



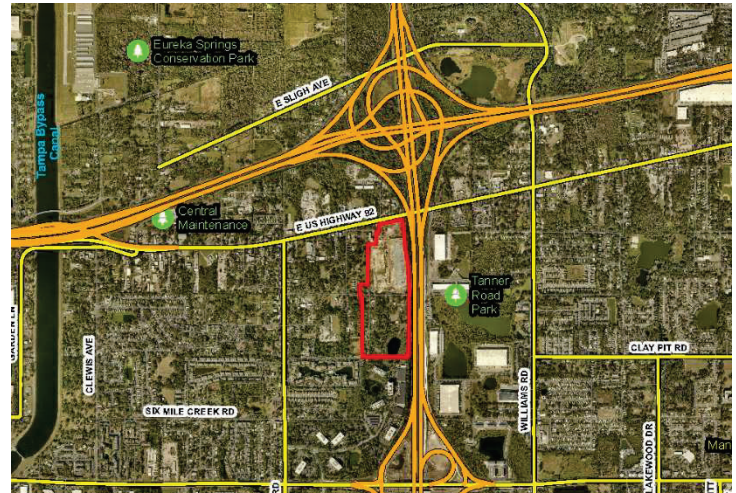
Rezoning Application: PD 26-0220 (Rev)

Zoning Hearing Master Date: February 23, 2026

BOCC Land Use Meeting Date: April 7, 2026

1.0 APPLICATION SUMMARY

Applicant Jacob T. Cremer – Barbas Cremer, PLLC
FLU Category: UMU-20
Service Area: Urban
Site Acreage: 57.85
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary

The applicant is requesting to rezone 21 properties located at the southwest intersection of I-75 and E US Highway 92 from AS-1, AR, and PD (97-0251 and 22-0692) to accommodate the development of “Phase 2” of 2 of a warehousing, wholesale distribution center, processing, production, and professional services facility. Phase 1 is currently being developed under the requirements of PD 22-0692 for warehousing, distribution, manufacturing, and processing use. The application also includes the vacation of a portion of Tanner Road, which is being considered and reviewed as a related item under application V26-0007.

Zoning	Existing				Proposed
Districts	AR	AS-1	PD 97-0251	PD 22-0692	PD 26-0220
Typical General Uses	Single-Family Residential/ Agricultural	Single-Family Residential/ Agricultural	Single-Family, detached	Warehousing, with or without distribution center, wholesale distribution, manufacturing, processing, or production.	Warehousing, with or without distribution center, wholesale distribution, manufacturing, processing, or production.
Acreage	22.7	3.0	4.84	27.8 (27.0 after dedications)	58.96
Density/ Intensity	1 unit per 5 acres	1 unit per acre	DU/GA: 0.83 FAR NA	N/A FAR: 0.31 (0.33 after dedications)	N/A FAR: 0.31 (0.30 after ROW vacation)
Mathematical Maximum*	4 units	3 units	4	380,000 SF GFA	760,000 SF GFA

*number represents a pre-development approximation

Development Standards	Existing			Proposed
Districts	AR	AS-1	PD 22-0692	PD 26-0220
Lot Size/Lot Width	5 acres / 150'	1 acre / 150'	NA	NA
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides	30' Front 30' Rear 30' Sides	30' Front 30' Rear 30' Sides
Height	50'	50'	45'	45'

APPLICATION NUMBER: PD 26-0220

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Case Reviewer: Sam Ball

Additional Information

PD Variations

LDC Part 6.06.00 (Landscaping/Buffering)
Allow slopes of 2:1 or greater within a required buffer
Allow for Type "C" screening with a 6-foot PVC fence in place of a masonry wall

Waivers to the Land
Development Code

Planning Commission Recommendation:

Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

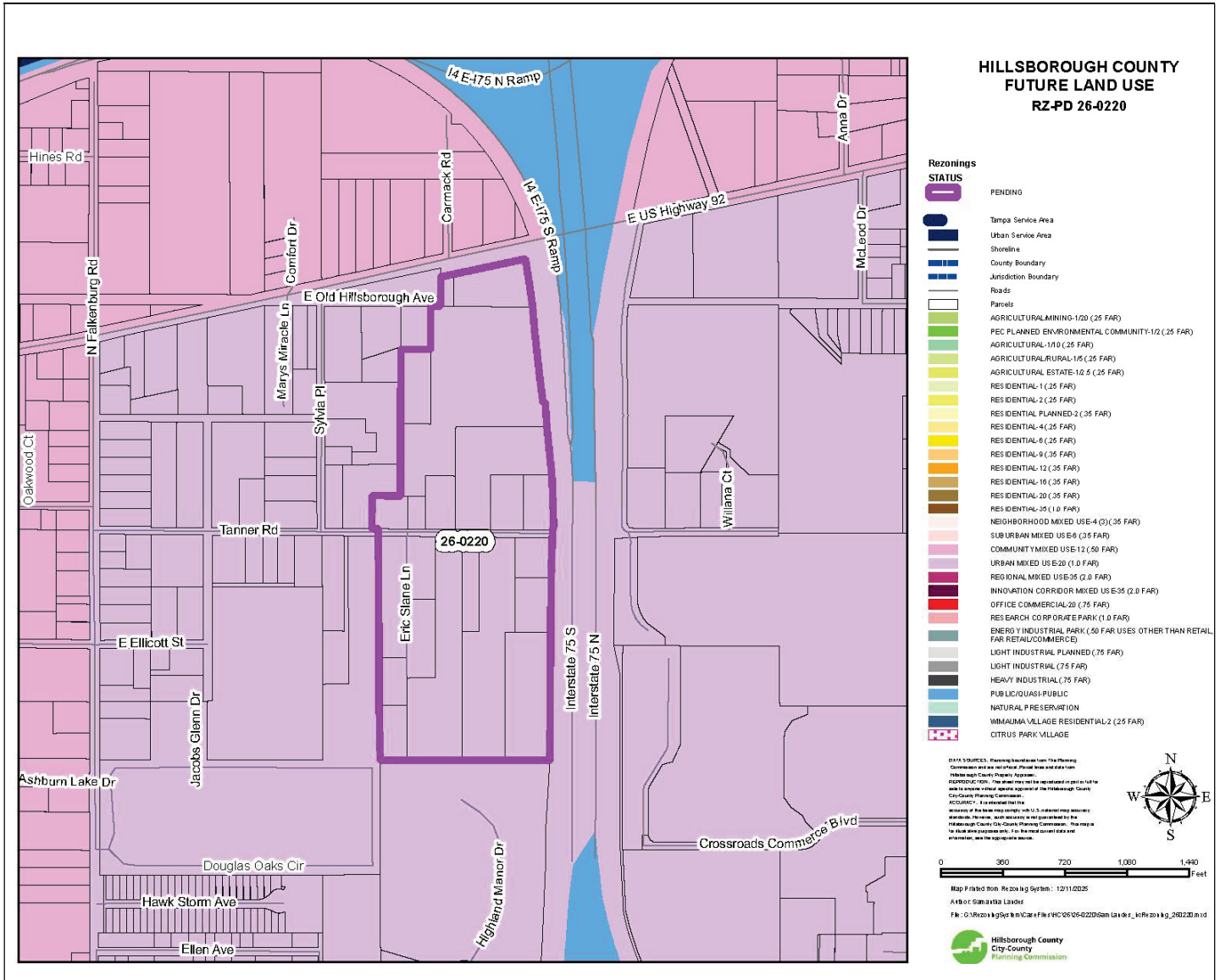


Context of Surrounding Area:

The property is located at the southwest corner of E Hillsborough Avenue and Interstate 75. The uses in the immediate vicinity are a mix of residential, office and commercial. The adjoining properties to the west are developed for a mobile home and RV park, single-family, multi-family, auto repair and service, and vacant land. The property to south is developed for corporate office campus use. The Interstate-75 right-of-way abuts the eastern boundary with widths that vary from 431 to 677 feet. To the east of Interstate 75, the property is the subject of a pending rezoning to from AR to PD (22-0683). The properties to the north of E Hillsborough Avenue/E US Hwy 92 are developed as a propane gas supply company, a memorial park, and a mixed use site with residential and commercial activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

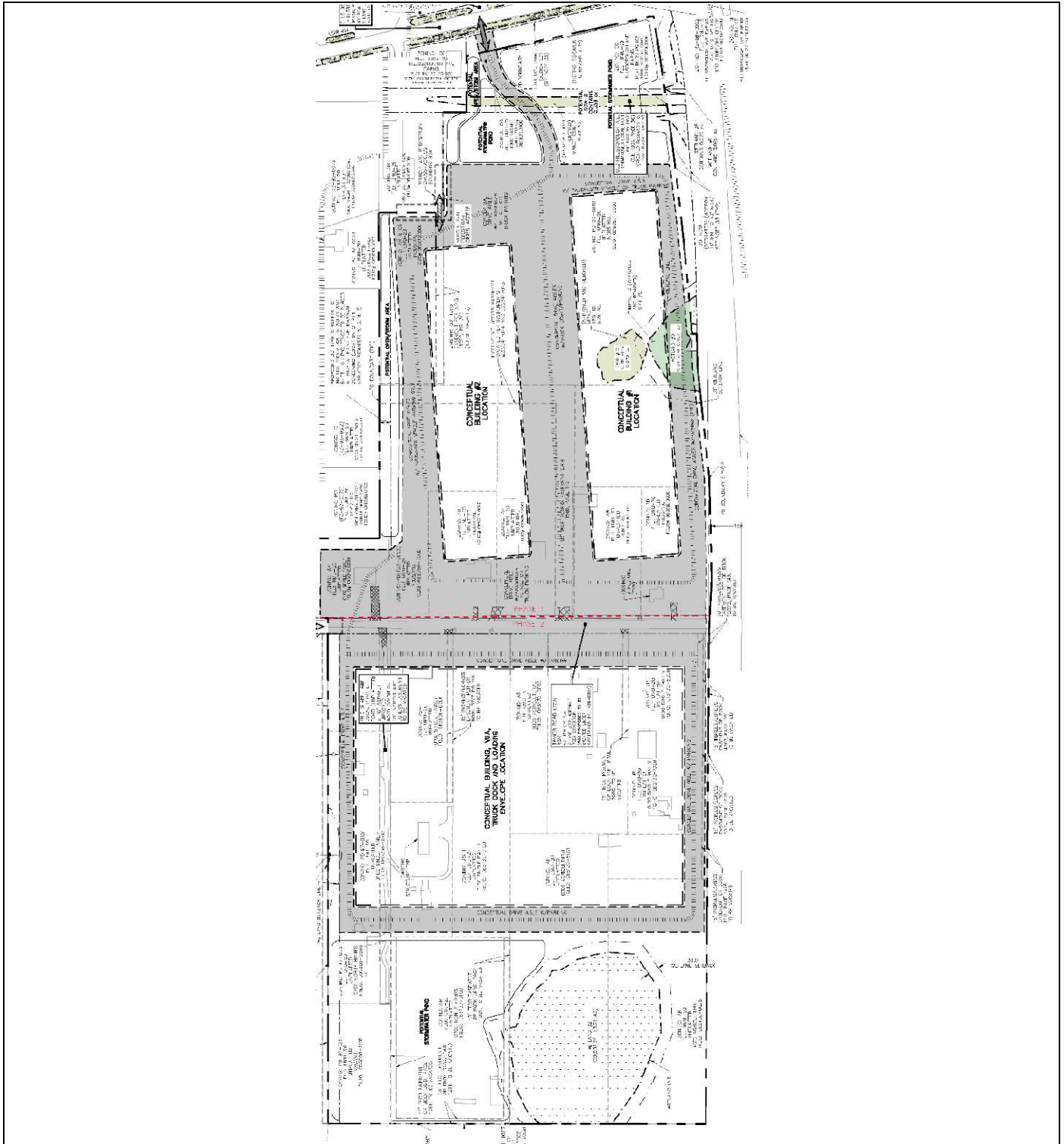


Subject Site Future Land Use Category	Urban Mixed Use-20 (UMU-20)
Maximum Density/FAR	20 dwellings per gross acre (du/ga)/FAR: 1.0
Typical Uses	Agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.

	PD 12-0196 (Parcel B)	20 DU/GA/ FAR: 1.0 up to 650,000 SF	BPO, CG, Light Industrial, warehousing, single-family & multi-family	Warehousing
West	CG	NA/ FAR: 0.27	Commercial & Service	Auto Repair & Service
	AR	1 DU/5 GA/ FAR: NA	Agricultural & Single-Family	Single-Family
	PD 92-0072	12 DU/GA/ FAR: NA	Mobile Home & RV Park	Pasture & Mobile Home Park
	AR/ PD 00-1191	1 DU/5 GA/FAR: NA 16.8 DU/GA/FAR: NA	Agricultural & Single-Family Multi-family	Undeveloped/ Multi-family

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Ave.	FDOT Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner 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 type="checkbox"/> Other
Interstate 75	FDOT Limited Access Arterial	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,684	188	184
Proposed	3,686	289	274
Difference (+/-)	+2,002	+101	+90

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" 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 type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: Per 1,000 SF -- Urban Mobility, Northeast Fire (add to existing PD 380,000 SF warehouse, manufacturing, industrial, and distribution. Revised PD totals 760,000 SF) Warehouse Manufacturing Light Industrial Mobility: \$1,337 Mobility: \$3,315 Mobility: \$4,230 Fire: \$ 34 Fire: \$ 34 Fire: \$ 57				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development would be developed with a maximum building coverage and floor area ratios of 0.30 (after the Tanner Road Right-of-Way vacation). The proposed buffering and screening would include with 30-foot buffer with Type C screening with a 6-foot-tall PVC fence in lieu of a masonry wall (variation requested) where the site adjoins the residential properties to the west in Phase 1 and undeveloped AR-zoned property in Phase 2. The minimum requirements of a Type-C screening include:

- a. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line;
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco. A variation to allow a 6-foot-tall vinyl fence in lieu of a masonry wall is included with this request. This variation request was approved for Phase 1 under PD 22-0692; and
- c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

In addition to the 30-foot Type C buffer, the building envelopes are also separated from the abutting properties to the west by a drive aisles that are approximately 70 feet wide in Phase 1 and 35 feet wide in Phase 2. The remaining boundaries of the subject property abut commercial properties used for vehicle repair and customization, 130 feet of right-of-way to the north, and 431 to 677 feet of right-of-way to east, a corporate office campus to the south. The corporate office campus to the south would be separated from the building envelope by more than 550 feet. Direct access to Tanner Road would also be restricted to emergency ingress and egress. Except for emergency ingress and egress, access will be restricted to E Hillsborough Avenue and routed away from the neighboring residential properties.

The building envelope in Phase 1 of the development is separated from the residential properties to the east by more than 150 feet, making the 2:1 setback requirements for buildings taller than 20 feet irrelevant. The building envelope in Phase 2 is approximately 73 feet from the nearest property that could be developed for residential use, which would limit the maximum building height to 41.3 feet. However, due to the extensive planting requirements required by a Type "C" screening Staff finds that the 3.5 feet off additional height would have minimal adverse impacts on the neighboring properties. As such, the additional 2:1 setback requirement shall not apply.

The proposed variations to accommodate a storm pond and to allow a PVC fence in lieu of a masonry wall would apply to the western boundary of the property. Due to the 30-foot Type C landscape buffer and additional building envelope separation, and the allowance of passenger vehicle parking only, staff finds the use of a 6-foot-tall PVC fence would provide adequate screening between the proposed development and the residential properties. Additionally, the required landscaping plantings would be installed within the remaining reduced-width buffer area and would be able to achieve the similarly effective screening results.

