

1.0 APPLICATION SUMMARY

Applicant: US Foods, Inc.
 FLU Category: Research/
 Corporate Park (RCP)
 Service Area: Urban
 Site Acreage: 4.58 MOL
 Community Plan Area: East Lake Orient Park
 Overlay: None



Introduction Summary:

The subject of this PRS request includes two parcels (Folios 040111.5070 and 040111.5074) totaling approximately 4.58 acres, located at 6347 and 6349 Pine Grove Road in Tampa. The property is zoned PD 85-0215, as modified by MM 12-0201. The Planned Development allows up to 600,000 square feet of warehousing and light industrial uses, 150,000 square feet of office uses, and 30,000 square feet of commercial uses. Based on the traffic evaluation and entitlement calculations, approximately 485,628 square feet (heated) and 527,021 square feet (gross) have been developed within the PD, leaving an estimated 72,979 square feet (gross) of remaining entitlements for warehousing and light industrial uses. This request does not propose changes to the zoning district or permitted use categories. The applicant seeks a minor modification to increase the size of the previously approved truck maintenance facility from 10,034 square feet to a size not to exceed 13,100 square feet, utilizing a portion of the remaining entitlements.

Existing Approval(s):	Proposed Modification(s):
Truck maintenance facility of 10,034 square feet	Truck maintenance facility not to exceed 13,100 square feet

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

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

2.1 Vicinity Map

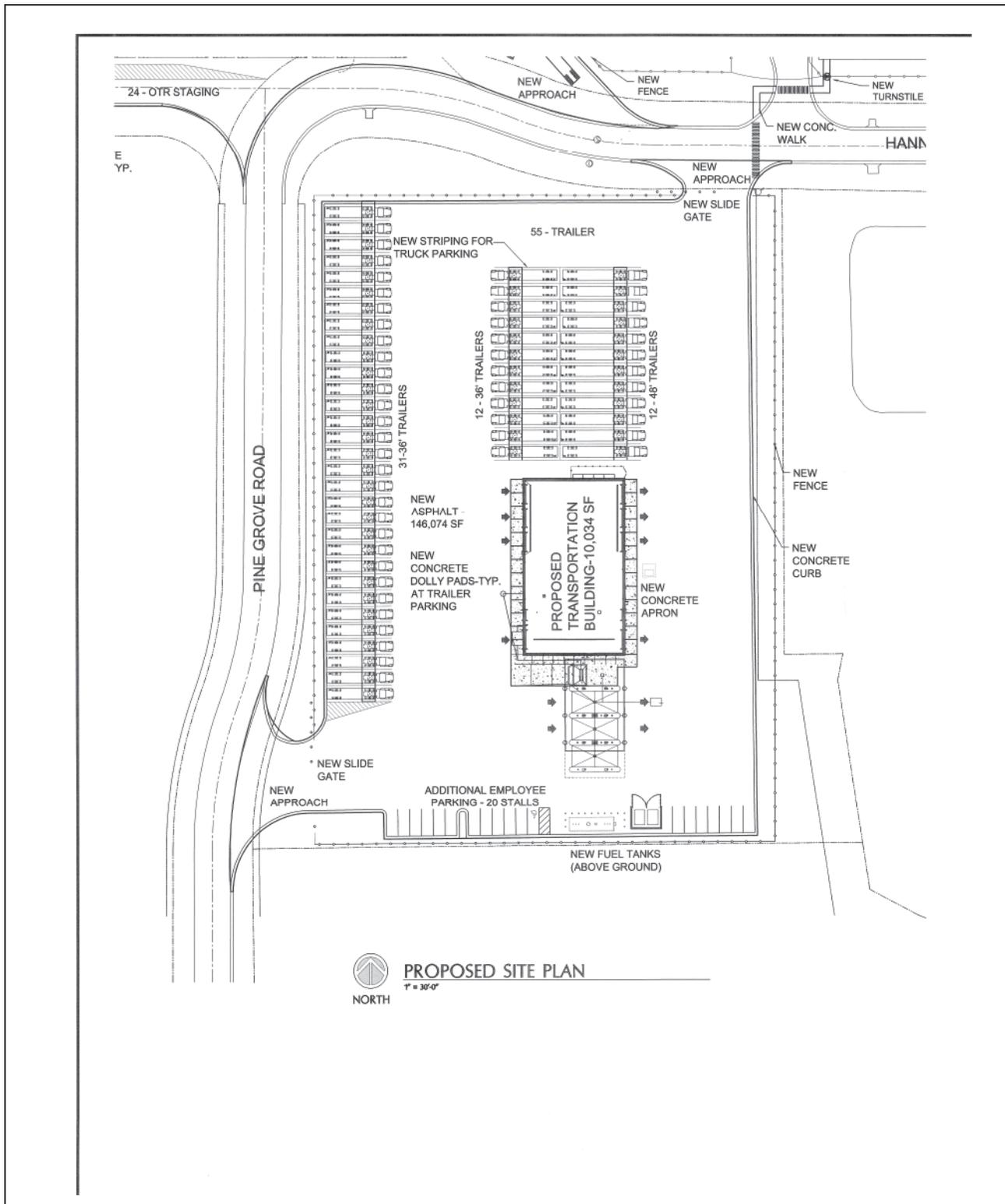


Context of Surrounding Area:

The surrounding area is characterized by light industrial uses along East Hanna Avenue and Pine Grove Road. North of the subject parcel, across East Hanna Avenue, is a warehouse/office development zoned PD 87-0186. To the south, the parcel adjoins a warehouse property zoned PD 85-0215. On the east, it borders a wetland conservation area also zoned PD 85-0215. To the west, across Pine Grove Road, is an additional warehouse property zoned PD 85-0215.

