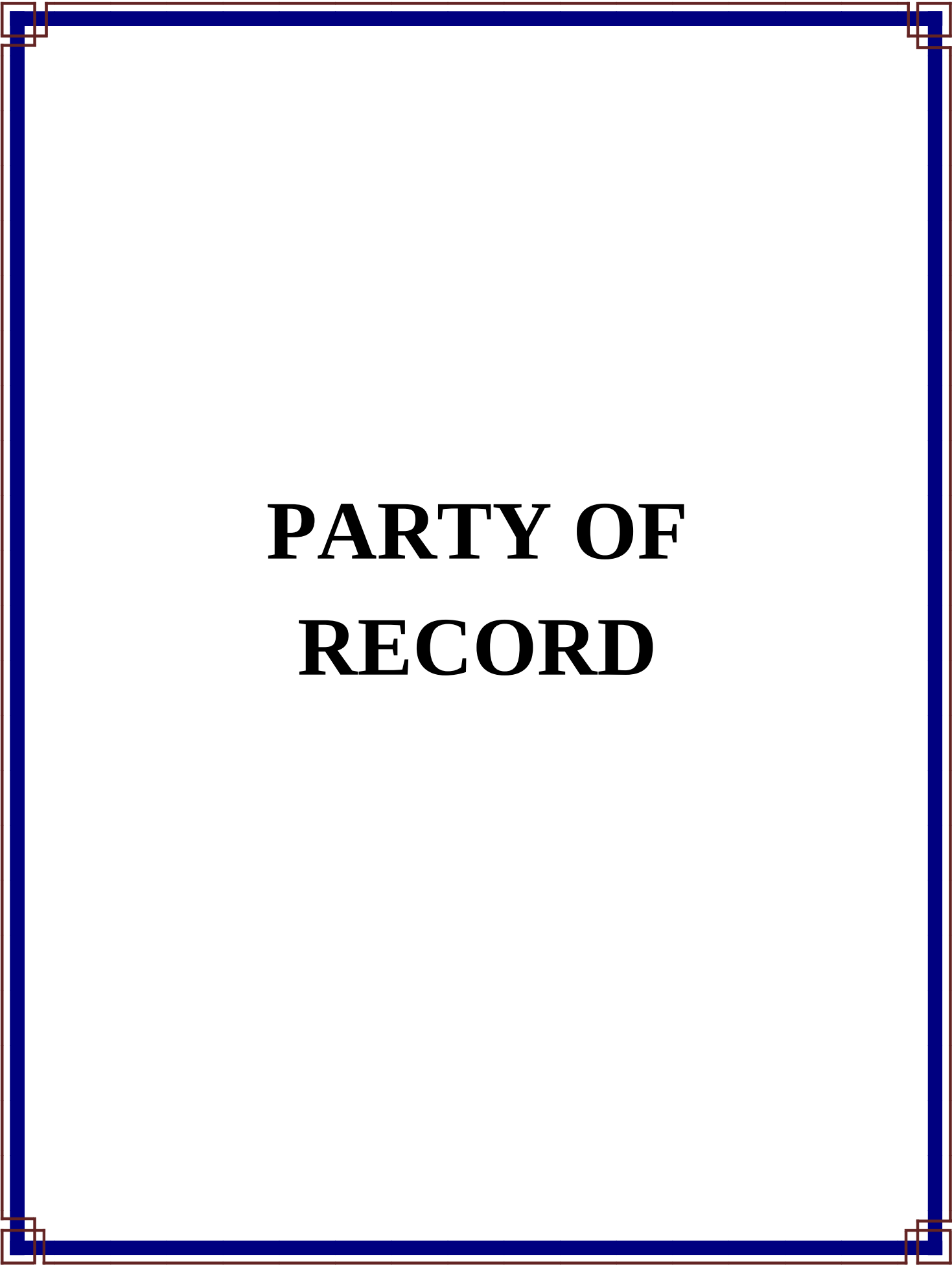
Page 2 of 3

FINAL CONDITIONS OF APPROVAL	PETITION NUMBER: MM 25-0933 MEETING DATE: November 12, 2025 DATE TYPED: November 12, 2025
---------------------------------	---

- Within Parcel 2B, 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 plan, 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.

Page 3 of 3





PARTY OF RECORD

NONE