5.2 Recommendation

Basen on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, the applicant shall make the following changes to the general site plan: revise maximum and proposed FAR tabulations to 0.31 before vacated ROW – Tanner and 0.30 after vacated ROW - Tanner and revise maximum building coverage to 31% before vacated ROW – Tanner and to 30% after vacated ROW – Tanner.

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

1. Development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan.
2. Development of the project shall be limited to no more than 760,000 square feet of gross floor area. Allowable uses are restricted to warehousing, with or without distribution center, wholesale distribution (trade), manufacturing, processing, production, and professional services. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 3,686 gross average daily trips, 289 gross a.m. peak hour trips, or 274 gross p.m. peak hour trips. Additionally:
 - 2.1 Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), 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.
3. Building setbacks shall be as follows:
 - Front: 30 feet;
 - Side: 30 feet; and
 - Rear: 30 feet
4. The maximum FAR shall be 0.30 before FDOT right-of-way preservation and 0.31 after FDOT right-of-way preservation.
5. The maximum building height shall be 45 feet. (The additional 2:1 setback requirement shall not apply.)
6. The maximum impervious surface area of the project shall be 80 percent.
7. The maximum building coverage shall be 30 percent before FDOT right-of-way preservation and 31 percent after FDOT right-of-way preservation.
8. The 30-foot buffers with Type "C" screening located along the western side of the development site may use a 6-foot PVC fence in lieu of a masonry wall, and the slopes of the stormwater facilities may exceed 2:1 within the required buffer area of phase 1.
9. The site shall have one vehicular access connection on Hillsborough Avenue and one gated emergency access connection to Tanner Road.
10. With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Avenue at the project access connection, unless otherwise approved by FDOT:
 - a. Construct an eastbound right turn lane;
 - b. Construct a westbound left turn lane; and

- c. Construct the driveway connection to have 3 lanes: one inbound and two outbound with one left out and one right out.
11. The project shall provide vehicular and pedestrian cross access to folio: #65082.0100 within the bounding box shown on the PD site plan.
 12. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
 13. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
 14. The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.
 15. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 16. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 17. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
 18. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
 19. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
 20. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted ~~preliminary plan/plat~~ site construction plans through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted ~~preliminary plan~~ site construction plan to avoid adverse impacts to these trees.
 21. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
 22. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
 23. 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.

- 24. 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.
- 25. If the notes and/or graphics 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.
- 26. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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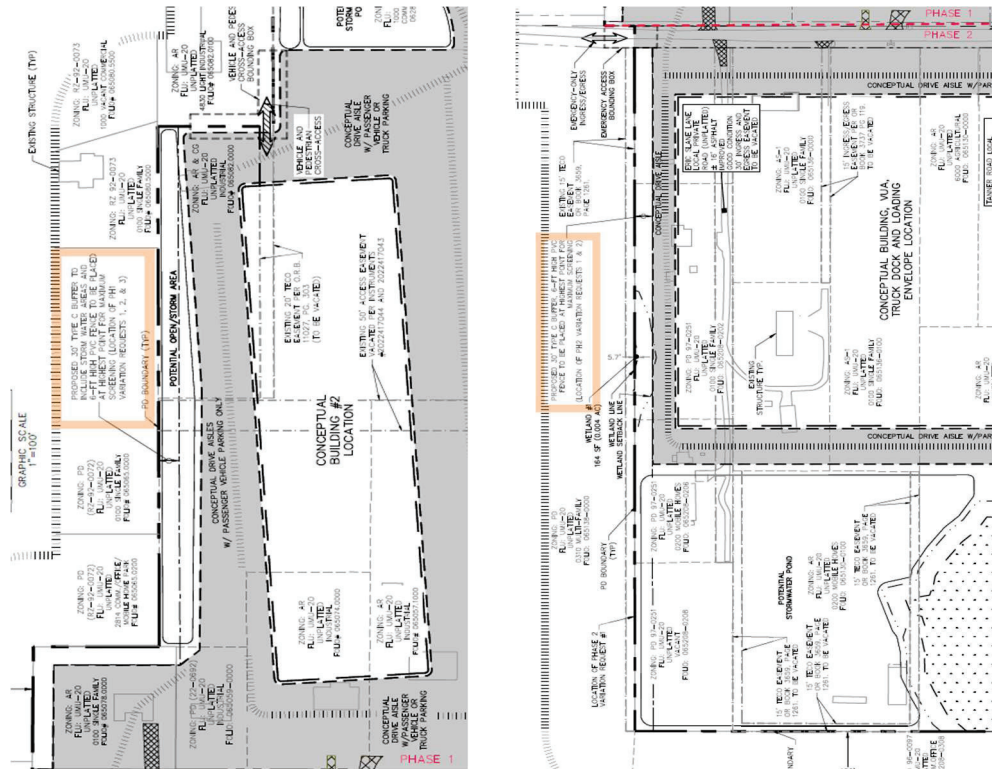
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

7.1 Variation Request

VARIATIONS SUMMARY			
Location	Code Section	Requirement	Variation
Phase 1, western boundary	6.06.06	Masonry walls are required for Type "C" screening.	The applicant is requesting approval of a 6-foot PVC fence in lieu of the masonry wall.
	6.06.06	To prevent the littoral shelf from sloughing, the slope below the shelf should be no greater than 2:1.	The applicant is requesting approval to allow stormwater ponds within a required buffer to exceed a 2:1 slope.
Phase 2, western boundary	6.06.06	Masonry walls are required for Type "C" screening.	The applicant is proposing a 6-foot PVC fence in lieu of the masonry wall.



The applicant provided the following reasons to justify the approval of the variation requests:

1. The fence variations are requested to provide a fence material that is more compatible and aesthetically pleasing to the surrounding residential development.
2. The variation is necessary to achieve a creative and innovative development (warehouse and warehouse distribution) and the variation is mitigated through other design features such as a PVC fence instead of a masonry wall.
3. Further, the variation is in harmony with the Hillsborough County Land Development Code because adequate screening will still be provided; the applicant is providing a different fence material that is more aesthetically pleasing and common in residential areas.
4. The variation will not interfere with the rights of adjacent property owners because a PVC fence will be provided.

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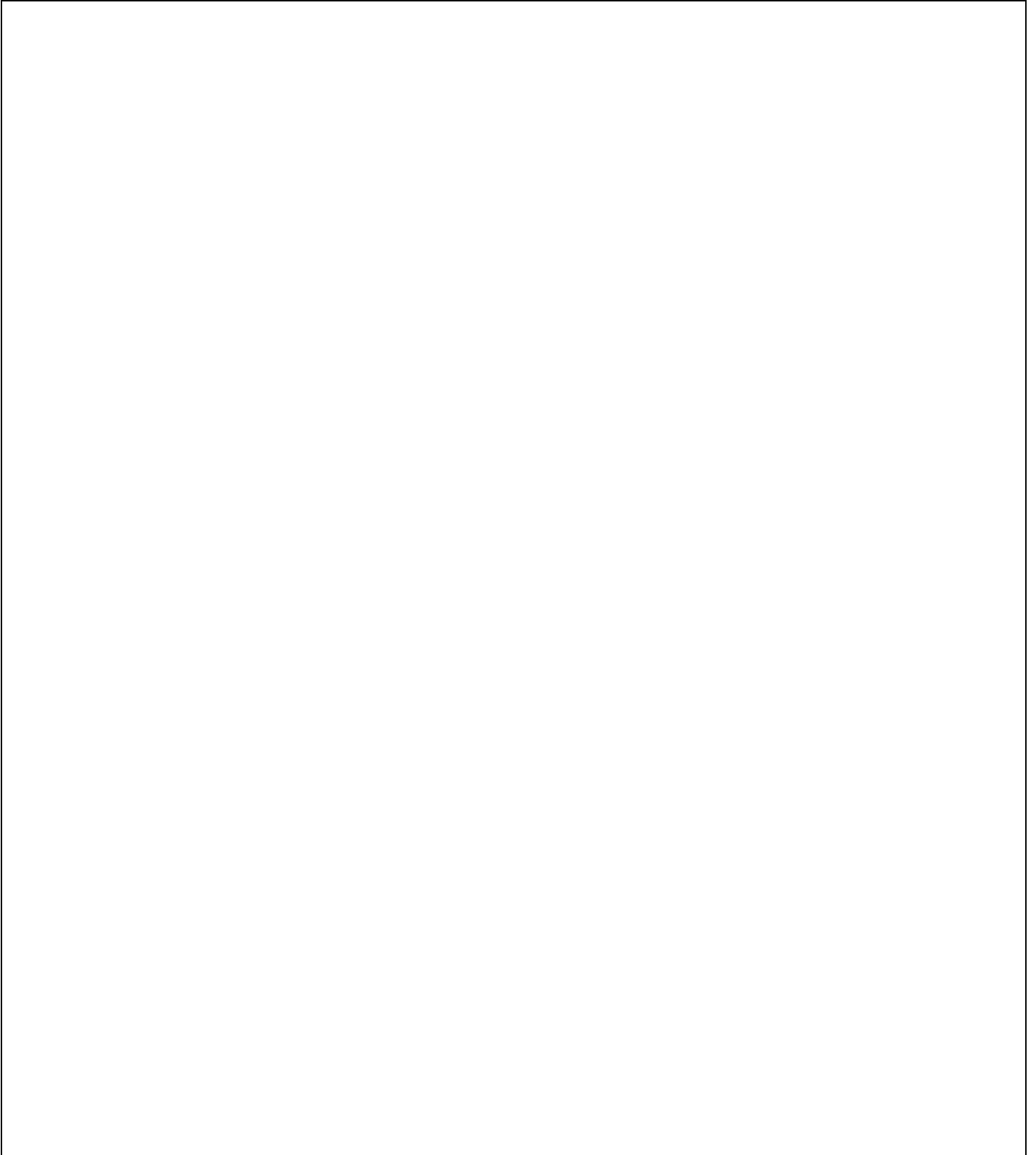
Case Reviewer: Sam Ball

7.2 Property Violations

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

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/16/2026

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: PD 26-0220

- 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 development shall permit a maximum of 760,000 s.f. of warehousing, with or without distribution center, wholesale distribution (trade), manufacturing, processing, production, and professional service uses. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 3,686 gross average daily trips, 289 gross a.m. peak hour trips, or 274 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), 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.
- The site shall have one (1) vehicular access connection on Hillsborough Ave. and one (1) gated emergency access connection to Tanner Rd.
- With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, unless otherwise approved by FDOT:
 - a. Construct an eastbound right turn lane;
 - b. Construct a westbound left turn lane; and
 - c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
- The project shall provide vehicular and pedestrian cross access to folio#65082.0100 within the bounding box shown on the PD site plan.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.

- The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The subject property fronts Hillsborough Ave. and is bounded by Interstate 75 to the west and Tanner Rd. to the south. The applicant is requesting to rezone the +/- 58.95-acre site (57.85 acres plus 1.11 acres of Tanner Road, which is proposed to be vacated) from Planned Development (PD 22-0692 and 97-0251), Agricultural Rural (AR), and Agricultural, Single Family 1 (AS-1) to Planned Development (PD). The proposed PD is seeking approval of 760,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, production and professional service uses. The future land use designation is Urban Mixed Use 20 (UMU-20).

The approved PD 22-0692 allows for 380,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production (currently under construction); and the approved PD 97-0251 is approved for single family residential development.

The proposed rezoning encompasses a +/- 1,000-foot segment of Tanner Rd., totaling a +/-1.11-acre area, which must be vacated prior to development. Proposed Tanner Rd. vacation of right of way, petition # VR26-0007, is concurrently under review.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 760,000 s.f. of manufacturing uses (ITE LUC 140) or professional services (ITE LUC 710), although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if the developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses that are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine

whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Section 6.04.02.B Administrative Variance process.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0692: 380,000 Sq Ft Industrial Park (ITE LUC 130)	1,584	179	175
PD 97-025: 4 Single Family Detached Units (ITE 210)	36	3	3
AS-1: 3 Single Family Detached Units (ITE LUC 210)	28	3	3
AR: 4 Single Family Detached Units (ITE LUC 210)	36	3	3
Total Trips	1,684	188	184

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 760,000 Sq Ft Various Industrial and Professional Services (ITE LUC 156), Per Applicant’s Traffic Study *	3,686	289	274

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+2,002	+101	+90

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Hillsborough Ave. is an undivided 2-lane, arterial roadway maintained by FDOT. The roadway consists of +/- 12-foot lanes and a total of +/- 35 feet of pavement, lying within a +/- 130-foot wide right-of-way along the project’s northern boundary. There is a sidewalk on the south side and bicycle lanes on both sides along project frontage.

Hillsborough Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. No additional right of way is needed per FDOT.

Tanner Rd. is a substandard local roadway, maintained by the County, that is characterized by an +/- 20-foot paved surface lying within +/- 50 feet of right-of-way. There are no sidewalks or bicycle facilities present along Tanner Rd. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12’ travel lanes within 54’ minimum right of way for a non-Residential Development. The proposed PD site plan includes only a gated emergency access to Tanner Rd. Therefore, the developer will not be required to improve Tanner Rd. to standard.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access connection on Hillsborough Ave. and a gated emergency access to Tanner Rd.

As per FDOT comments and the applicant’s submitted site access analysis, the developer will be required to make the following site access improvements at the Hillsborough Ave. access connection:

- a. Construct an eastbound right turn lane;
- b. Construct a westbound left turn lane; and
- c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.

Staff notes that the above site access improvements are under construction.

Cross access is proposed to the foilo#65082.0100 to the west within a cross access bounding box identified in the PD site plan.

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

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

ROADWAY LEVEL OF SERVICE

Tanner Rd. is not a roadway included in the 2024 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92	WILLIAMS RD	US HWY 301	D	F

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 26-0220

DATE OF HEARING: February 23, 2026

APPLICANT: Jacob T. Cremer / Barbas Cremer, PLLC

PETITION REQUEST: The request is to rezone a parcel of land from AR, AS-1, PD 22-0692 & PD 97-0251 to PD

LOCATION: Southwest corner of I-75 and E. US Highway 92 (Hillsborough Avenue)

SIZE OF PROPERTY: 57.85 acres m.o.l.

EXISTING ZONING DISTRICT: AR, AS-1 PD 22-0692 & PD 97-0251

FUTURE LAND USE CATEGORY: UMU-20

SERVICE AREA: Urban

COMMUNITY PLANNING AREA: East Lake / Orient Park

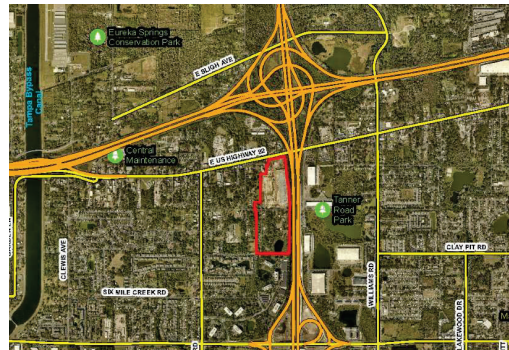
DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 26-0220 (Rev)
Zoning Hearing Master Date: February 23, 2026
BOCC Land Use Meeting Date: April 7, 2026



1.0 APPLICATION SUMMARY

Applicant: Jacob T. Cremer – Barbas Cremer, PLLC
FLU Category: UMU-20
Service Area: Urban
Site Acreage: 57.85
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary
 The applicant is requesting to rezone 21 properties located at the southwest intersection of I-75 and E US Highway 92 from AS-1, AR, and PD (97-0251 and 22-0692) to accommodate the development of “Phase 2” of 2 of a warehousing, wholesale distribution center, processing, production, and professional services facility. Phase 1 is currently being developed under the requirements of PD 22-0692 for warehousing, distribution, manufacturing, and processing use. The application also includes the vacation of a portion of Tanner Road, which is being considered and reviewed as a related item under application V26-0007.