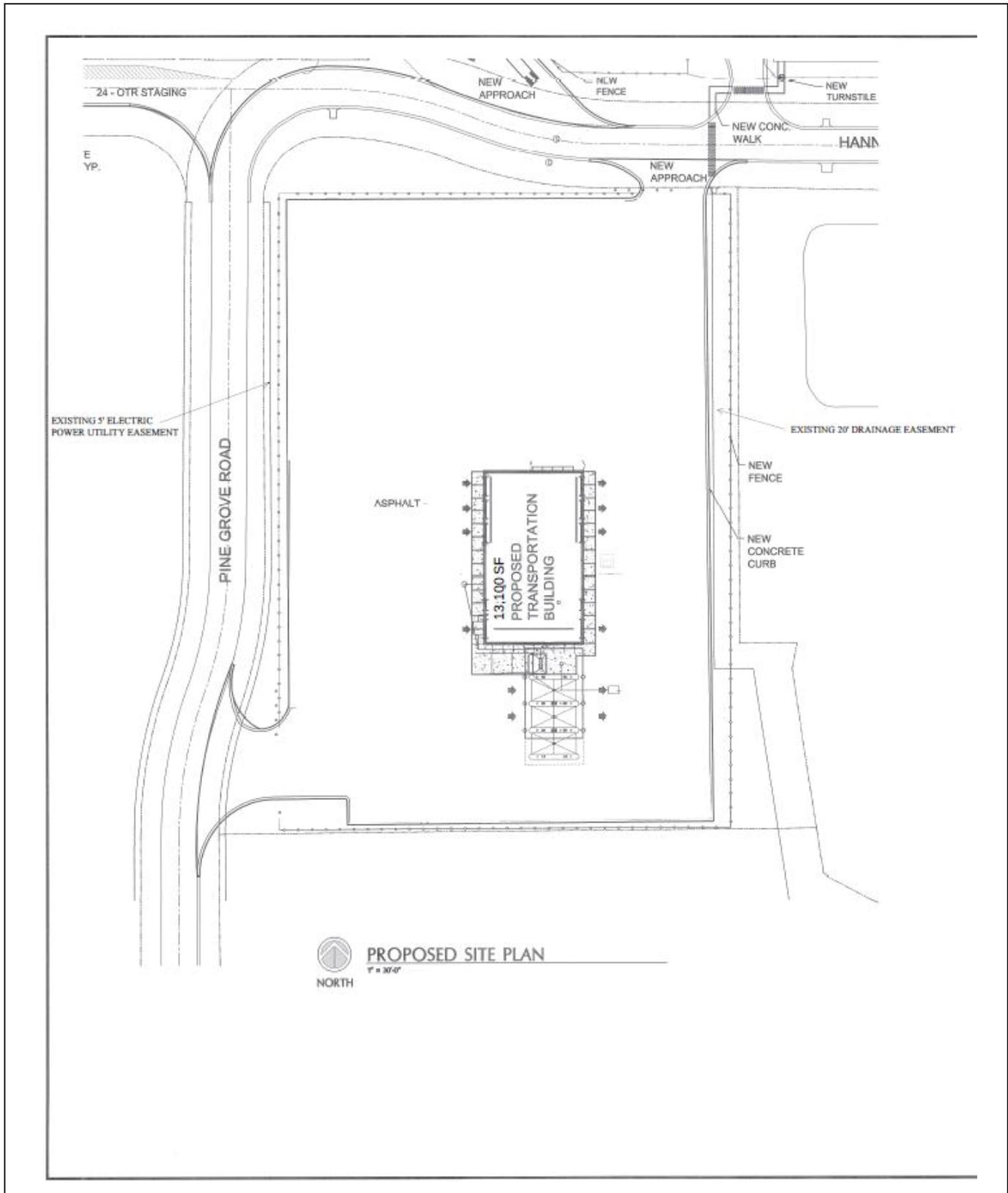
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 for full site plan)



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

Adjoining Roadways (Modification Area Only) (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E Hanna Ave	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
Pine Grove Rd	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD

Project Trip Generation (Whole PD) <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11,155	1,036	1,133
Proposed	11,155	1,036	1,133
Difference (+/-)	No Change	No Change	No Change

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

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

Notes:

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other: Airport Height Restriction: 90' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request proposes to increase the size of the previously approved truck maintenance facility from 10,034 square feet to a size not to exceed 13,100 square feet, utilizing a portion of the remaining entitlements for warehousing and light industrial uses. No changes are proposed to the zoning district, permitted use categories, or existing PD conditions. Based on the updated traffic evaluation, the overall PD has approximately 485,628 square feet (heated) and 527,021 square feet (gross) of existing development, leaving an estimated 72,979 square feet (gross) of remaining entitlements for warehousing and light industrial uses. This confirms that there are sufficient entitlements to accommodate the proposed increase. The modification is consistent with the PD's approved conditions and compatible with the surrounding mix of industrial and commercial development. Staff have not identified any compatibility issues related to the request.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 22, 2026.

1. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the Development Review Department prior to the issuance of Certificates of Occupancy, evidence of commitment from the City of Tampa, Department of Water and the City of Tampa of Sanitary Sewers to provide public water and public sewer services. Additionally, the developer shall submit to the County Department of Development Review, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary costs to enable the City of Tampa to provide public water and public sewer services delivery.
2. The developer shall install at the developer's expense, prior to issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Department of Fire Control and Emergency Operations and the City of Tampa Department of Water accordingly and prior to Detailed Site Plan approval. The installation of the hydrants and water lines shall be subject to approval of the County Department of Fire Control and Emergency Operations and the City of Tampa Department of Water accordingly, and prior to the issuance of Certificate of Occupancy.
3. Prior to General Site Plan certification, the developer shall submit, to the County Environmental Protection Commission, the boundaries of the "Conservation Areas" shown on the General Site Plan.
4. All new structures and/or impervious area on site shall be setback a minimum of 30 feet from the boundaries of the on site conservation area(s) and any adjacent conservation area(s) contiguous to any property boundary of the site.
5. The developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features such as berms, fences, false facades, and dense landscaping.
6. The developer shall provide, prior to the issuance of Certificates of Occupancy and pursuant to Federal and State of Florida regulations, parking for handicapped persons. Said area shall be shown on the Detailed Site Plan and labeled as "Parking for Handicapped" prior to Detailed Site Plan approval.
- ~~7. Hillsborough Avenue at Harney Road: Upon request of the County, the developer shall pay a pro-rata share of 27 percent to improve this intersection to provide three additional southbound lanes: one for right turns, two for dual left movements, and one additional lane for northbound left movements. The estimated cost of these improvements, including necessary traffic signal modifications, is \$125,000. The developer's share shall, therefore be \$33,750.~~
- ~~8. Harney Road at Sligh Avenue: At the time of buildout, left-turn lanes for eastbound and westbound traffic will be necessary to accommodate intersection traffic. At the request of the County, the developer shall contribute \$7,000 as his fair share contribution of the required intersection improvements.~~