Zoning	Existing		Proposed		
Districts	AR	AS-1	PD 97-0251	PD 22-0692	PD 26-0220
Typical General Uses	Single-Family Residential/ Agricultural	Single-Family Residential/ Agricultural	Single-Family, detached	Warehousing, with or without distribution center, wholesale distribution, manufacturing, processing, or production.	Warehousing, with or without distribution center, wholesale distribution, manufacturing, processing, or production.
Acreage	22.7	3.0	4.84	27.8 (27.0 after dedications)	58.96
Density/ Intensity	1 unit per 5 acres	1 unit per acre	DU/GA: 0.83 FAR NA	N/A FAR: 0.31 (0.33 after dedications)	N/A FAR: 0.31 (0.30 after ROW vacation)
Mathematical Maximum*	4 units	3 units	4	380,000 SF GFA	760,000 SF GFA

*number represents a pre-development approximation

Development Standards	Existing			Proposed
Districts	AR	AS-1	PD 22-0692	PD 26-0220
Lot Size/Lot Width	5 acres / 150'	1 acre / 150'	NA	NA
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides	30' Front 30' Rear 30' Sides	30' Front 30' Rear 30' Sides
Height	50'	50'	45'	45'

APPLICATION NUMBER:	PD 26-0220
ZHM HEARING DATE:	February 23, 2026
BOCC LUM MEETING DATE:	April 7, 2026
	Case Reviewer: Sam Ball

Additional Information	
PD Variations	LDC Part 6.06.00 (Landscaping/Buffering) Allow slopes of 2:1 or greater within a required buffer Allow for Type "C" screening with a 6-foot PVC fence in place of a masonry wall
Waivers to the Land Development Code	

Planning Commission Recommendation: Consistent	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

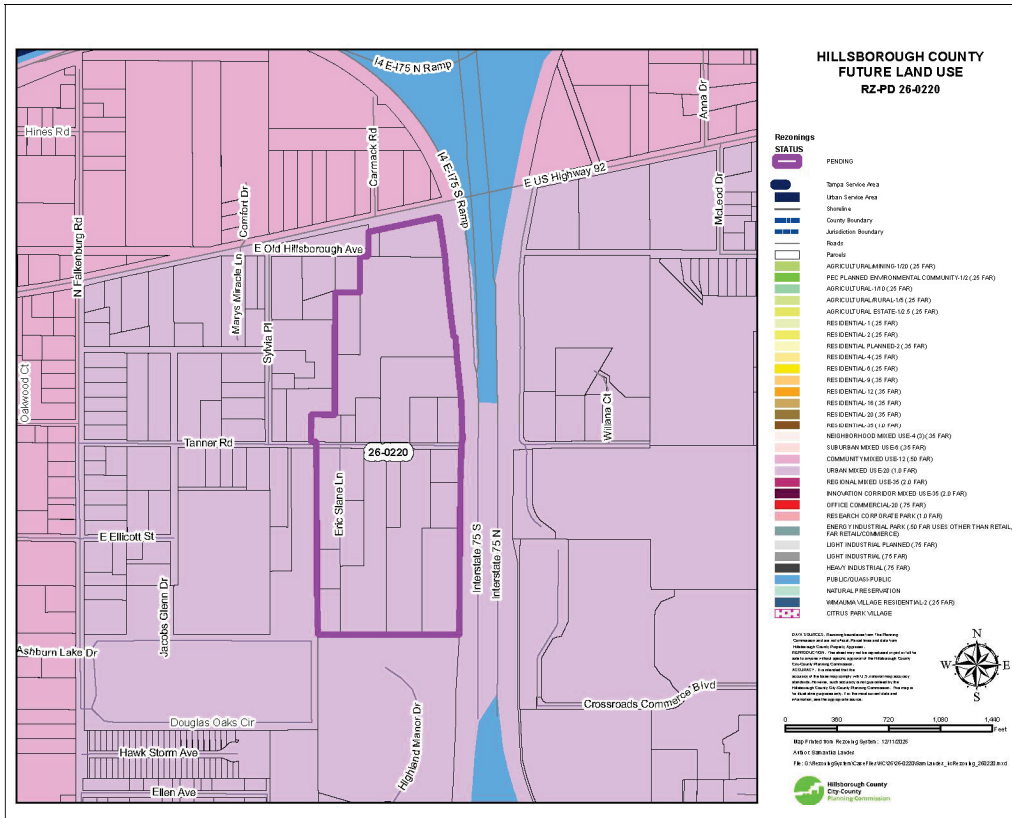


Context of Surrounding Area:

The property is located at the southwest corner of E Hillsborough Avenue and Interstate 75. The uses in the immediate vicinity are a mix of residential, office and commercial. The adjoining properties to the west are developed for a mobile home and RV park, single-family, multi-family, auto repair and service, and vacant land. The property to south is developed for corporate office campus use. The Interstate-75 right-of-way abuts the eastern boundary with widths that vary from 431 to 677 feet. To the east of Interstate 75, the property is the subject of a pending rezoning from AR to PD (22-0683). The properties to the north of E Hillsborough Avenue/E US Hwy 92 are developed as a propane gas supply company, a memorial park, and a mixed use site with residential and commercial activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

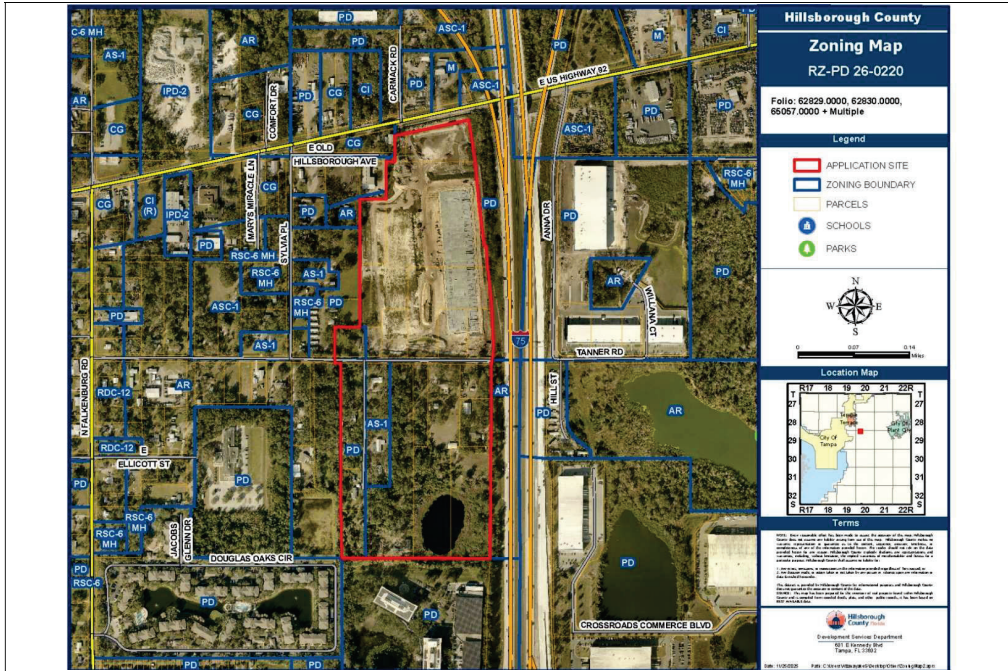
2.2 Future Land Use Map



Subject Site Future Land Use Category	Urban Mixed Use-20 (UMU-20)
Maximum Density/FAR	20 dwellings per gross acre (du/ga)/FAR: 1.0
Typical Uses	Agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

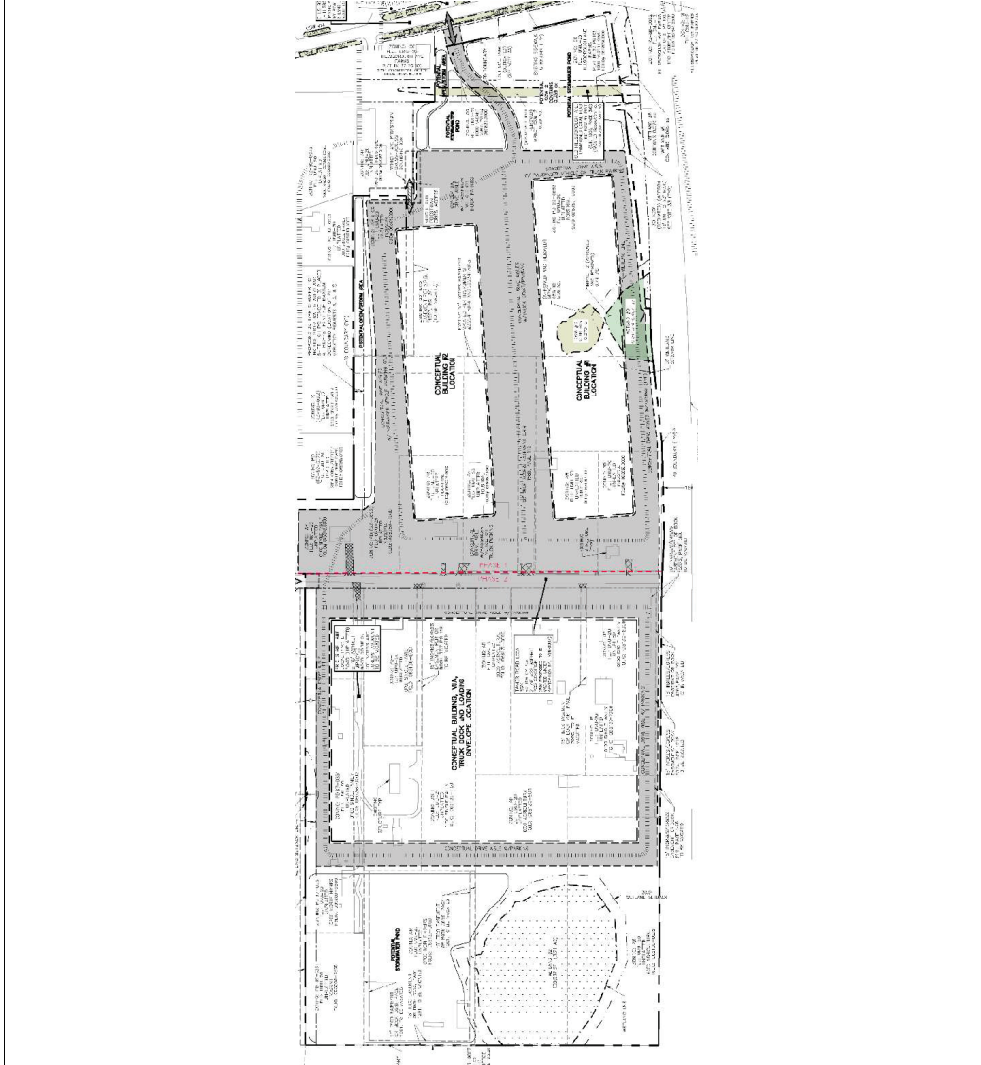
Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	M	NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, & Industrial	Propane Supply
	PD 88-0052	2 DU/GA/FAR: 0.20	Mixed Use Residential & Commercial	Mixed Use Residential & Commercial
	ASC-1	1 DU/GA/FAR: NA	Agricultural & Single-Family	Memorial Park
South	PD 96-0097 (Pod 10)	20 DU/GA/FAR: 1.0	Office, Multi-family	Office
East	PD 22-0683	NA/ FAR: 0.22	Warehousing, Wholesale Distribution, Manufacturing, Processing, Production, & Professional Services)	Pasture
	PD 92-0074	12 DU/GA/FAR: NA	Mobile Home & RV Park	Mobile Home Park

APPLICATION NUMBER: PD 26-0220
ZHM HEARING DATE: February 23, 2026
BOCC LUM MEETING DATE: April 7, 2026 **Case Reviewer:** Sam Ball

	PD 12-0196 (Parcel B)	20 DU/GA/ FAR: 1.0 up to 650,000 SF	BPO, CG, Light Industrial, warehousing, single-family & multi-family	Warehousing
West	CG	NA/ FAR: 0.27	Commercial & Service	Auto Repair & Service
	AR	1 DU/5 GA/ FAR: NA	Agricultural & Single-Family	Single-Family
	PD 92-0072	12 DU/GA/ FAR: NA	Mobile Home & RV Park	Pasture & Mobile Home Park
	AR/ PD 00-1191	1 DU/5 GA/FAR: NA 16.8 DU/GA/FAR: NA	Agricultural & Single-Family Multi-family	Undeveloped/ Multi-family

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	PD 26-0220	
ZHM HEARING DATE:	February 23, 2026	
BOCC LUM MEETING DATE:	April 7, 2026	Case Reviewer: Sam Ball

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
Hillsborough Ave.	FDOT Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner 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 type="checkbox"/> Other
Interstate 75	FDOT Limited Access Arterial	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,684	188	184
Proposed	3,686	289	274
Difference (+/-)	+2,002	+101	+90

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environmental Lands Management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
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	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other _____															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Impact/Mobility Fees: Per 1,000 SF -- Urban Mobility, Northeast Fire (add to existing PD 380,000 SF warehouse, manufacturing, industrial, and distribution. Revised PD totals 760,000 SF) <table border="0" style="width: 100%;"> <tr> <td>Warehouse</td> <td>Manufacturing</td> <td>Light Industrial</td> </tr> <tr> <td>Mobility: \$1,337</td> <td>Mobility: \$3,315</td> <td>Mobility: \$4,230</td> </tr> <tr> <td>Fire: \$ 34</td> <td>Fire: \$ 34</td> <td>Fire: \$ 57</td> </tr> </table>					Warehouse	Manufacturing	Light Industrial	Mobility: \$1,337	Mobility: \$3,315	Mobility: \$4,230	Fire: \$ 34	Fire: \$ 34	Fire: \$ 57			
Warehouse	Manufacturing	Light Industrial														
Mobility: \$1,337	Mobility: \$3,315	Mobility: \$4,230														
Fire: \$ 34	Fire: \$ 34	Fire: \$ 57														
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments												
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development would be developed with a maximum building coverage and floor area ratios of 0.30 (after the Tanner Road Right-of-Way vacation). The proposed buffering and screening would include with 30-foot buffer with Type C screening with a 6-foot-tall PVC fence in lieu of a masonry wall (variation requested) where the site adjoins the residential properties to the west in Phase 1 and undeveloped AR-zoned property in Phase 2. The minimum requirements of a Type-C screening include:

- a. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line;
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco. A variation to allow a 6-foot-tall vinyl fence in lieu of a masonry wall is included with this request. This variation request was approved for Phase 1 under PD 22-0692; and
- c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

In addition to the 30-foot Type C buffer, the building envelopes are also separated from the abutting properties to the west by a drive aisles that are approximately 70 feet wide in Phase 1 and 35 feet wide in Phase 2. The remaining boundaries of the subject property abut commercial properties used for vehicle repair and customization, 130 feet of right-of-way to the north, and 431 to 677 feet of right-of-way to east, a corporate office campus to the south. The corporate office campus to the south would be separated from the building envelope by more than 550 feet. Direct access to Tanner Road would also be restricted to emergency ingress and egress. Except for emergency ingress and egress, access will be restricted to E Hillsborough Avenue and routed away from the neighboring residential properties.

The building envelope in Phase 1 of the development is separated from the residential properties to the east by more than 150 feet, making the 2:1 setback requirements for buildings taller than 20 feet irrelevant. The building envelope in Phase 2 is approximately 73 feet from the nearest property that could be developed for residential use, which would limit the maximum building height to 41.3 feet. However, due to the extensive planting requirements required by a Type "C" screening Staff finds that the 3.5 feet off additional height would have minimal adverse impacts on the neighboring properties. As such, the additional 2:1 setback requirement shall not apply.

The proposed variations to accommodate a storm pond and to allow a PVC fence in lieu of a masonry wall would apply to the western boundary of the property. Due to the 30-foot Type C landscape buffer and additional building envelope separation, and the allowance of passenger vehicle parking only, staff finds the use of a 6-foot-tall PVC fence would provide adequate screening between the proposed development and the residential properties. Additionally, the required landscaping plantings would be installed within the remaining reduced-width buffer area and would be able to achieve the similarly effective screening results.

5.2 Recommendation

Basen on the above considerations, staff recommends approval of the request subject to conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 23, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Ms. Nicole MacInnes 2002 West Cleveland Street testified on behalf of the applicant regarding a rezoning of 57 acres in the East Lake Orient Park area. She showed graphics to discuss the parcel history which includes the northern parcel which was rezoned in 2022 for industrial land uses. The rezoning is to add multiple parcels of land to the south for additional warehouse uses. She discussed the location of the property as bordering I-75 and Hillsborough Avenue.

Mr. David Smith 401 East Jackson Street testified on behalf of the applicant regarding the existing development. He stated that the rezoning was essentially an expansion of the existing project which is currently under construction and was zoned in 2022. An access point connects off of US 92 which will carry the traffic from both pieces of property. He added that there is a companion vacation of right-of-way application for Tanner Road in between the two parcels which prevent it from being a dead-end road and also preventing traffic from the property from using Tanner Road for truck purposes as it will be for emergency access only. Mr. Smith testified that the rezoning renews the Phase 1 approval for the PD which is about 380,000 square feet and expands it to the additional properties. Phase 2 will add an additional 380,000 square feet for a total of 760,000 square feet maximum. Mr. Smith discussed the requested signal at US 92 and discussions with FDOT. He stated that the proposed site plan unifies the two properties and that the requested variation is intended only to utilize different materials in the buffer area. He testified that the requested variations were approved with the Phase 1 development and are proposed in Phase 2. He described the surrounding properties and stated that the rezoning is consistent with the Comprehensive Plan and the East Lake Orient Park Community Plan.

Hearing Master Finch asked Ms. MacInnes to confirm that Phase 1 is PD 22-0692. Ms. MacInnes replied yes. Hearing Master Finch asked Ms. MacInnes if it was fair to say that Phase 2 is a mirror of those uses already permitted in Phase 1. Ms. MacInnes replied yes.

Hearing Master Finch detailed a conversation she had with the County Attorney's Office prior to the Zoning Hearing Master hearing regarding the variation for the slope of stormwater pond and whether that is considered under a PD variation as it seemed like a technical request that would be evaluated by a drainage engineer similar to administrative transportation variances are reviewed by the County engineer. The County Attorney replied in the conversation after conferring with Development Services Department staff that the request can be in the form of a PD variation.

Mr. Sam Ball, Development Services staff, testified regarding the County's staff report. He stated that the applicant is requesting to rezone 57.85 acres from AR, AS-1 and PD to Planned Development to accommodate the second phase of a new improved development that it currently under construction for up to 380,000 square feet of warehousing, distribution, manufacturing and processing uses. He stated that the project is located at the southwest corner of East Hillsborough Avenue and Interstate 75 which is approximately 1.3 mile south of the I-4/I-75 intersection. Mr. Ball described the applicant's two PD variation requests which pertain to a request to construct a fence rather than a masonry wall and a request to increase the slope of the stormwater pond within the buffer, both on the west side of the property. A right-of-way vacation application for Tanner Road is also in process. Staff found the request for the fence instead of the wall supportable as it would provide adequate screening between the project and the residential properties and that the increase in slope would have no impact on the neighboring properties. He detailed the surrounding land uses and the associated traffic and access. Staff finds the request approvable subject to the proposed conditions.

Hearing Master Finch asked Ms. Heinrich about the PD variation for the increase in slope. Ms. Heinrich replied that the variation for the increase in slope pertains to the buffer which by definition includes what is and what is not allowed in the buffer. She stated that one of the items not permitted in the buffer is a stormwater pond of a particular slope. Therefore, if the pond is not of that slope, then the applicant can request a variation or could request a reduction in the buffer width to take it out of the buffer altogether. Ms. Heinrich testified that in the subject case, the applicant opted to recognize the other slope. She stated that the County's stormwater technical manual does require that the pond be surrounded by fencing for safety reasons. Hearing Master Finch asked Ms. Heinrich to confirm that if the rezoning were approved, that the stormwater ponds are reviewed by the County's stormwater technical staff for safety after the zoning process. Ms. Heinrich replied that was correct.

Ms. Willow Michie, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Michie stated that the site is designated Urban Mixed Use-20 by the Comprehensive Plan and located in the Urban Service Area and the East Lake Orient Park Community Plan. Ms. Michie stated that the proposed use is compatible with the existing development pattern She added that the request is consistent with the intent of the East Lake Orient Park Community Plan Staff found the rezoning consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

Ms. Heinrich asked the Hearing Master if she had received the revised staff report. Hearing Master Finch replied yes. Mr. Ball testified that the change to the report pertained to zoning condition # 20 and was revised to address the site plan process.

Mr. Smith testified during the rebuttal period that the change to the zoning condition originally was drafted to require a preliminary site plan and the applicant would like to the ability to file site construction plans.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Ball submitted a revised County staff report into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject property is 57.85 acres in size and is currently zoned Agricultural Rural (AR), Agricultural Single-Family-1 (AS-1), Planned Development (PD 22-0692), and Planned Development (PD 97-0251) and is designated Urban Mixed Use-20 (UMU-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the East Lake Orient Park Community Plan.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to permit a maximum of 760,000 square feet of warehousing (with or without a distribution center), wholesale distribution (trade), manufacturing, processing, production and professional services. A maximum vehicular trip cap has been established as a part of the proposed zoning conditions.
3. The applicant's representatives testified that the intent of the rezoning is to expand the 380,000 warehousing project currently under construction as permitted by PD 22-0692. The applicant proposes a Phase 2 with an additional 380,000 square feet with the same land uses.

4. No waivers are requested.
5. Two Planned Development variations are requested and apply to the western side of the property. The first pertains to the required masonry wall. The applicant would like to construct a 6-foot PVC fence instead. The second variation pertains to the required slope for a stormwater pond. The applicant would like to allow the stormwater pond within the buffer at a slope that is greater than 2:1.

The applicant justifies the PVC fence instead of the masonry wall as it will be more aesthetically pleasing to the surrounding residential homes.

The Hearing Master questioned the County Attorney regarding the stormwater slope variation as to whether it qualified as a PD variation. The County Attorney consulted with Development Services Department staff who testified on the record that the Code specifies what can be permitted within a buffer and that if it is a stormwater pond, it can have no greater than a 2:1 slope and therefore can be requested for a PD variation if it does not meet that standard. Development Services Department staff testified that the stormwater pond is required to be fenced and will be reviewed by County stormwater technical staff during the permitting process if the rezoning application is approved.

It is noted that both PD variations were requested and approved as a part of PD 22-0692.

The requested variations meet Land Development Code Section 5.03.06.C(b) as the proposed PVC fence meets the intent of the screening requirement. The increase in the slope of the stormwater pond will not impact adjacent properties as it will be fenced for safety purposes and further reviewed by County technical stormwater staff during the plan review stage of the process.

6. The Planning Commission supports the rezoning request and found the proposed use consistent with the Comprehensive Plan.
7. No testimony in opposition was provided at the Zoning Hearing Master hearing or submitted into the record.
8. The rezoning request to PD for the development of warehousing, wholesale distribution, processing, production and professional service land uses is consistent with the Land Development Code and the Comprehensive Plan.

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.

SUMMARY

The applicant is requesting a rezoning from AR, AS-1, PD 22-0692 and PD 97-0251 to the PD zoning district for the development of warehousing, wholesale distribution, processing, production and professional service land uses

No waivers are requested.

PD variations are requested pertaining to the western portion of the site and request to construct a PVC fence instead of the required masonry wall and to increase the slope of a stormwater pond. The variations meet Land Development Code Section 5.03.06.C(b) as the proposed PVC fence meets the intent of the requirement and that the stormwater pond will be fenced for safety purposes and reviewed by County technical staff during the plan review process.

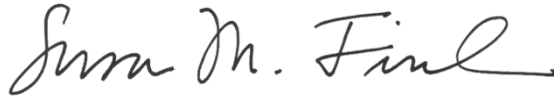
The Planning Commission staff support the request and found the proposed use compatible with the existing development pattern.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The rezoning request to PD for the development of warehousing, wholesale distribution, processing, production and professional service land uses is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

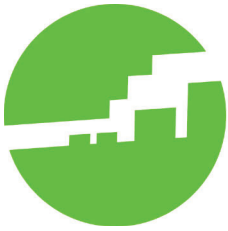
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



March 16, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**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	
<p>Hearing Date: February 23, 2026</p> <p>Report Prepared: February 12, 2026</p>	<p>Case Number: PD 26-0220</p> <p>Folio(s): 65078.000, 65208.0202, 65208.0206, 65208.0208, 65136.0000, 65136.0100, 65130.0000, 65130.0025, 65130.5001, 65130.5000, 65130.7000, 62829.0000, 62830.0000, 65057.0000, 65057.1000, 65067.0000, 650969.0000, 65074.0000, 65079.0000, 65082.0000</p> <p>General Location: South of East Hillsborough Avenue and west of Interstate-75</p>
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Urban Mixed Use-20 (20 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Rezone to Planned Development (PD) to add additional acreage into an existing Planned Development and add 2 additional buildings for warehousing, with or without a distribution center.
Parcel Size	57.85 ± acres
Street Functional Classification	East Hillsborough Avenue – State Principal Arterial

	Interstate-75 – State Principal Arterial
Commercial Locational Criteria	N/A
Evacuation Area	A portion is in E

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Urban Mixed Use-20	AR + PD + AS-1	Single Family, Agricultural, Light Industrial + Vacant
North	Urban Mixed Use-20 + Community Mixed Use-12	PD + ASC-1 + CG + CI + M + IPD-1 + IPD-2	Light Commercial + Heavy Commercial + Light Industrial + Heavy Industrial + Single Family
South	Urban Mixed Use-20	PD + RSC-6 + RDC-12 + CN + BPO	Light Commercial + Multi-Family
East	Urban Mixed Use-20 + Residential-9	AR + AS-1 + RSC-6 + RSC-9 + PD	Mobile Home Park + Vacant + Public/Quasi-Public/Institutional + Single Family
West	Urban Mixed Use-20 + Community Mixed Use-12	AR + ASC-1 + RSC-6 + RDC-12 + CG + CI + PD	Single Family + Multi-Family + Educational

Staff Analysis of Goals, Objectives and Policies:

The 57.85 ± acre subject site is south of East Hillsborough Avenue and west of Interstate-75. The subject site is in the Urban Service Area and is within the East Lake-Orient Park Community Plan. The applicant is requesting a rezoning to a Planned Development (PD) to add additional acreage into an existing Planned Development and add 2 additional buildings for warehousing, with or without a distribution center.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County’s anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that

“compatibility does not mean ‘the same as,’ but rather refers to the sensitivity of development proposals in preserving the character of existing development.” The subject property currently consists of vacant land and has approved light industrial warehousing uses under the previous Planned Development approval 22-0692. Similar light industrial uses are located to the north along East Hillsborough Avenue and east across Interstate-75. Residential development is predominantly located to the south and west, while the commercial and industrial uses are oriented along East Hillsborough Avenue and Interstate-75 corridors. Considered collectively, this mix of surrounding land uses establishes a development pattern that supports the proposed use, especially as it is located at the southwest corner of the intersection of East Hillsborough Avenue and Interstate-75, where similar uses are found. Accordingly, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objective 2.1 and 2.2, and their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use 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 Urban Mixed Use-20 (UMU-20) Future Land Use category allows for the consideration of agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations. The UMU-20 Future Land Use designation allows for a maximum of 20 dwelling units per gross acre and a maximum intensity of 1.00 Floor Area Ratio (FAR). With 57.85 acres, the subject site may be considered for a maximum of 2,519,946 square feet (57.85 acres x 43,560 square feet/acre = 2,519,946 square feet X 1.00 FAR = 2,519,946 square feet). The proposed Planned Development will have a maximum of 760,000 square feet, which is well under the maximum allowable FAR on the site.

FLUS Policy 4.2.1 requires that 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 specific criteria. The requirements for two land uses applies to properties that are 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, unless the project is exclusively industrial. Based on the proposed use of the Planned Development of warehousing, with or without distribution, the project is exclusively a light industrial use and, therefore, is not required to meet the two land use criteria and is consistent with FLUS Policy 4.2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request. The Florida Department of Transportation (FDOT) recommended that the applicant schedule a pre-application meeting with them via a memo dated December 4th, 2025. No further FDOT comments have been provided.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. The immediate vicinity of the subject site includes a mix of light industrial, light and heavy commercial, residential, vacant, and public/quasi-public/institutional uses, establishing a diverse development context. FLUS Policy 4.4.1 provides that any increase in density or intensity must be compatible with existing, proposed, or planned development and that new development or redevelopment should be integrated with adjacent uses through the

establishment of like or complementary uses, mitigation of potential adverse impacts, the provision of adequate transportation and pedestrian connections, and the incorporation of a gradual transition of intensity. The proposed Planned Development adheres to the compatibility criteria by complementing the surrounding development pattern and appropriately integrating with adjacent land uses by providing adequate buffering and screening. The southeastern portion of the site abuts a multi-family use; however, the proposed buildings are oriented to be along the stormwater and open space areas of the adjacent site away from the existing residential buildings. Additionally, along the southern portion of the site, there are wetlands to be preserved as well as stormwater areas to provide additional buffering between any adjacent residential uses. The proposed access to the site is located on East Hillsborough Avenue with access along Tanner Road being for emergency access only. Accordingly, the proposal is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The subject site is located within the boundaries of the East Lake-Orient Park Community Plan. The Economic Development Goal of the East Lake-Orient Park Community Plan seeks to provide opportunities for business growth and jobs in the East Lake-Orient Park community. The expansion of the previously approved Planned Development will increase the current economic opportunity on the site and create additional job opportunities within this area of the East Lake-Orient Park Community. Additionally, FLUS Objective 7.1 states the County shall pursue a thriving economy through the promotion of target industries. Industrial uses are included within the targeted industries, and given the location, compatibility, and Community Plan goals, the proposed Planned Development is consistent with FLUS Objectives 3.2 and 7.1, FLUS Policy 3.2.4, 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.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

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.*

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

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/Community Development

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

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

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

Economic Development

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

LIVABLE COMMUNITIES ELEMENT: EAST LAKE ORIENT PARK COMMUNITY PLAN

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

- *Establish higher density mixed use employment/activity center as identified along Harney Road adjacent to Davis Road and US 301.*
- *Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.*
- *Business uses are encouraged along US 301 from the Tampa By-Pass Canal to Hillsborough Avenue. Appropriate land use and zoning changes should be allowed to accomplish this strategy.*
- *Create a commercial redevelopment area along 56th Street from the Temple Terrace boundary to Harney Road and along Hillsborough Avenue from 56th Street to Orient Road.*
- *Existing industrial uses and employment should be preserved and protected.*
- *Create a commercial/mixed-use district along Orient Road from Hillsborough Avenue to Columbus Drive.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-PD 26-0220