Note: ~~The developer's shall be based upon the change in the sum of critical movements with and without the project traffic at buildout (1994). The share as a percent shall be the ratio of this change in critical volume to the maximum sum of critical movements through the intersection of Level of Service "C".~~

- ~~9. Sligh Avenue at Orient Road: This intersection will require signalization prior to buildout of the project. In addition, the south leg will require widening to provide a left turn storage lane for the northbound to westbound movement. The developer shall contribute, upon request of the County, 21.4 percent of the estimated \$40,000 cost for these improvements. This amounts to \$8,560.~~
- ~~10.7~~ Orient Road to Site Entrance F: The developer shall construct, at such time as site entrance F is constructed, a 100-foot northbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.
- ~~11.8.~~ Orient Road to Site Entrance G: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 125-foot northbound left-turn storage ~~lane~~ and a 3-lane paved driveway to provide for left and right turns exiting and one ~~lane~~ for entering vehicles.
- ~~12.9.~~ Harney Road at Site Entrance E: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 175-foot southbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.
- ~~13. The required developer contributions set forth above shall be payable by the developer to the County upon request of the County within two years of completion of the project. Any such payment by the developer shall be held in an escrow account for the particular improvement. Should the improvement not be made within 10 years of the payment to the County, the funds so paid shall be refunded to the developer together with any interest accrued in the escrow account.~~
- ~~14.10.~~ All roadway construction shall be completed with proper transitions from the widened section to the existing roadway.
- ~~15.11.~~ Driveway radii shall be aligned at a 90-degree angle with the adjacent roadways.
- ~~16.12.~~ Driveway radii shall be designed to accommodate WB-50 vehicles.
- ~~17.13.~~ Upon request of the County, the developer shall dedicate to the County, an additional 29 feet of right-of-way on the east side of Harney Road. This will provide part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical 6-lane divided urban section.
- ~~18.14.~~ Upon request of the County, the developer shall dedicate to the County, an additional six feet of right-of-way on the west side of Orient Road. This will provide part of the 72 feet of total right-of-way needed ultimately to accommodate a symmetrical 2-lane divided rural section.
- ~~19.15.~~ Prior to the Detailed Site Plan approval of parcels adjacent to Hanna Avenue, the developer shall provide a ~~72~~64-foot wide right-of-way running in an east/west direction through the site. This right-of-way shall line up with center line of the existing Hanna Avenue right-of-way where it intersects the western boundary of the site. The eastern end of this right-of-way shall intersect Orient Road such that the northern right-of-way line shall be aligned with the northern boundary of Lot 12 (located on the east side of Orient Road) as shown on the General Site Plan. The County

shall consider vacating this existing right-of-way in exchange for the request realignment of Hanna Avenue.

~~20.~~16. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless specifically waived by the Hillsborough County Environmental Protection Commission:

~~20.1~~16.1 The side slopes shall be no greater than 4:1.

~~20.2~~16.2 The banks shall be completely vegetated to the design low water elevation.

~~20.3~~16.3 The sides and bottom of each pond shall not be constructed of impervious material.

~~21.~~17. The uses and total square footage of each use shall be limited as follows:

~~21.1~~17.1 600,000 square feet of warehousing and light industrial uses plus a maximum of 150,000 square feet of offices uses, all uses to be consistent with the C-3A zoning district;

~~21.2~~17.2 30,000 square feet of commercial uses consistent with the C-1 zoning district, located internal to the project.

~~21.3~~17.3 The area subject to MM 12-0201 (folio numbers 40111.5070 and 40111.5074) shall permit the parking, maintenance and fueling of tractor trailers. Overnight parking and parking for longer than 24 hours (open storage) shall be permitted.

~~22.~~18. Building setbacks from all project boundaries shall be 20 feet except along the eastern boundary, where the minimum building setback shall be 30 feet, and the portion of the southern boundary adjacent to residential zoning where the minimum building setback shall be 50 feet.

~~23.~~19. Within the required 50-foot setback described in Condition 22 above, a berm-and-landscaping combination buffer shall be provided. Said berm shall be a minimum of three feet with vegetation a minimum of three feet tall at the time of planting. The berm-and-planting combination shall be 75 percent opaque within one year of planting. The developer or the designate thereof shall be responsible for the maintenance of the buffer.

~~24.~~20. Except in those areas adjacent of he Light Industrial Land Use Designation, all structures over 25 feet in height shall be setback from the areas requiring a 20-foot setback (see Condition 22 above), a minimum of one foot for every additional foot of height, from and in addition to the required 20-foot setback, up to a maximum of 45 feet.

~~25.~~21. All buildings on site shall be setback a minimum of 20 feet from any internal roadway.

~~26.~~22. A minimum of 20 feet shall be provided between any separate structures, except for accessory buildings.

~~27.~~23. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall ~~submit~~ submit to the County Department of Development Review a revised General Site Plan for certification which shall reflect all the conditions outlined above.