Rezoning STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



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



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



AGRICULTURAL-1/10 (.25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



NEIGHBORHOOD MIXED USE-4 (0.1, .35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL (75 FAR)



HEAVY INDUSTRIAL (75 FAR)



PUBLIC/QUASI-PUBLIC



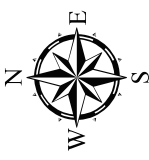
NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

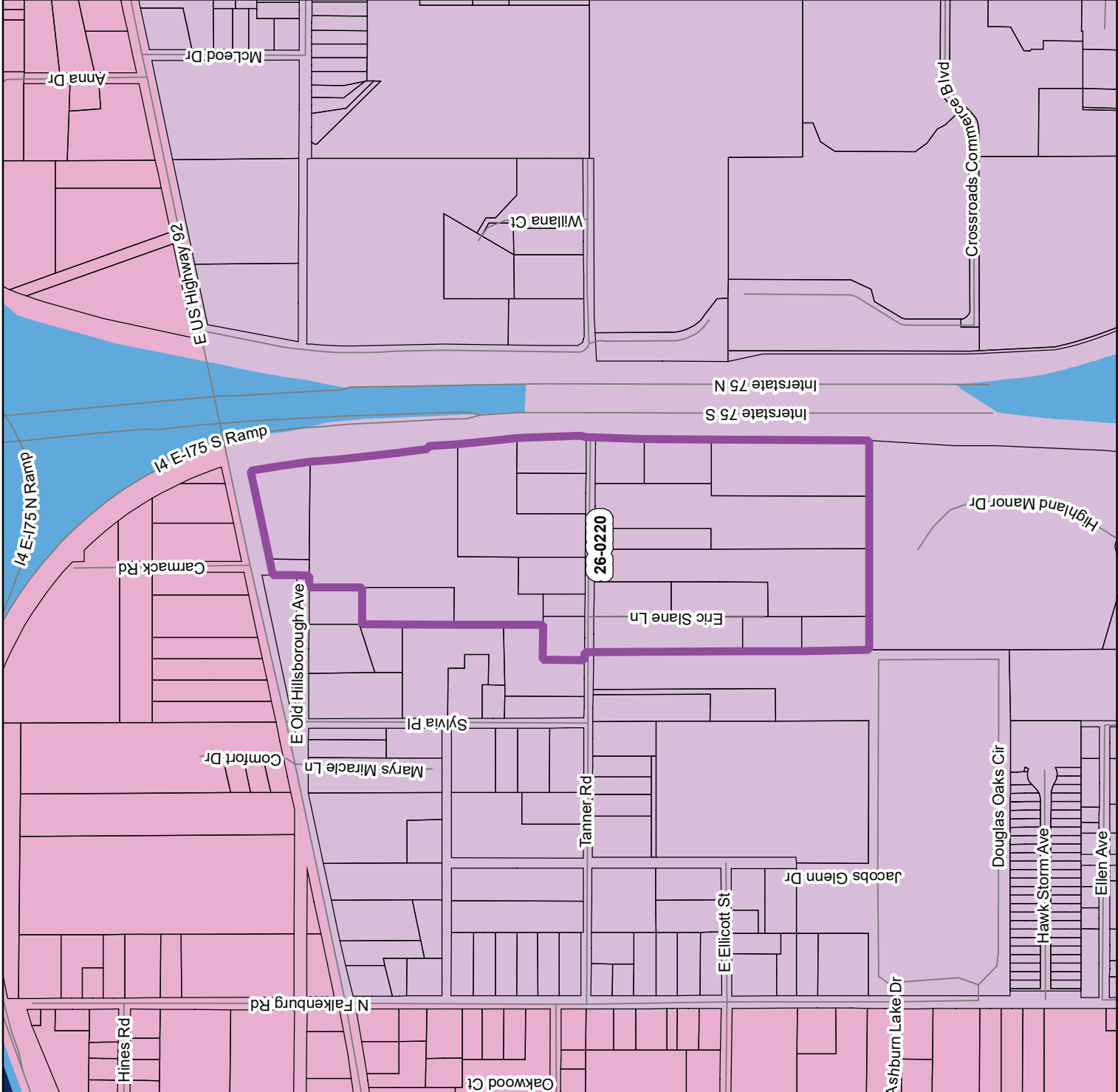


CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only. It is not intended for use as a legal document. It is not intended to be used for any purpose without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended to be used for informational purposes only. It is not intended to be used for any purpose without specific approval of the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.

Map Printed from Rezoning System: 12/11/2025
 Author: Samantha Lurdes
 File: G:\Rezoning\System\Cas\Files\HC26-0220\SamLurdes_IcrRezoning_260220.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Crossroads II

Zoning File: PD (26-0220) Modification: None

Atlas Page: None Submitted: 03/17/26

To Planner for Review: 03/17/26 Date Due: ASAP

Contact Person: Jacob T Cremer/ Barbas Cremer, PLLC Phone: 813-419-3914/ jcremer@barbascremer.com

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

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

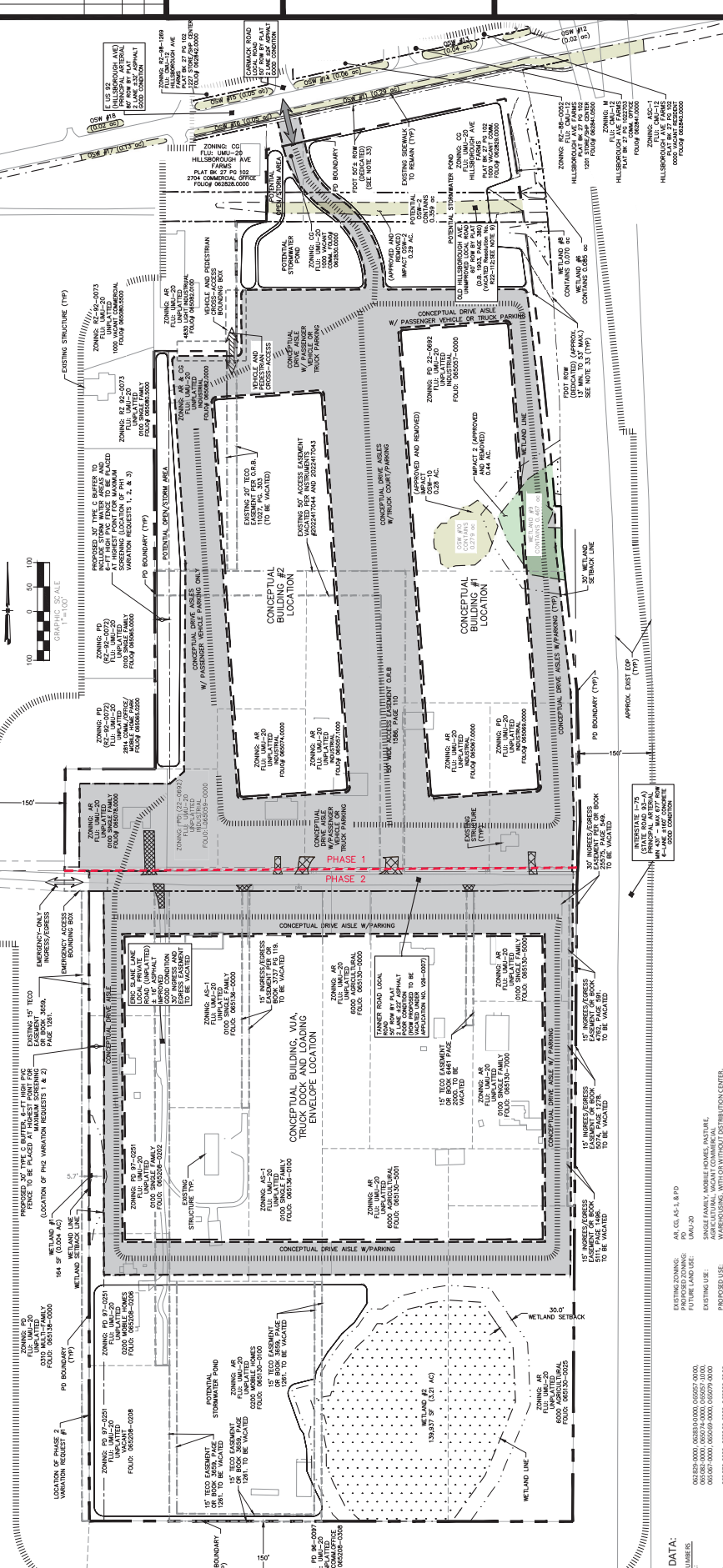
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Sam Ball Date: 0/17/26

Date Agent/Owner notified of Disapproval: _____

GENERAL SITE PLAN

HILLSBOROUGH COUNTY, FL
CROSSROADS WEST



LEGEND:

- 10' PROPERTY LINE
- EXISTING FENCE LINE
- FOOT CURET WALL
- PROPOSED BUFFER LINE
- PROPOSED RETENTION SPACE AREA
- EXISTING EMBANKMENT LINE
- EXISTING SOLE LINE
- PROPOSED BUILDING ENVELOPE
- 10' BUFFER OF ADJACENT PARCELS
- PROPOSED PRIMARY ACCESS ARROW
- PROPOSED EMERGENCY ACCESS ARROW
- EXISTING ACCESS TO BE REMOVED (AND REPAIR WITHIN 30 DAYS)
- EXISTING RETAINMENT WALL TO REMAIN
- CONCEPTUAL DRIVE AISLE WITH TRAFFIC IN OTHER DIRECTION

GENERAL NOTES:

1. THERE ARE NO EXISTING UTILITIES SHOWN WITHIN THE PROJECT AREA AND NONE ARE PROPOSED.
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35. THERE ARE NO EXISTING UTILITIES SHOWN WITHIN THE PROJECT AREA AND NONE ARE PROPOSED.

WETLAND IMPACTS:

- 1. TOTAL WETLAND IMPACTS (0.44 ac) (APPROVED AND REMOVED)
- 2. TOTAL ONSITE OSW IMPACTS (0.34 ac) (APPROVED AND REMOVED)
- 3. OFFSITE OSW IMPACTS:
 - OSW # 11 = 0.29 AC
 - OSW # 12 = 0.02 AC
 - OSW # 13 = 0.04 AC
 - OSW # 14 = 0.04 AC
 - OSW # 15 = 0.05 AC
 - OSW # 16 = 0.05 AC
 - OSW # 17 = 0.05 AC
 - OSW # 18 = 0.05 AC
 - TOTAL = 0.58 AC
- 4. TOTAL ONSITE & OFFSITE WETLAND AND OSW IMPACT (1.59 ac) (APPROVED AND REMOVED)

REQUESTED VARIATIONS: (PHASE 1)

1. WETLAND WALLS AS PART OF TYPE C BUFFERS.
2. WETLAND WALLS AS PART OF TYPE C BUFFERS.
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REQUESTED VARIATIONS: (PHASE 2)

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SITE DATA:

EXISTING ZONING: AR, CS, AS, L, B, P, D
 PROPOSED ZONING: PD
 PROJECT NAME: CROSSROADS WEST
 PROJECT LOCATION: 15100 W. CROSSROADS WEST, HILLSBOROUGH COUNTY, FL 34643
 PROJECT OWNER: OTERO ENGINEERING, INC.
 PROJECT ARCHITECT: OTERO ENGINEERING, INC.
 PROJECT ENGINEER: OTERO ENGINEERING, INC.
 PROJECT DATE: 10/20/2024
 PROJECT SCALE: 1" = 100'
 PROJECT SHEET: 2 OF 2
 PROJECT DRAWN BY: J. SMITH
 PROJECT CHECKED BY: J. SMITH
 PROJECT APPROVED BY: J. SMITH
 PROJECT DATE: 10/20/2024

LEGAL COUNSEL:

JACOB J. ORRINE, ESQ.
 2002 W. CLEVELAND ST., SUITE 200
 ROSELAND, FL 34624
 PHONE (813) 938-3838
 FAX (813) 938-3838
 OTERO ENGINEERING, INC.
 15100 W. CROSSROADS WEST, SUITE 200
 ROSELAND, FL 34624
 PHONE (813) 938-3838
 FAX (813) 938-3838



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/16/2026

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: PD 26-0220

- 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 development shall permit a maximum of 760,000 s.f. of warehousing, with or without distribution center, wholesale distribution (trade), manufacturing, processing, production, and professional service uses. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 3,686 gross average daily trips, 289 gross a.m. peak hour trips, or 274 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), 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.
- The site shall have one (1) vehicular access connection on Hillsborough Ave. and one (1) gated emergency access connection to Tanner Rd.
- With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, unless otherwise approved by FDOT:
 - a. Construct an eastbound right turn lane;
 - b. Construct a westbound left turn lane; and
 - c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
- The project shall provide vehicular and pedestrian cross access to folio#65082.0100 within the bounding box shown on the PD site plan.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.

- The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The subject property fronts Hillsborough Ave. and is bounded by Interstate 75 to the west and Tanner Rd. to the south. The applicant is requesting to rezone the +/- 58.95-acre site (57.85 acres plus 1.11 acres of Tanner Road, which is proposed to be vacated) from Planned Development (PD 22-0692 and 97-0251), Agricultural Rural (AR), and Agricultural, Single Family 1 (AS-1) to Planned Development (PD). The proposed PD is seeking approval of 760,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, production and professional service uses. The future land use designation is Urban Mixed Use 20 (UMU-20).

The approved PD 22-0692 allows for 380,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production (currently under construction); and the approved PD 97-0251 is approved for single family residential development.

The proposed rezoning encompasses a +/- 1,000-foot segment of Tanner Rd., totaling a +/-1.11-acre area, which must be vacated prior to development. Proposed Tanner Rd. vacation of right of way, petition # VR26-0007, is concurrently under review.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 760,000 s.f. of manufacturing uses (ITE LUC 140) or professional services (ITE LUC 710), although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if the developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses that are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine

whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Section 6.04.02.B Administrative Variance process.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0692: 380,000 Sq Ft Industrial Park (ITE LUC 130)	1,584	179	175
PD 97-025: 4 Single Family Detached Units (ITE 210)	36	3	3
AS-1: 3 Single Family Detached Units (ITE LUC 210)	28	3	3
AR: 4 Single Family Detached Units (ITE LUC 210)	36	3	3
Total Trips	1,684	188	184

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 760,000 Sq Ft Various Industrial and Professional Services (ITE LUC 156), Per Applicant’s Traffic Study *	3,686	289	274

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+2,002	+101	+90

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Hillsborough Ave. is an undivided 2-lane, arterial roadway maintained by FDOT. The roadway consists of +/- 12-foot lanes and a total of +/- 35 feet of pavement, lying within a +/- 130-foot wide right-of-way along the project’s northern boundary. There is a sidewalk on the south side and bicycle lanes on both sides along project frontage.

Hillsborough Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. No additional right of way is needed per FDOT.

Tanner Rd. is a substandard local roadway, maintained by the County, that is characterized by an +/- 20-foot paved surface lying within +/- 50 feet of right-of-way. There are no sidewalks or bicycle facilities present along Tanner Rd. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12’ travel lanes within 54’ minimum right of way for a non-Residential Development. The proposed PD site plan includes only a gated emergency access to Tanner Rd. Therefore, the developer will not be required to improve Tanner Rd. to standard.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access connection on Hillsborough Ave. and a gated emergency access to Tanner Rd.

As per FDOT comments and the applicant’s submitted site access analysis, the developer will be required to make the following site access improvements at the Hillsborough Ave. access connection:

- a. Construct an eastbound right turn lane;
- b. Construct a westbound left turn lane; and
- c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.