~~28.24.~~ For the area subject to PRS 26-0177 MM-12-0201 (folio numbers 40111.5070 and 40111.5074) located at the southeast corner of E. Hanna Avenue and Pine Grove Road; ~~the~~

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

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

Notes:

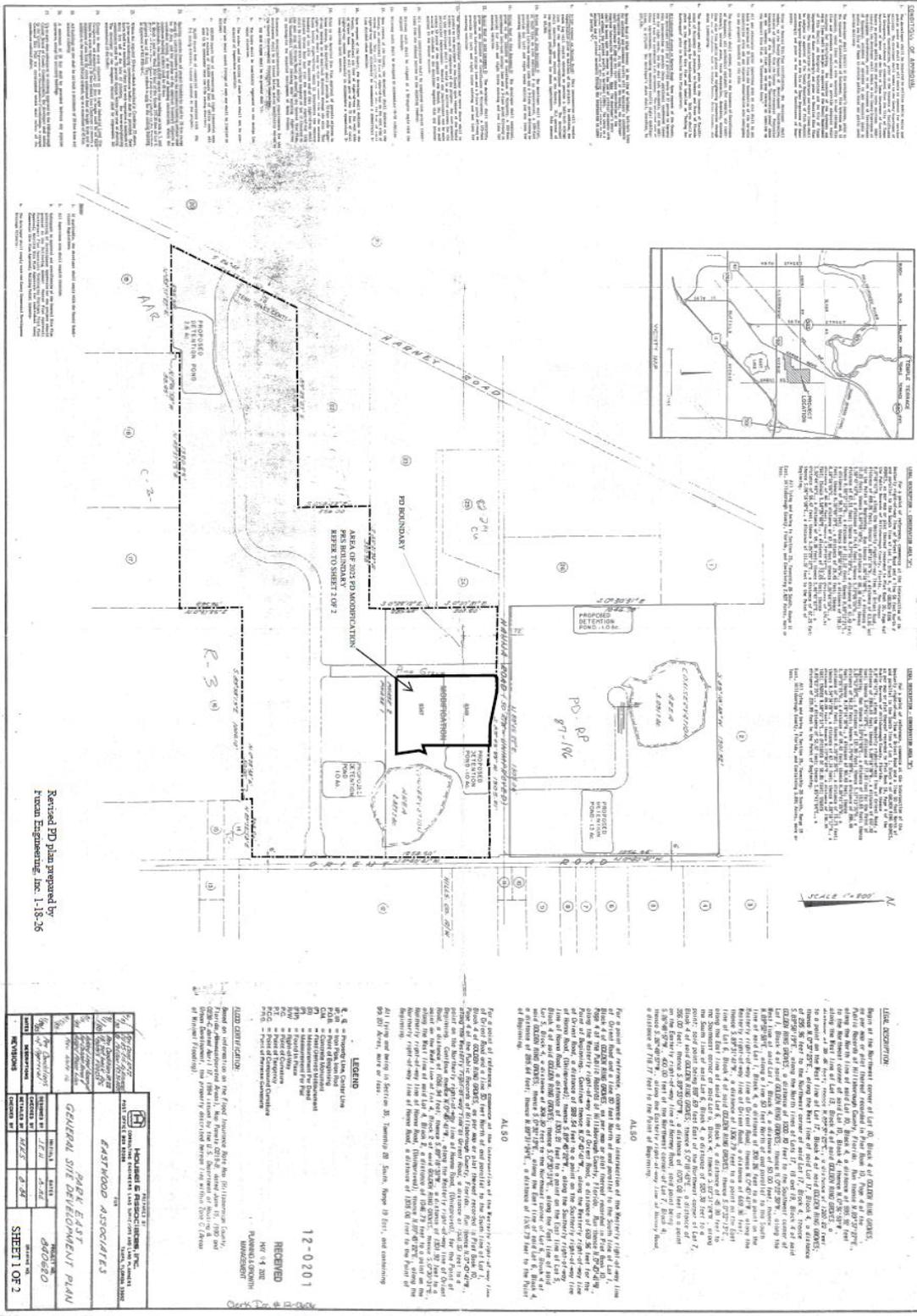
1. If applicable, the developer shall comply with the County Subdivision Regulations.
2. All impervious area shall require retention.
3. Subsequent to approval and certification of the General Site Plan processing of development approvals for the project should proceed in the following manner: Master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

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 SITE PLANS (FULL)

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

TO: Zoning Technician, Development Services Department

DATE: 02/20/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: PRS 26-0177

- 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*Revised Conditions*

~~7. Hillsborough Avenue at Harney Road: Upon request of the County, the developer shall pay a pro-rata share of 27 percent to improve this intersection to provide three additional southbound lanes: one for right turns, two for dual left movements, and one additional lane for northbound left movements. The estimated cost of these improvements, including necessary traffic signal modifications, is \$125,000. The developer's share shall, therefore be \$33,750.~~

~~8. Harney Road at Sligh Avenue: At the time of buildout, left turn lanes for eastbound and westbound traffic will be necessary to accommodate intersection traffic. At the request of the County, the developer shall contribute \$7,000 as his fair share contribution of the required intersection improvements.~~

~~Note: The developer's share shall be based upon the change in the sum of critical movements with and without the project traffic at buildout (1994). The share as a percent shall be the ratio of this change in critical volume to the maximum sum of critical movements through the intersection of Level of Service "C".~~

~~9. Sligh Avenue at Orient Road: This intersection will require signalization prior to buildout of the project. In addition, the south leg will require widening to provide a left turn storage lane for the northbound to westbound movement. The developer shall contribute, upon request of the County, 21.4 percent of the estimated \$40,000 cost for these improvements. This amounts to \$8,560.~~

[Transportation Review Staff recommends deleting conditions 7-9 above as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given HB 7207 (2011) and the County's adoption of a mobility fee ordinance, these conditions are no longer enforceable. Staff notes that site access improvements (turn lanes) are not concurrency related and are still required by conditions herein this zoning and applicable LDC requirements.]