Staff notes that the above site access improvements are under construction.

Cross access is proposed to the foilo#65082.0100 to the west within a cross access bounding box identified in the PD site plan.

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

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

ROADWAY LEVEL OF SERVICE

Tanner Rd. is not a roadway included in the 2024 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92	WILLIAMS RD	US HWY 301	D	F

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: December 4, 2025

TO: Jacob T. Cremer – Barbas Cremer, PLLC

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Kathy Matos, FDOT
David Ayala, FDOT
Selena Gonzalez, FDOT
Richard Perez, Hillsborough County

SUBJECT: RZ-PD 26-0220,
Folios: 65130.0100, plus multiple others
Southeastern quadrant of US 92 and I-75

This project, Cross Roads Expansion, is on a state road, US 92.

Rule Chapter 14-96.003(2), F.A.C. requires developments generating more than 600 daily trips to have a pre-application meeting. It is recommended that the applicant meet with FDOT before zoning approval.

A pre-application meeting may be scheduled through Ms. Selena Gonzalez in the District Seven Tampa Operations offices. Ms. Gonzalez can be reached at Selena.Gonzalez@dot.state.fl.us or 813-612-3350.

Thank you for the opportunity to comment.

END OF MEMO

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	
<p>HEARING DATE: February 23, 2026</p> <p>PETITION NO.: 26-0220</p> <p>EPC REVIEWER:</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: December 10, 2025</p> <p>PROPERTY ADDRESSES: 10345 E 92 Hwy 10313 Old Hillsborough Ave 10314, 10315, 10316, 10401,10402, 10404,10405, 10423, 10425, 10426 Tanner Road, 5010, 5015, 5020 Eric Slane Ln, Tampa</p> <p>FOLIO #s: 0628290000, 0628300000, 0650570000, 0650571000, 0650670000, 0650690000, 0650740000, 0650780000, 0650790000, 0650820000, 0651300000, 0651300025, 0651300100, 0651305000, 0651305001, 0651307000, 0651360000, 0651360100, 0652080202, 0652080206 and 0652080208</p> <p>STR: 32-28S-20E and 05-29S-20E</p>
<p>REQUESTED ZONING: Modification of an existing PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	In the southern portions of the zoning area
<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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. 	

- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for an internal road / warehouse. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Jacob T. Cremer, Agent - jcremer@barbascremer.com



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: Barbas Cremer, PLLC

PETITION NO: 26-0220

LOCATION: various - see below

FOLIO NO: various - see below

Estimated Fees:

Warehouse
(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

Project Summary/Description:

Urban Mobility, Northeast Fire - add to existing PD, 380,000 sq ft
warehouse/manufacturing/industrial/distribution. revised PD total 760,000 sq ft

Folios: 062829.0000 062830.0000 065057.0000 065057.1000 065067.0000 065069.0000
065074.0000 065079.0000 065082.0000 065130.0100 065078.0000 065136.0100
065136.0000 065208.0202 065208.0206 065208.0208 065130.5001 065130.0000
065130.5000 065130.7000 065130.0025

Addresses: 0/10345 E Hwy 92; 0/10313 E Old Hillsborough Ave;
10404/0/10426/10402/10316/10401/10314/10315/10425/10423/10425/0 Tanner Rd;
5015/5020/5010/0 Eric Slane Lane;

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 12/23/2025**

Agency: Natural Resources **Petition #: 26-0220**

- 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. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
4. 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.

5. 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.

6. 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.



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:** 11/20/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/7/2025

PID: 26-0220

PROPERTY OWNER: East Group Properties, L.P.
Laura Dillard Payne
Anthony J. Saladino & Judy M. Saladino
Richard Lee Slane and Kathy Slane
Delbert Alvarado and Magdalene Alvarado
Lon Borbolla and Nancy Borbolla
Michael D. Bethune and Rhonda M. Bethune
Joseph N. Borbolla, Lon N. Borbolla and Hollie Borbolla Chancey
Larry E. Anthony and Linda Anthony
Nelson Gordon Anthony, Jr., Trustee, et al.

APPLICANT: Jacob T. Cremer - Barbas Cremer, PLLC

LOCATION: E. Highway 92 Tampa, FL 33610
10345 E. Highway 92 Tampa, FL 33610
E. Old Hillsborough Avenue Tampa, FL 33610
10404 Tanner Road Tampa, FL 33610
Tanner Road Tampa, FL 33610
10426 Tanner Road Tampa, FL 33610
10402 Tanner Road Tampa, FL 33610
10316 Tanner Road Tampa, FL 33610
10313 Old Hillsborough Avenue Tampa, FL 33610
10401 Tanner Road Tampa, FL 33610
10314 Tanner Road Tampa, FL 33610
5015 Eric Slane Lane Tampa, FL 33610
10315 Tanner Road Tampa, FL 33610
5020 Eric Slane Lane Tampa, FL 33610
5010 Eric Slane Lane Tampa, FL 33610
Eric Slane Lane Tampa, FL 33610



10405 Tanner Road Tampa, FL 33610
10425 Tanner Road Tampa, FL 33610
10423 Tanner Road Tampa, 33610
10425 Tanner Road Tampa, FL 33610

FOLIO NO.: 62829.0000, 62830.0000, 65057.0000, 65057.1000, 65067.0000,
65069.0000, 65074.0000, 65079.0000, 65082.0000, 65130.0100,
65078.0000, 65136.0100, 65136.0000, 65208.0202, 65208.0206,
65208.0208, 65130.5001, 65130.0000, 65130.5000, 65130.7000,
65130.0025

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the properties are not located within a WRPA and/or 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 properties are not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a PWWPA.

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 1 Dec. 2025

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

APPLICANT: Jacob Cremer

PETITION NO: RZ-PD 26-0220

LOCATION: Tampa, FL 33610

**FOLIO NO: 62829.0000, 62830.0000, 65057.0000,
65057.1000, 65067.0000, 65069.0000, 65074.0000,
65079.0000, 65082.0000, 65130.0000, 65078.0000,
65136.0100, 65136.0000, 65208.0206, 65208.0208,
65130.5001, 65130.0000, 65130.5000, 65130.7000,
65130.0025**

SEC: _____ TWN: _____ RNG: _____

- 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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master
DATE: February 23, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 7:49 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our last item is Item D.6. PD
2 Rezoning 26-0220. The applicant is requesting to rezone
3 property from AR, AS-1, PD (22-0692) and PD (97-0251) to
4 Planned Development. Sam Ball of Development Services
5 presents staff findings after the applicant's presentation.

6 HEARING OFFICER: All right. Is the applicant
7 here?

8 MR. SMITH: She went back.

9 HEARING OFFICER: Okay. You're back-to-back.

10 MS. MACINNES: Round two. Okay. Good evening.
11 Nicole MacInnes, Barbas Cremer Law Firm, 2002 West Cleveland
12 Street, for the record.

13 I'm here today on behalf of the applicant for a
14 rezoning for 57 acres out in the East Lake-Orient area.

15 This property also has an interesting history. So
16 the northern half of the parcel that you can see here, was
17 actually rezoned back in 2022 for industrial. This request
18 is to add in the parcel to the south. There's multiple
19 parcels that are built in that block, added in to add
20 additional warehouse uses on that property. So because of
21 that property being zoned AS-1, AR, and PD, it became a brand
22 new PD with everything in it.

23 The property is in the UMU-20 Future Land Use
24 Category, is bordered by 75 and Hillsborough Avenue. Here
25 are the Future Land Use maps and zoning for the property. As

1 I mentioned UMU-20, and then we're in scattered PD, AS-1, and
2 AR zoning districts.

3 I'm going to turn it over to David Smith to talk
4 about the existing projects.

5 HEARING OFFICER: Okay. Thank you.

6 MR. SMITH: David Smith, 401 East Jackson Street,
7 Development and Zoning Director for Stearns Weaver Miller.

8 As Nicole introduced, this is essentially an
9 expansion of an existing development, currently under
10 construction out there today, which was zoned in 2022. The
11 access point is remaining the same. Essentially, there will
12 be an access point off of 301. That access point will carry
13 all the traffic from both pieces of the property. There's a
14 companion vacation of right-of-way for Tanner Road in between
15 the two parcels. That would prevent it from being a dead-end
16 road. And also we're preventing traffic from this property
17 from using Tanner Road for truck purposes. It's only going
18 to be emergency access only.

19 So essentially, we're renewing the phase 1 approval
20 for the PD, which is about 380,000 square feet, expanding it
21 to add the additional properties identified. Getting
22 approval for a phase 2 of additional 380,000 square feet for
23 a total of 760,000 maximum.

24 The FAR obviously goes down when we add more land,
25 when Tanner Road is vacated. It goes down from .31 to .30.

1 Building heights are 45 feet, and as indicated, the access
2 point is Hillsborough Avenue. Already have meetings with
3 FDOT regarding signalization of the 301 access point -- I
4 keep on saying 301 -- and it's probably not 301, it's U.S.
5 92. Sorry about that. Too many projects on 301.

6 HEARING OFFICER: Yeah.

7 MR. SMITH: So that is well under way. And if you
8 have any questions regarding that Steve Henry is here to
9 answer those questions.

10 Here's the unified site plan. As you can see, it
11 consolidates the two properties. It has access coming
12 through from the main entrance where -- which we're planning
13 for signalization through the existing site plan that's under
14 construction, then access points across Old Tanner Road. And
15 we have buffering and screening that protect the properties
16 immediately to the West, similar to the fashion that phase 1
17 was. It's almost identical. Any variations are only to the
18 ability to use different materials for the -- in the
19 buffering. But we meet those -- the buffer requirements.

20 Looking at the surrounding properties, essentially
21 these -- the properties are being acquired now where almost
22 everyone was related. As a matter of fact, I think every --
23 almost everybody was probably related in all these
24 properties, at one point in time. So over time the -- the
25 whole family's transitioned out of this area to provide for

1 an opportunity for the expansion of the economic development
2 program we have here.

3 Further you go south, then you connect up with the
4 large office development to the south. So this is truly an
5 economic development opportunity along I-75, taking advantage
6 of its location.

7 So here's the variations that have been requested.
8 Again, phase 1 already had these variations, but again, we're
9 matching it with phase 2. Masonry walls are required, we're
10 requesting the PVC fence to be permitted in lieu of the
11 masonry wall. It's a spacing issue with the different grades
12 on the property in order to accomplish that.

13 Consistent with comp plans and the urban service
14 area, we have central water and sewer. We're well under the
15 maximum FAR. We're not required to meet the minimum two uses
16 in UMU, because it's a completely industrial project, so it
17 meets one of the exceptions. And the -- it's a desirable
18 economic development project, consistent with goal 7 of the
19 comprehensive plan.

20 We're also consistent with the East Lake-Orient
21 Park Community Plan. And again, it focuses on providing
22 business, growth, and jobs in these corridors, supports
23 goals, to create commercial/mixed use district along these
24 major highways, within the development, and also provides
25 guidelines to protect adjacent residential uses.

1 If there's any questions on traffic generation,
2 Steve Henry is here to answer any questions. But again, I
3 think the important part of that is that we have had our
4 meeting with FDOT. We are looking at already signalization
5 that meets the warrants, and Steve can answer specific
6 questions on how that's going. Planning Commission staff
7 found it consistent. Hillsborough County staff recommends
8 approval as well.

9 MS. MACINNES: That's it. We're available if you
10 have any questions. Thank you so much.

11 HEARING OFFICER: Just a couple quick questions.

12 MS. MACINNES: Yep.

13 HEARING OFFICER: Just to confirm, so phase 1 is
14 the existing PD 22-0692?

15 MS. MACINNES: Yes, it is.

16 HEARING OFFICER: That's phase 1?

17 MS. MACINNES: Yep.

18 HEARING OFFICER: And then is it fair to say phase
19 2 is a mirror of those uses that are already permitted in
20 phase 1?

21 MS. MACINNES: Yep, exactly. We're just adding in
22 additional buildings. So it's 380,000 square feet that are
23 approved in phase 1. We're asking for another 380,000 in
24 phase 2.

25 HEARING OFFICER: Okay.

1 MS. MACINNES: But the same types of uses that were
2 approved in phase 1.

3 HEARING OFFICER: All right. And then I'll ask you
4 this. I have had conversation with county staff about one of
5 your PD variations prior to this hearing. I want to put it
6 on the record that I called the County Attorney's office to
7 ask whether the variation you're asking for regarding the
8 increase in the slope of the stormwater pond met a PD
9 variation request. Because in my mind, that was a technical
10 issue that required an expertise of a drainage engineer,
11 similar to how people get transportation administrative
12 variances by the county engineer. It seemed similar in my
13 mind and whether that was applicable. So I made a phone call
14 today to the County Attorney's office to ask. And I'll let
15 them speak for this, but they have said, yes that, as you
16 know, that was a something that was approved under the 2022
17 PD. Which doesn't mean that we do that forever, but they
18 have opined that, yes, that that can be a request as a part
19 of your rezoning that you can ask for that similarly.

20 So I'll ask staff specific questions about that.
21 But I wanted to get it on the record to know, in the full
22 interest of disclosure, that I had a conversation with them
23 about whether it qualified to be a PD variation or not. So
24 that's that. Thank you. I appreciate it.

25 MS. MACINNES: Thank you. Appreciate it.

1 HEARING OFFICER: All right. Development Services.

2 MR. BALL: Good evening. Sam Ball, Hillsborough
3 County Development Services. The applicant is requesting to
4 rezone 57.85 acres from AR, AS-1, and PD (22-0692), to
5 planned development, which would accommodate the second phase
6 of a new improved development that's currently under
7 construction for up to 380,000 square feet of warehousing,
8 distribution, manufacturing, and processing uses.

9 The development is located at the southwest corner
10 of East Hillsborough Avenue and Interstate 75, which is
11 approximately 1/3 mile south of the I-4/I-75 intersection.

12 This application includes two variation requests
13 and is related to a right-of-way vacation application for the
14 portion of Tanner Road within the development.

15 The uses in the immediate vicinity are a mix of
16 residential, office, and commercial. The adjoining
17 properties to the west are developed for mobile home and RV
18 park, single family, multi-family, auto repair and service,
19 and vacant land. The property to the south is developed for
20 corporate office. The interstate right-of-way, that's the
21 eastern boundary, with widths that vary from 431 to 677 feet.
22 And the properties to the northeast Hillsborough Avenue, are
23 developed as a propane gas supply company, a memorial park,
24 and a mixed-use site with residential and commercial
25 activities.

1 If this application's approved, the development of
2 the project would be limited to no more than 760,000 square
3 feet of gross floor area. The allowable uses would be
4 restricted to warehousing, wood product distribution,
5 wholesale distribution, manufacturing, processing,
6 production, and professional services.

7 Including the right-of-way vacation, the
8 development would have a floor area ratio of 0.3. The
9 application includes variations for the PVC fence, in lieu of
10 the masonry wall, and an increase to allowable slope of the
11 stormwater pond within a buffer. These variations would
12 apply to the western boundary of the property, where the site
13 adjoins the residential properties to the west in phase 1 and
14 the developed AR zoned property in phase 2.

15 Due to the 30-foot buffer, Type C screening,
16 additional building envelope separation and the allowance of
17 passenger vehicle parking only, staff finds the use of a six-
18 foot tall PVC fence would provide adequate screening between
19 the proposed development and the residential properties and
20 that the increased slope within the buffer would have no
21 impact on neighboring properties.

22 Traffic from the development would also be limited
23 to 3,686 gross average daily trips, 289 a.m. peak hour trips,
24 274 p.m. peak hour trips. Direct access to Tanner Road would
25 be also restricted to emergency ingress and egress, except

1 for emergency access. Access would be restricted to East
2 Hillsborough Avenue and routed away from the neighboring
3 residential properties.