10. Orient Road to Site Entrance F: The developer shall construct, at such time as site entrance F is constructed, a 100-foot northbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one ~~land-lane~~ for entering vehicles.
11. Orient Road to Site Entrance G: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 125-foot northbound left-turn storage ~~land-lane~~ and a 3-lane paved driveway to provide for left and right turns exiting and one ~~land-lane~~ for entering vehicles.
12. Harney Road at Site Entrance E: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 175-foot southbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.

[Transportation Review Staff is proposing modifications to conditions 10, 11 and 12 to correct scrivener's errors.]

- ~~13. The required developer contributions set forth above shall be payable by the developer to the County upon request of the County within two years of completion of the project. Any such payment by the developer shall be held in an escrow account for the particular improvement. Should the improvement not be made within 10 years of the payment to the County, the funds so paid shall be refunded to the developer together with any interest accrued in the escrow account.~~

[Transportation Review Staff recommends deleting this condition as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given HB 7207 (2011) and the County's adoption of a mobility fee ordinance, this condition is no longer enforceable.]

14. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway.
15. Driveway radii shall be aligned at a 90-degree angle with the adjacent roadways.
16. Driveway radii shall be designed to accommodate WB-50 vehicles.
17. Upon request of the County, the developer shall dedicate to the County, an additional 29 feet of right-of-way on the east side of Harney Road. This will provide part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical 6-lane divided urban section.

[Transportation Review Staff is proposing modification to this condition to correct scrivener's error.]

18. Upon request of the County, the developer shall dedicate to the County, an additional six feet of right-of-way on the west side of Orient Road. This will provide part of the 72 feet of total right-of-way needed ultimately to accommodate a symmetrical 2-lane divided rural section.
19. Prior to the Detailed Site Plan approval of parcels adjacent to Hanna Avenue, the developer shall provide a ~~7264~~-foot-wide right-of-way running in an east/west direction through the site. This right-of-way shall line up with center line of the existing Hanna Avenue right-of-way where it intersects the western boundary of the site. The eastern end of this right-of-way shall intersect Orient Road such that the northern right-of-way line shall be aligned with the northern

boundary of Lot 12 (located on the east side of Orient Road) as shown on the General Site Plan. The County shall consider vacating this existing right-of-way in exchange for the request realignment of Hanna Avenue.

[Transportation Review Section staff proposes to modify this to reflect the current right-of-way requirements for a TS-4 2-Lane Urban Collector Roadway.]

28. For the area subject to ~~PRS 26-0177~~ ~~MM 12-0201~~ (folio numbers 40111.5070 and 40111.5074) located at the southeast corner of E. Hanna Avenue and Pine Grove Road:

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

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification of Planned Development (PD) 85-0215, which was most recently modified by MM 12-0201. This modification request is to allocate a maximum of 13,100 square feet of the permitted 600,000 square feet of warehousing and industrial uses, specifically parking, maintenance, and fueling of tractor trailers, on folios 40111.5070 and 40111.5074.

Trip Generation Analysis

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation analysis for the PD, since the proposed request was to reallocate previously approved project entitlements internally, and there are no propose changes to external project access. The applicant submitted some trip generation information which was not reviewed by staff, given the above. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 600,000 square feet of General Light Industrial (ITE LUC 110)	2,160	288	294
PD, 150,000 square feet of Office 100,000 SF General Office Building (ITE LUC 710)	826	132	130
50,000 SF Medical-Dental Office Building (ITE LUC 720)	1,955	128	179
PD, 30,000 square feet of Commercial 5,000 SF Fast-Food Restaurant with Drive-Through (ITE LUC 934)	2,241	166	158

5,000 SF Convenience Store/Gast Station (ITE LUC 945)	2,899	243	250
20,000 SF Strip Retail Plaza (ITE LUC 822)	1,074	79	122
Total	11,155	1,036	1,133

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 600,000 square feet of General Light Industrial (ITE LUC 110)	2,160	288	294
PD, 150,000 square feet of Office 100,000 SF General Office Building (ITE LUC 710)	826	132	130
50,000 SF Medical-Dental Office Building (ITE LUC 720)	1,955	128	179
PD, 30,000 square feet of Commercial 5,000 SF Fast-Food Restaurant with Drive-Through (ITE LUC 934)	2,241	166	158
5,000 SF Convenience Store/Gast Station (ITE LUC 945)	2,899	243	250
20,000 SF Strip Retail Plaza (ITE LUC 822)	1,074	79	122
Total	11,155	1,036	1,133

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE MODIFICATION AREA

The subject site has frontage on Hanna Avenue and Pine Grove Road.

Hanna Avenue is a 2-lane, undivided, substandard urban collector roadway. The roadway is characterized by +/- 24 feet of pavement in average condition with no bike lanes or sidewalks along either side of the roadway. The roadway lies within a +/- 70-foot-wide right-of-way.

Pine Grove Road is a 2-lane, undivided, substandard urban local (non-residential) roadway characterized by +/- 24 feet of pavement in average condition and no sidewalks on either side of the roadway. The roadway lies within a +/- 60-foot-wide right of way.

SITE ACCESS AND CONNECTIVITY

The site is currently permitted one access point on Hanna Avenue and one access point on Pine Grove Road. There are no proposed changes to these connections with this requested zoning

modification, nor are any changes to overall PD access proposed as a part of this modification request.

SUBSTANDARD ROADS

Hanna Avenue and Pine Grove Road are substandard roadways, as they do not meet the Hillsborough County Transportation Technical Manual's (TTM) respective typical sections. Given this modification only looks at a small area within the PD, and no additional trips are being generated or external site access modified, a determination as to whether these and other external (to the PD) substandard road improvement are warranted are to be considered at the time of site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hanna Avenue and Pine Grove Road are not listed on the Hillsborough County Level of Service Report, therefore level of service information for these roadways cannot be provided.

The roadway level of service provided below for Harney Road and Orient Road is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Harney Road	56 th Street	E Sligh Avenue	D	D
Orient Road	E Hillsborough Avenue	E Sligh Avenue	D	C

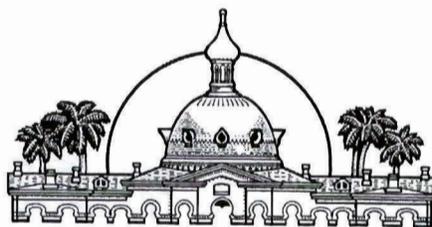
Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



**CURRENTLY
APPROVED**

BOARD OF COUNTY COMMISSIONERS

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Mark Sharpe



Hillsborough County
Florida

Office of the County Administrator
Michael S. Merrill

CHIEF ADMINISTRATIVE OFFICER
Helene Marks

CHIEF FINANCIAL ADMINISTRATOR
Bonnie M. Wise

DEPUTY COUNTY ADMINISTRATORS
Lucia E. Garsys
Sharon D. Subadan

May 21, 2012

Reference: MM 12-0201 EL

Daniel Frigge
950 Walnut Ridge Drive
Hartland, WI 53029

Dear Applicant:

At the regularly scheduled public meeting on May 8, 2012, the Board of County Commissioners granted your request for a Major Modification to PD 85-0215, with the attached amended final conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact our office at 272-5920.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Moreda".

Joseph Moreda, AICP,
Zoning Administrator

ps

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 25, 2012.

1. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the Development Review Department prior to the issuance of Certificates of Occupancy, evidence of commitment from the City of Tampa, Department of Water and the City of Tampa of Sanitary Sewers to provide public water and public sewer services. Additionally, the developer shall submit to the County Department of Development Review, prior to the issuance of Certificates of Occupancy, evidence of agreement to pay necessary costs to enable the City of Tampa to provide public water and public sewer services delivery.
2. The developer shall install at the developer's expense, prior to issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Department of Fire Control and Emergency Operations and the City of Tampa Department of Water accordingly and prior to Detailed Site Plan approval. The installation of the hydrants and water lines shall be subject to approval of the County Department of Fire Control and Emergency Operations and the City of Tampa Department of Water accordingly, and prior to the issuance of Certificate of Occupancy.
3. Prior to General Site Plan certification, the developer shall submit, to the County Environmental Protection Commission, the boundaries of the "Conservation Areas" shown on the General Site Plan.
4. All new structures and/or impervious area on site shall be setback a minimum of 30 feet from the boundaries of the on site conservation area(s) and any adjacent conservation area(s) contiguous to any property boundary of the site.
5. The developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features such as berms, fences, false facades, and dense landscaping.
6. The developer shall provide, prior to the issuance of Certificates of Occupancy and pursuant to Federal and State of Florida regulations, parking for handicapped persons. Said area shall be shown on the Detailed Site Plan and labeled as "Parking for Handicapped" prior to Detailed Site Plan approval.
7. Hillsborough Avenue at Harney Road: Upon request of the County, the developer shall pay a pro-rata share of 27 percent to improve this intersection to provide three additional southbound lanes: one for right turns, two for dual left movements, and one additional lane for northbound left movements. The estimated cost of these improvements, including necessary traffic signal modifications, is \$125,000. The developer's share shall, therefore be \$33,750.

8. Harney Road at Sligh Avenue: At the time of buildout, left-turn lanes for eastbound and westbound traffic will be necessary to accommodate intersection traffic. At the request of the County, the developer shall contribute \$7,000 as his fair share contribution of the required intersection improvements.

Note: The developer's shall be based upon the change in the sum of critical movements with and without the project traffic at buildout (1994). The share as a percent shall be the ratio of this change in critical volume to the maximum sum of critical movements through the intersection of Level of Service "C".

9. Sligh Avenue at Orient Road: This intersection will require signalization prior to buildout of the project. In addition, the south leg will require widening to provide a left-turn storage lane for the northbound-to-westbound movement. The developer shall contribute, upon request of the County, 21.4 percent of the estimated \$40,000-cost for these improvements. This amounts to \$8,560.
10. Orient Road to Site Entrance F: The developer shall construct, at such time as site entrance F is constructed, a 100-foot northbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.
11. Orient Road to Site Entrance G: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 125-foot northbound left-turn storage land and a 3-lane paved driveway to provide for left and right turns exiting and one land for entering vehicles.
12. Harney Road at Site Entrance E: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 175-foot southbound left-turn storage lane and 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.
13. The required developer contributions set forth above shall be payable by the developer to the County upon request of the County within two years of completion of the project. Any such payment by the developer shall be held in an escrow account for the particular improvement. Should the improvement not be made within 10 years of the payment to the County, the funds so paid shall be refunded to the developer together with any interest accrued in the escrow account.
14. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway.
15. Driveway radii shall be aligned at a 90-degree angle with the adjacent roadways.
16. Driveway radii shall be designed to accommodate WB-50 vehicles.
17. Upon request of the County, the developer shall dedicated to the County, an additional 29 feet of right-of-way on the east side of Harney Road. This will provide part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical 6-lane divided urban section.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 12-0201 EL (85-0215)

MEETING DATE: May 8, 2012

DATE TYPED: May 17, 2012

-
18. Upon request of the County, the developer shall dedicate to the County, an additional six feet of right-of-way on the west side of Orient Road. This will provide part of the 72 feet of total right-of-way needed ultimately to accommodate a symmetrical 2-lane divided rural section.
 19. Prior to the Detailed Site Plan approval of parcels adjacent to Hanna Avenue, the developer shall provide a 72-foot wide right-of-way running in an east/west direction through the site. This right-of-way shall line up with center line of the existing Hanna Avenue right-of-way where it intersects the western boundary of the site. The eastern end of this right-of-way shall intersect Orient Road such that the northern right-of-way line shall be aligned with the northern boundary of Lot 12 (located on the east side of Orient Road) as shown on the General Site Plan. The County shall consider vacating this existing right-of-way in exchange for the request realignment of Hanna Avenue.
 20. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless specifically waived by the Hillsborough County Environmental Protection Commission:
 - 20.1 The side slopes shall be no greater than 4:1.
 - 20.2 The banks shall be completely vegetated to the design low water elevation.
 - 20.3 The sides and bottom of each pond shall not be constructed of impervious material.
 21. The uses and total square footage of each use shall be limited as follows:
 - 21.1 600,000 square feet of warehousing and light industrial uses plus a maximum of 150,000 square feet of offices uses, all uses to be consistent with the C-3A zoning district;
 - 21.2 30,000 square feet of commercial uses consistent with the C-1 zoning district, located internal to the project.
 - 21.3 The area subject to MM 12-0201 (folio numbers 40111.5070 and 40111.5074) shall permit the parking, maintenance and fueling of tractor trailers. Overnight parking and parking for longer than 24 hours (open storage) shall be permitted.
 22. Building setbacks from all project boundaries shall be 20 feet except along the eastern boundary, where the minimum building setback shall be 30 feet, and the portion of the southern boundary adjacent to residential zoning where the minimum building setback shall be 50 feet.
 23. Within the required 50-foot setback described in Condition 22 above, a berm-and-landscaping combination buffer shall be provided. Said berm shall be a minimum of three feet with vegetation a minimum of three feet tall at the time of planting. The berm-and-planting combination shall be 75 percent opaque within one year of planting. The developer or the designate thereof shall be responsible for the maintenance of the buffer.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 12-0201 EL (85-0215)

MEETING DATE: May 8, 2012

DATE TYPED: May 17, 2012

24. Except in those areas adjacent of he Light Industrial Land Use Designation, all structures over 25 feet in height shall be setback from the areas requiring a 20-foot setback (see Condition 22 above), a minimum of one foot for every additional foot of height, from and in addition to the required 20-foot setback, up to a maximum of 45 feet.
25. All buildings on site shall be setback a minimum of 20 feet from any internal roadway.
26. A minimum of 20 feet shall be provided between any separate structures, except for accessory buildings.
27. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Review a revised General Site Plan for certification which shall reflect all the conditions outlined above.
28. For the area subject to MM 12-0201 (folio numbers 40111.5070 and 40111.5074) located at the southeast corner of E. Hanna Avenue and Pine Grove Road, the applicant may be permitted up to one access point on Hanna Road and one access point on Pine Grove Road. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations.

Notes:

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



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/20/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Lake Orient Park

PETITION NO: PRS 26-0177

- 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

Revised Conditions

~~7. Hillsborough Avenue at Harney Road: Upon request of the County, the developer shall pay a pro-rata share of 27 percent to improve this intersection to provide three additional southbound lanes: one for right turns, two for dual left movements, and one additional lane for northbound left movements. The estimated cost of these improvements, including necessary traffic signal modifications, is \$125,000. The developer's share shall, therefore be \$33,750.~~

~~8. Harney Road at Sligh Avenue: At the time of buildout, left turn lanes for eastbound and westbound traffic will be necessary to accommodate intersection traffic. At the request of the County, the developer shall contribute \$7,000 as his fair share contribution of the required intersection improvements.~~

~~Note: The developer's share shall be based upon the change in the sum of critical movements with and without the project traffic at buildout (1994). The share as a percent shall be the ratio of this change in critical volume to the maximum sum of critical movements through the intersection of Level of Service "C".~~

~~9. Sligh Avenue at Orient Road: This intersection will require signalization prior to buildout of the project. In addition, the south leg will require widening to provide a left turn storage lane for the northbound to westbound movement. The developer shall contribute, upon request of the County, 21.4 percent of the estimated \$40,000 cost for these improvements. This amounts to \$8,560.~~

[Transportation Review Staff recommends deleting conditions 7-9 above as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given HB 7207 (2011) and the County's adoption of a mobility fee ordinance, these conditions are no longer enforceable. Staff notes that site access improvements (turn lanes) are not concurrency related and are still required by conditions herein this zoning and applicable LDC requirements.]

10. Orient Road to Site Entrance F: The developer shall construct, at such time as site entrance F is constructed, a 100-foot northbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one ~~lane~~ lane for entering vehicles.
11. Orient Road to Site Entrance G: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 125-foot northbound left-turn storage ~~lane~~ lane and a 3-lane paved driveway to provide for left and right turns exiting and one ~~lane~~ lane for entering vehicles.
12. Harney Road at Site Entrance E: The developer shall construct, prior to the issuance of Certificates of Occupancy, a 175-foot southbound left-turn storage lane and a 3-lane paved driveway to provide for left and right turns exiting and one lane for entering vehicles.

[Transportation Review Staff is proposing modifications to conditions 10, 11 and 12 to correct scrivener's errors.]

- ~~13. The required developer contributions set forth above shall be payable by the developer to the County upon request of the County within two years of completion of the project. Any such payment by the developer shall be held in an escrow account for the particular improvement. Should the improvement not be made within 10 years of the payment to the County, the funds so paid shall be refunded to the developer together with any interest accrued in the escrow account.~~

[Transportation Review Staff recommends deleting this condition as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given HB 7207 (2011) and the County's adoption of a mobility fee ordinance, this condition is no longer enforceable.]

14. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway.
15. Driveway radii shall be aligned at a 90-degree angle with the adjacent roadways.
16. Driveway radii shall be designed to accommodate WB-50 vehicles.
17. Upon request of the County, the developer shall dedicate to the County, an additional 29 feet of right-of-way on the east side of Harney Road. This will provide part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical 6-lane divided urban section.

[Transportation Review Staff is proposing modification to this condition to correct scrivener's error.]

18. Upon request of the County, the developer shall dedicate to the County, an additional six feet of right-of-way on the west side of Orient Road. This will provide part of the 72 feet of total right-of-way needed ultimately to accommodate a symmetrical 2-lane divided rural section.
19. Prior to the Detailed Site Plan approval of parcels adjacent to Hanna Avenue, the developer shall provide a ~~7264~~-foot-wide right-of-way running in an east/west direction through the site. This right-of-way shall line up with center line of the existing Hanna Avenue right-of-way where it intersects the western boundary of the site. The eastern end of this right-of-way shall intersect Orient Road such that the northern right-of-way line shall be aligned with the northern

boundary of Lot 12 (located on the east side of Orient Road) as shown on the General Site Plan. The County shall consider vacating this existing right-of-way in exchange for the request realignment of Hanna Avenue.

[Transportation Review Section staff proposes to modify this to reflect the current right-of-way requirements for a TS-4 2-Lane Urban Collector Roadway.]

28. For the area subject to ~~PRS 26-0177~~ ~~MM 12-0201~~ (folio numbers 40111.5070 and 40111.5074) located at the southeast corner of E. Hanna Avenue and Pine Grove Road:

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

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification of Planned Development (PD) 85-0215, which was most recently modified by MM 12-0201. This modification request is to allocate a maximum of 13,100 square feet of the permitted 600,000 square feet of warehousing and industrial uses, specifically parking, maintenance, and fueling of tractor trailers, on folios 40111.5070 and 40111.5074.

Trip Generation Analysis

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation analysis for the PD, since the proposed request was to reallocate previously approved project entitlements internally, and there are no propose changes to external project access. The applicant submitted some trip generation information which was not reviewed by staff, given the above. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 600,000 square feet of General Light Industrial (ITE LUC 110)	2,160	288	294
PD, 150,000 square feet of Office 100,000 SF General Office Building (ITE LUC 710)	826	132	130
50,000 SF Medical-Dental Office Building (ITE LUC 720)	1,955	128	179
PD, 30,000 square feet of Commercial 5,000 SF Fast-Food Restaurant with Drive-Through (ITE LUC 934)	2,241	166	158

5,000 SF Convenience Store/Gast Station (ITE LUC 945)	2,899	243	250
20,000 SF Strip Retail Plaza (ITE LUC 822)	1,074	79	122
Total	11,155	1,036	1,133

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 600,000 square feet of General Light Industrial (ITE LUC 110)	2,160	288	294
PD, 150,000 square feet of Office 100,000 SF General Office Building (ITE LUC 710)	826	132	130
50,000 SF Medical-Dental Office Building (ITE LUC 720)	1,955	128	179
PD, 30,000 square feet of Commercial 5,000 SF Fast-Food Restaurant with Drive-Through (ITE LUC 934)	2,241	166	158
5,000 SF Convenience Store/Gast Station (ITE LUC 945)	2,899	243	250
20,000 SF Strip Retail Plaza (ITE LUC 822)	1,074	79	122
Total	11,155	1,036	1,133

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE MODIFICATION AREA

The subject site has frontage on Hanna Avenue and Pine Grove Road.

Hanna Avenue is a 2-lane, undivided, substandard urban collector roadway. The roadway is characterized by +/- 24 feet of pavement in average condition with no bike lanes or sidewalks along either side of the roadway. The roadway lies within a +/- 70-foot-wide right-of-way.

Pine Grove Road is a 2-lane, undivided, substandard urban local (non-residential) roadway characterized by +/- 24 feet of pavement in average condition and no sidewalks on either side of the roadway. The roadway lies within a +/- 60-foot-wide right of way.

SITE ACCESS AND CONNECTIVITY

The site is currently permitted one access point on Hanna Avenue and one access point on Pine Grove Road. There are no proposed changes to these connections with this requested zoning

modification, nor are any changes to overall PD access proposed as a part of this modification request.

SUBSTANDARD ROADS

Hanna Avenue and Pine Grove Road are substandard roadways, as they do not meet the Hillsborough County Transportation Technical Manual’s (TTM) respective typical sections. Given this modification only looks at a small area within the PD, and no additional trips are being generated or external site access modified, a determination as to whether these and other external (to the PD) substandard road improvement are warranted are to be considered at the time of site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hanna Avenue and Pine Grove Road are not listed on the Hillsborough County Level of Service Report, therefore level of service information for these roadways cannot be provided.

The roadway level of service provided below for Harney Road and Orient Road is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Harney Road	56 th Street	E Sligh Avenue	D	D
Orient Road	E Hillsborough Avenue	E Sligh Avenue	D	C

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

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 13, 2026</p> <p>PETITION NO.: 26-0177</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 x1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: December 12, 2025</p> <p>PROPERTY ADDRESS: 6347, 6349 Pine Grove Rd, Tampa</p> <p>FOLIO #: 0401115070, 0401115074</p> <p>STR: 35-28S-19E</p>
<p>REQUESTED ZONING: Minor Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	n/a
WETLAND LINE VALIDITY	Valid through May 23, 2030 (SWFWMD ERP)
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands within the PD Modification project area only
<p>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.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>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 onsite/ within the proposed Planned Development Modification boundaries.</p>	

Environmental Excellence in a Changing World

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

REZ 26-0177
December 12, 2025
Page 2 of 2

Therefore, a “**no wetlands and other surface water determination**” has been made for the subject properties within the Planned Development Minor Modification boundaries only, which is valid for a period of five years (Expires: May 23, 2030).

Aow/

ec: bj@macfar.com



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 11/12/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/26/2025
PROPERTY OWNER: US Foods, Inc. **PID:** 26-0177
APPLICANT: US Foods, Inc.
LOCATION: 6347 Pine Grove Rd. Tampa, FL 33610
6349 Pine Grove Tampa, FL 33610
FOLIO NO.: 40111.5070, 40111.5074

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

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

PETITION NO.: PRS 26-0177 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 12/1/2025

FOLIO NO.: 40111.5070, 40111.5074

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: 25 Nov. 2025

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

APPLICANT: Brian Aungst

PETITION NO: PRS 26-0177

LOCATION: Pine Grove Rd., Tampa, FL 33610

FOLIO NO: 40111.5070 & 40111.5074

SEC: 35 TWN: 28 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: _____.