4 Based on the surrounding zoning and development
5 pattern, the proposed use and development standards, staff
6 finds this request approvable, subject to conditions. That
7 concludes my presentation.

8 HEARING OFFICER: Thank you so much. I think this
9 is the opportunity to talk about that question I had that we
10 talked about with the PD variation for the slope, the
11 increase in slope. And if you want to, Mr. Ball or Ms.
12 Heinrich, comment on how it meets the definition of a PD
13 variation.

14 MS. HEINRICH: Sure. Michelle Heinrich,
15 Development Services. Primarily, it gets to the buffer,
16 because in the definition of buffer that explains what is and
17 is not allowed to be in the buffer. And one of those items
18 that's not permitted in the buffer is stormwater ponds of a
19 certain slope. So if they are not of that slope, you can
20 request a variation or you could reduce the buffer width and
21 take them out of the buffer altogether.

22 In this instance, they opted to recognize the other
23 slope that they intend to have there. And also, just to let
24 you know, when those slopes such as they're proposing are
25 present, our stormwater technical manual does require that

1 they be surrounded by fencing for safety reasons.

2 HEARING OFFICER: And those stormwater ponds, if
3 this were to be approved, those stormwater ponds are reviewed
4 by the county's stormwater technical staff --

5 MS. HEINRICH: Yes.

6 HEARING OFFICER: -- for safety and so forth, and
7 not, perhaps, a function of this hearing?

8 MS. HEINRICH: Correct.

9 HEARING OFFICER: There is a more detailed
10 professional review after the fact?

11 MS. HEINRICH: Yes.

12 HEARING OFFICER: Understood. All right. Thank
13 you. That's all I needed. Appreciate it.

14 Planning Commission.

15 MS. MICHIE: Willow Michie, Planning Commission
16 staff.

17 The subject property is located in the urban mixed
18 use-20 Future Land Use category, it is in the urban service
19 area, and within the limits of the East Lake Orient-Park
20 Community Plan.

21 Surrounding the site there are light industrial,
22 residential, and commercial uses. Considered collectively,
23 this mix of surrounding land uses establishes a development
24 pattern that supports the proposed use, especially as it is
25 located at the southwest corner of the intersection of East

1 Hillsborough Avenue and I-75, where similar uses are found.

2 The proposed planned development adheres to the
3 compatibility criteria by complementing the surrounding
4 development pattern and appropriately integrating with
5 adjacent land uses, by providing adequate buffering and
6 screening.

7 The southeastern portion of the site abuts a multi-
8 family use. However, the proposed buildings are oriented to
9 be along the stormwater and open space areas of the adjacent
10 site, away from the existing residential buildings.

11 Additionally, along the southern portion of the
12 site there are wetlands to be preserved, as well as
13 stormwater areas to provide additional buffering between any
14 residential uses.

15 The economic development goal of the East Lake
16 Orient-Park Community Plan seeks to provide opportunities for
17 business growth and jobs, the expansion of the previously
18 approved planned development that will increase the current
19 economic opportunity on the site and create additional job
20 opportunities within this area.

21 Based upon the above considerations and the
22 following goals, objectives, and policies, Planning
23 Commission staff finds the proposed planned development
24 consistent with the Unincorporated Hillsborough County
25 Comprehensive Plan, subject to the condition proposed by the

1 Development Services Department.

2 HEARING OFFICER: Thank you so much. I appreciate
3 it. Is there anyone in the audience that would like to speak
4 in support? Anyone in favor? Seeing no one.

5 Anyone in opposition to this request? No one.

6 All right. Ms. Heinrich, anything else?

7 MS. HEINRICH: No, ma'am. Just you did receive a
8 revised staff report at the beginning of the meeting?

9 HEARING OFFICER: Yes. Mr. Ball handed it to me
10 and if you want to go over what the changes are, I think he
11 mentioned they were for transportation purposes.

12 MS. HEINRICH: I don't know if they were for
13 transportation. I believe natural resources referenced the
14 site development process that we were screening, so if it's
15 not preliminary, it could be construction.

16 MR. BALL: That's correct. It's Condition 20. It
17 was originally written to require (indiscernible) of the
18 preliminary plat or plan station. If they go straight to
19 construction then -- if they intend to go straight to
20 construction, that could stop them from going straight to
21 construction. You have to go through the plotting and
22 preliminary planning processes.

23 HEARING OFFICER: All right. Thank you for that.
24 I appreciate it. All right.

25 So then, that takes us to rebuttal. You all have

1 the last word if you'd like it.

2 MR. SMITH: No rebuttal. Just to confirm, the
3 change that he was talking about was because if this goes
4 straight to construction, it seemed like it was forcing us to
5 go to preliminary, rather than be able to go straight. And
6 so that's what the condition changed.

7 HEARING OFFICER: All right. Understood. Thank
8 you for that.

9 MR. SMITH: Okay.

10 HEARING OFFICER: Appreciate it. Then with that,
11 we will close Rezoning 26-0220 and adjourn the hearing.
12 Thank you all for your time and testimony.

13 (Hearing adjourned at 7:49 p.m.)

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 6pm 2/23/2026 HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>26-1097</u>	PLEASE PRINT NAME <u>Aileen Rosario</u> MAILING ADDRESS <u>2504 1/2 W. Crest Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-520-2184</u>
APPLICATION # <u>RZ</u> <u>24-0921</u>	PLEASE PRINT NAME <u>ISAAC Turpin</u> MAILING ADDRESS <u>4000 N FRONT OGE RD</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33565</u> PHONE <u>813 716 2727</u>
APPLICATION # <u>RZ 921</u> <u>24-</u>	PLEASE PRINT NAME <u>RYAN REVARDO</u> MAILING ADDRESS <u>10312 Bloomingdale Ave, ste 108-367</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>727-741-3536</u>
APPLICATION # <u>RZ</u> <u>25-0582</u>	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>1000 W. Cass St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-915-6371</u>
APPLICATION # <u>MM</u> <u>25-1372</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-2278421</u>
APPLICATION # <u>RZ</u> <u>25-138a</u>	PLEASE PRINT NAME <u>Brentwood Townsend</u> MAILING ADDRESS <u>21931 Hiale Road</u> CITY <u>Land O Lakes</u> STATE <u>FL</u> ZIP <u>34659</u> PHONE <u>321-431-5679</u>

DATE/TIME: 2/23/26 6pm

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ-PD 25-1382	PLEASE PRINT NAME <u>Hannah Townsend</u> MAILING ADDRESS <u>911 Bryan Road</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>770-876-8323</u>
APPLICATION # RZ 25-1382	PLEASE PRINT NAME <u>Erik Blackwell</u> MAILING ADDRESS <u>10325 George Smith rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-957-5145</u>
APPLICATION # RZ 25-1382	PLEASE PRINT NAME <u>Nicholas Carris</u> MAILING ADDRESS <u>3723 Hollow Wood Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>407-489-1187</u>
APPLICATION # RZ 25-1382	PLEASE PRINT NAME <u>Jessica Benitez</u> MAILING ADDRESS <u>610 E Lumsden Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-841-2602</u>
APPLICATION # MM 26-0216	PLEASE PRINT NAME <u>Nicole MacInnes</u> MAILING ADDRESS <u>2002 W Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-1686</u>
APPLICATION # MM 26-0216	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5010</u>


DATE/TIME: 2/23/24 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING


<p>APPLICATION # <u>RZ</u> <u>26-0220</u></p>	<p>PLEASE PRINT NAME <u>Nicole MacInnes</u> MAILING ADDRESS <u>2002 W Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-1686</u></p>
<p>APPLICATION # <u>RZ</u> <u>26-0220</u></p>	<p>PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
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FEBRUARY 23, 2026 - ZONING HEARING MASTER


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

 Susan Finch, ZHM, called the meeting to order at 6:01 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.

 Susan Finch, ZHM, overview of ZHM process.

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



 Susan Finch, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0297

 Michelle Heinrich, DS, called RZ 26-0297.

 Testimony provided.  Meeting resumed.

 Susan Finch, ZHM, closed RZ 26-0297.

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

D.1. RZ 24-0921

 Michelle Heinrich, DS, called RZ 24-0921.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 24-0921.

D.2. RZ 25-0582

 Michelle Heinrich, DS, called RZ 25-0582.

 Testimony provided.


MONDAY, FEBRUARY 23, 2026

 Susan Finch, ZHM, closed RZ 25-0582.

D.3. MM 25-1372

 Michelle Heinrich, DS, called MM 25-1372.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1372.

D.4. RZ 25-1382

 Michelle Heinrich, DS, called RZ 25-1382.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1382.

D.5. MM 26-0216

 Michelle Heinrich, DS, called MM 26-0216.


 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0216.

D.6. RZ 26-0220

 Michelle Heinrich, DS, called RZ 26-0220.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0220.

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

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 7:49 p.m.

Application No. SB0220
Name: SAM BULL
Entered at Public Hearing: 2/4/26
Exhibit # 1 Date: 2/23/26

Rezoning Application: PD 26-0220 (Rev)

Zoning Hearing Master Date: February 23, 2026

BOCC Land Use Meeting Date: April 7, 2026



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Jacob T. Cremer – Barbas Cremer, PLLC
FLU Category: UMU-20
Service Area: Urban
Site Acreage: 57.85
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary

The applicant is requesting to rezone 21 properties located at the southwest intersection of I-75 and E US Highway 92 from AS-1, AR, and PD (97-0251 and 22-0692) to accommodate the development of "Phase 2" of 2 of a warehousing, wholesale distribution center, processing, production, and professional services facility. Phase 1 is currently being developed under the requirements of PD 22-0692 for warehousing, distribution, manufacturing, and processing use. The application also includes the vacation of a portion of Tanner Road, which is being considered and reviewed as a related item under application V26-0007.

Zoning	Existing				Proposed
Districts	AR	AS-1	PD 97-0251	PD 22-0692	PD 26-0220
Typical General Uses	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Single-Family, detached	Warehousing, with or without distribution center, wholesale distribution, manufacturing, processing, or production.	Warehousing, with or without distribution center, wholesale distribution, manufacturing, processing, or production.
Acreage	22.7	3.0	4.84	27.8 (27.0 after dedications)	58.96
Density/Intensity	1 unit per 5 acres	1 unit per acre	DU/GA: 0.83 FAR NA	N/A FAR: 0.31 (0.33 after dedications)	N/A FAR: 0.31 (0.30 after ROW vacation)
Mathematical Maximum*	4 units	3 units	4	380,000 SF GFA	760,000 SF GFA

*number represents a pre-development approximation

Development Standards	Existing			Proposed
Districts	AR	AS-1	PD 22-0692	PD 26-0220
Lot Size/Lot Width	5 acres / 150'	1 acre / 150'	NA	NA
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides	30' Front 30' Rear 30' Sides	30' Front 30' Rear 30' Sides
Height	50'	50'	45'	45'

APPLICATION NUMBER: PD 26-0220

ZHM HEARING DATE: February 23, 2026

BOCC LUM MEETING DATE: April 7, 2026

Case Reviewer: Sam Ball

Additional Information	
PD Variations	LDC Part 6.06.00 (Landscaping/Buffering) Allow slopes of 2:1 or greater within a required buffer Allow for Type "C" screening with a 6-foot PVC fence in place of a masonry wall
Waivers to the Land Development Code	

Planning Commission Recommendation: Consistent	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

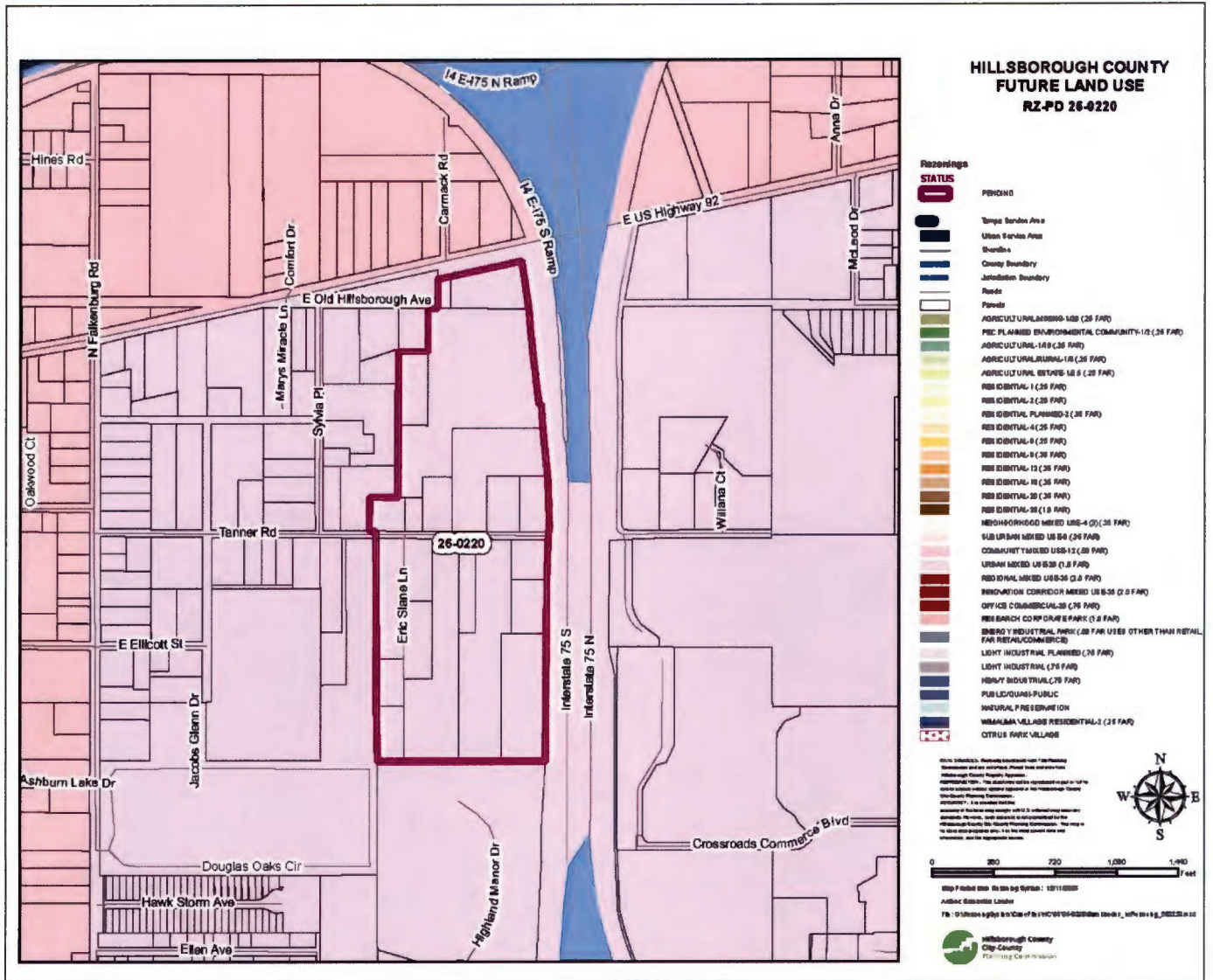


Context of Surrounding Area:

The property is located at the southwest corner of E Hillsborough Avenue and Interstate 75. The uses in the immediate vicinity are a mix of residential, office and commercial. The adjoining properties to the west are developed for a mobile home and RV park, single-family, multi-family, auto repair and service, and vacant land. The property to south is developed for corporate office campus use. The Interstate-75 right-of-way abuts the eastern boundary with widths that vary from 431 to 677 feet. To the east of Interstate 75, the property is the subject of a pending rezoning to from AR to PD (22-0683). The properties to the north of E Hillsborough Avenue/E US Hwy 92 are developed as a propane gas supply company, a memorial park, and a mixed use site with residential and commercial activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category	Urban Mixed Use-20 (UMU-20)
Maximum Density/FAR	20 dwellings per gross acre (du/ga)/FAR: 1.0
Typical Uses	Agricultural, residential, commercial, office, business park, research corporate park, light industrial, multi-purpose and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	M	NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, & Industrial	Propane Supply
	PD 88-0052	2 DU/GA/FAR: 0.20	Mixed Use Residential & Commercial	Mixed Use Residential & Commercial
	ASC-1	1 DU/GA/FAR: NA	Agricultural & Single-Family	Memorial Park
South	PD 96-0097 (Pod 10)	20 DU/GA/FAR: 1.0	Office, Multi-family	Office
East	PD 22-0683	NA/ FAR: 0.22	Warehousing, Wholesale Distribution, Manufacturing, Processing, Production, & Professional Services)	Pasture
	PD 92-0074	12 DU/GA/FAR: NA	Mobile Home & RV Park	Mobile Home Park

APPLICATION NUMBER: PD 26-0220

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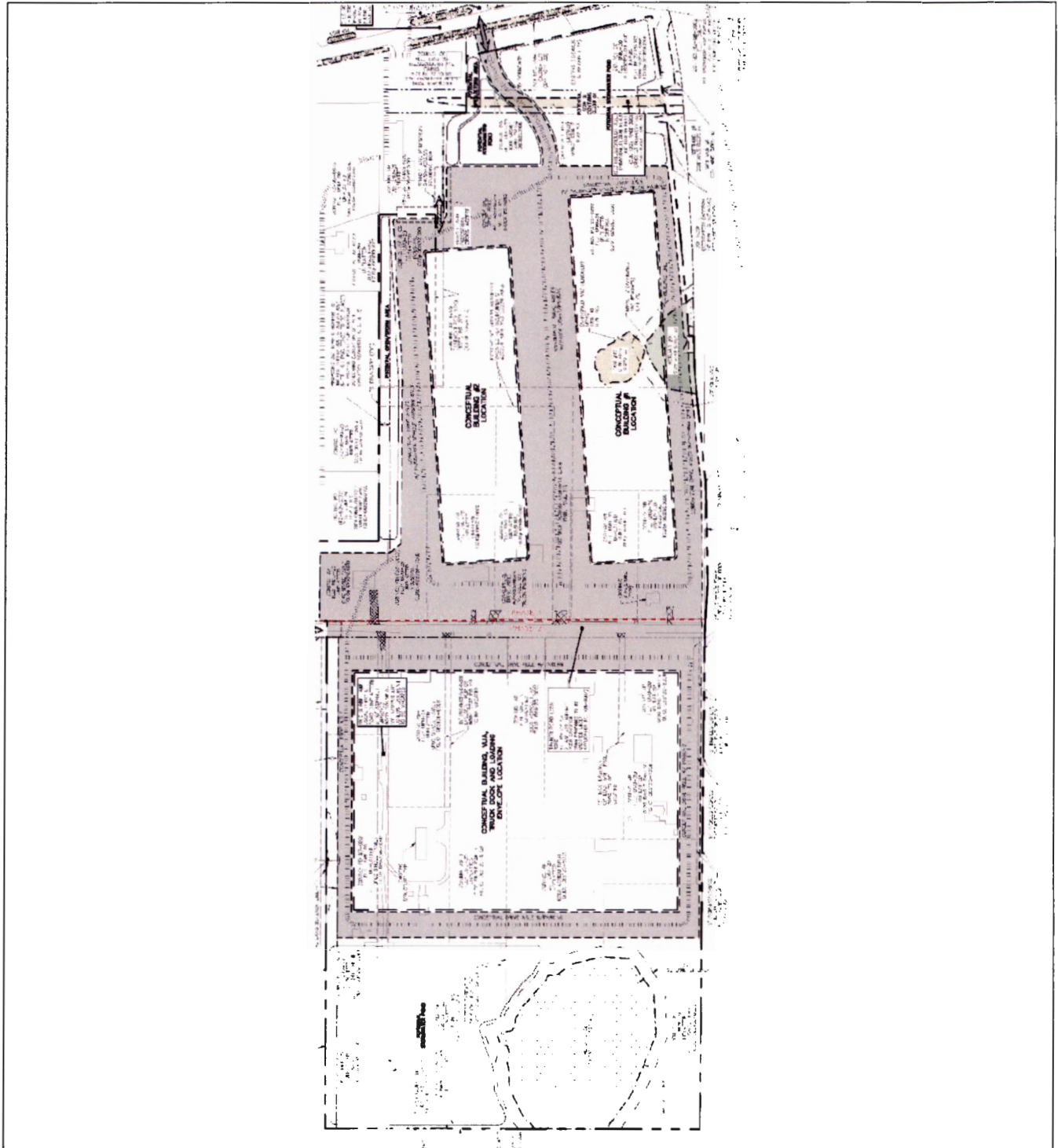
BOCC LUM MEETING DATE: April 7, 2026

Case Reviewer: Sam Ball

	PD 12-0196 (Parcel B)	20 DU/GA/ FAR: 1.0 up to 650,000 SF	BPO, CG, Light Industrial, warehousing, single-family & multi-family	Warehousing
West	CG	NA/ FAR: 0.27	Commercial & Service	Auto Repair & Service
	AR	1 DU/5 GA/ FAR: NA	Agricultural & Single-Family	Single-Family
	PD 92-0072	12 DU/GA/ FAR: NA	Mobile Home & RV Park	Pasture & Mobile Home Park
	AR/ PD 00-1191	1 DU/5 GA/FAR: NA 16.8 DU/GA/FAR: NA	Agricultural & Single-Family Multi-family	Undeveloped/ Multi-family

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 26-0220

ZHM HEARING DATE: February 23, 2026

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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
Hillsborough Ave.	FDOT Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner 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 type="checkbox"/> Other
Interstate 75	FDOT Limited Access Arterial	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,684	188	184
Proposed	3,686	289	274
Difference (+/-)	+2,002	+101	+90

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY													
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
Conservation & Environmental Lands Management	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
Check if Applicable: <input checked="" 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 type="checkbox"/> Other													
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No										
Impact/Mobility Fees: Per 1,000 SF -- Urban Mobility, Northeast Fire (add to existing PD 380,000 SF warehouse, manufacturing, industrial, and distribution. Revised PD totals 760,000 SF) <table style="width:100%; border:none;"> <tr> <td style="width:33%;">Warehouse</td> <td style="width:33%;">Manufacturing</td> <td style="width:33%;">Light Industrial</td> </tr> <tr> <td>Mobility: \$1,337</td> <td>Mobility: \$3,315</td> <td>Mobility: \$4,230</td> </tr> <tr> <td>Fire: \$ 34</td> <td>Fire: \$ 34</td> <td>Fire: \$ 57</td> </tr> </table>					Warehouse	Manufacturing	Light Industrial	Mobility: \$1,337	Mobility: \$3,315	Mobility: \$4,230	Fire: \$ 34	Fire: \$ 34	Fire: \$ 57
Warehouse	Manufacturing	Light Industrial											
Mobility: \$1,337	Mobility: \$3,315	Mobility: \$4,230											
Fire: \$ 34	Fire: \$ 34	Fire: \$ 57											
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments									
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development would be developed with a maximum building coverage and floor area ratios of 0.30 (after the Tanner Road Right-of-Way vacation). The proposed buffering and screening would include with 30-foot buffer with Type C screening with a 6-foot-tall PVC fence in lieu of a masonry wall (variation requested) where the site adjoins the residential properties to the west in Phase 1 and undeveloped AR-zoned property in Phase 2. The minimum requirements of a Type-C screening include:

- a. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line;
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco. A variation to allow a 6-foot-tall vinyl fence in lieu of a masonry wall is included with this request. This variation request was approved for Phase 1 under PD 22-0692; and
- c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

In addition to the 30-foot Type C buffer, the building envelopes are also separated from the abutting properties to the west by a drive aisles that are approximately 70 feet wide in Phase 1 and 35 feet wide in Phase 2. The remaining boundaries of the subject property abut commercial properties used for vehicle repair and customization, 130 feet of right-of-way to the north, and 431 to 677 feet of right-of-way to east, a corporate office campus to the south. The corporate office campus to the south would be separated from the building envelope by more than 550 feet. Direct access to Tanner Road would also be restricted to emergency ingress and egress. Except for emergency ingress and egress, access will be restricted to E Hillsborough Avenue and routed away from the neighboring residential properties.

The building envelope in Phase 1 of the development is separated from the residential properties to the east by more than 150 feet, making the 2:1 setback requirements for buildings taller than 20 feet irrelevant. The building envelope in Phase 2 is approximately 73 feet from the nearest property that could be developed for residential use, which would limit the maximum building height to 41.3 feet. However, due to the extensive planting requirements required by a Type "C" screening Staff finds that the 3.5 feet off additional height would have minimal adverse impacts on the neighboring properties. As such, the additional 2:1 setback requirement shall not apply.

The proposed variations to accommodate a storm pond and to allow a PVC fence in lieu of a masonry wall would apply to the western boundary of the property. Due to the 30-foot Type C landscape buffer and additional building envelope separation, and the allowance of passenger vehicle parking only, staff finds the use of a 6-foot-tall PVC fence would provide adequate screening between the proposed development and the residential properties. Additionally, the required landscaping plantings would be installed within the remaining reduced-width buffer area and would be able to achieve the similarly effective screening results.

5.2 Recommendation

Basen on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, the applicant shall make the following changes to the general site plan: revise maximum and proposed FAR tabulations to 0.31 before vacated ROW – Tanner and 0.30 after vacated ROW - Tanner and revise maximum building coverage to 31% before vacated ROW – Tanner and to 30% after vacated ROW – Tanner.

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

1. Development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan.
2. Development of the project shall be limited to no more than 760,000 square feet of gross floor area. Allowable uses are restricted to warehousing, with or without distribution center, wholesale distribution (trade), manufacturing, processing, production, and professional services. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 3,686 gross average daily trips, 289 gross a.m. peak hour trips, or 274 gross p.m. peak hour trips. Additionally:
 - 2.1 Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), 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.
3. Building setbacks shall be as follows:
 - Front: 30 feet;
 - Side: 30 feet; and
 - Rear: 30 feet
4. The maximum FAR shall be 0.30 before FDOT right-of-way preservation and 0.31 after FDOT right-of-way preservation.
5. The maximum building height shall be 45 feet. (The additional 2:1 setback requirement shall not apply.)
6. The maximum impervious surface area of the project shall be 80 percent.
7. The maximum building coverage shall be 30 percent before FDOT right-of-way preservation and 31 percent after FDOT right-of-way preservation.
8. The 30-foot buffers with Type "C" screening located along the western side of the development site may use a 6-foot PVC fence in lieu of a masonry wall, and the slopes of the stormwater facilities may exceed 2:1 within the required buffer area of phase 1.
9. The site shall have one vehicular access connection on Hillsborough Avenue and one gated emergency access connection to Tanner Road.
10. With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Avenue at the project access connection, unless otherwise approved by FDOT:
 - a. Construct an eastbound right turn lane;
 - b. Construct a westbound left turn lane; and

- c. Construct the driveway connection to have 3 lanes: one inbound and two outbound with one left out and one right out.
11. The project shall provide vehicular and pedestrian cross access to folio: #65082.0100 within the bounding box shown on the PD site plan.
 12. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
 13. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
 14. The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.
 15. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 16. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 17. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
 18. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
 19. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
 20. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted ~~preliminary plan/plat~~ site construction plans through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted ~~preliminary plan~~ site construction plan to avoid adverse impacts to these trees.
 21. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
 22. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
 23. 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.

- 24. 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.
- 25. If the notes and/or graphics 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.
- 26. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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

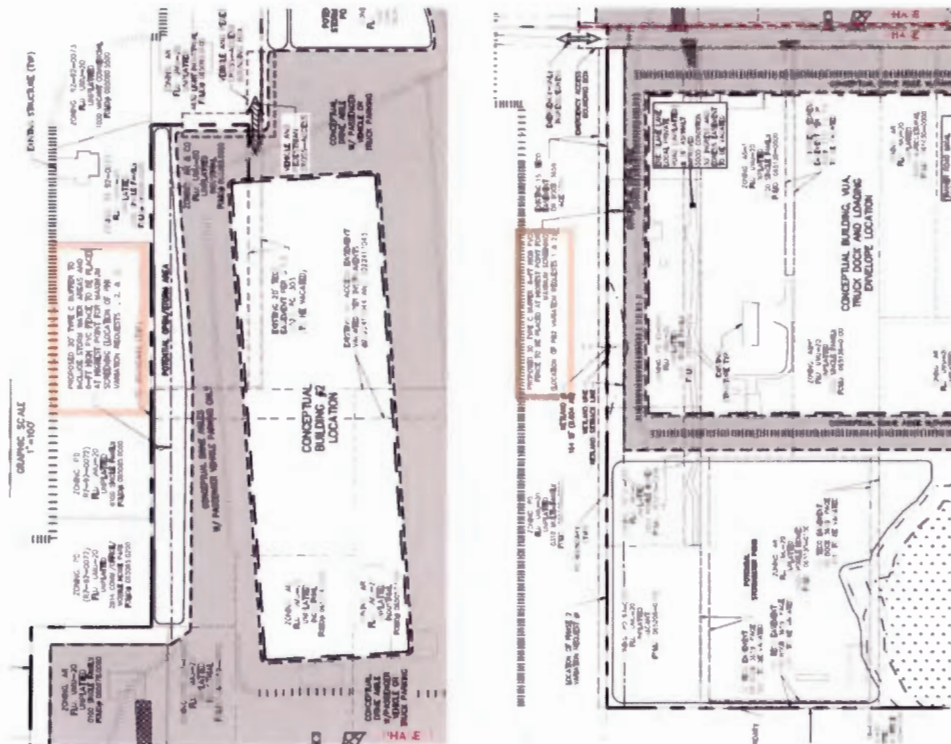
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

7.1 Variation Request

VARIATIONS SUMMARY

Location	Code Section	Requirement	Variation
Phase 1, western boundary	6.06.06	Masonry walls are required for Type "C" screening.	The applicant is requesting approval of a 6-foot PVC fence in lieu of the masonry wall.
	6.06.06	To prevent the littoral shelf from sloughing, the slope below the shelf should be no greater than 2:1.	The applicant is requesting approval to allow stormwater ponds within a required buffer to exceed a 2:1 slope.
Phase 2, western boundary	6.06.06	Masonry walls are required for Type "C" screening.	The applicant is proposing a 6-foot PVC fence in lieu of the masonry wall.



The applicant provided the following reasons to justify the approval of the variation requests:

1. The fence variations are requested to provide a fence material that is more compatible and aesthetically pleasing to the surrounding residential development.
2. The variation is necessary to achieve a creative and innovative development (warehouse and warehouse distribution) and the variation is mitigated through other design features such as a PVC fence instead of a masonry wall.
3. Further, the variation is in harmony with the Hillsborough County Land Development Code because adequate screening will still be provided; the applicant is providing a different fence material that is more aesthetically pleasing and common in residential areas.
4. The variation will not interfere with the rights of adjacent property owners because a PVC fence will be provided.

APPLICATION NUMBER: PD 26-0220

ZHM HEARING DATE: February 23, 2026

BOCC LUM MEETING DATE: April 7, 2026

Case Reviewer: Sam Ball

7.2 Property Violations

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

*past 12 months from intake date

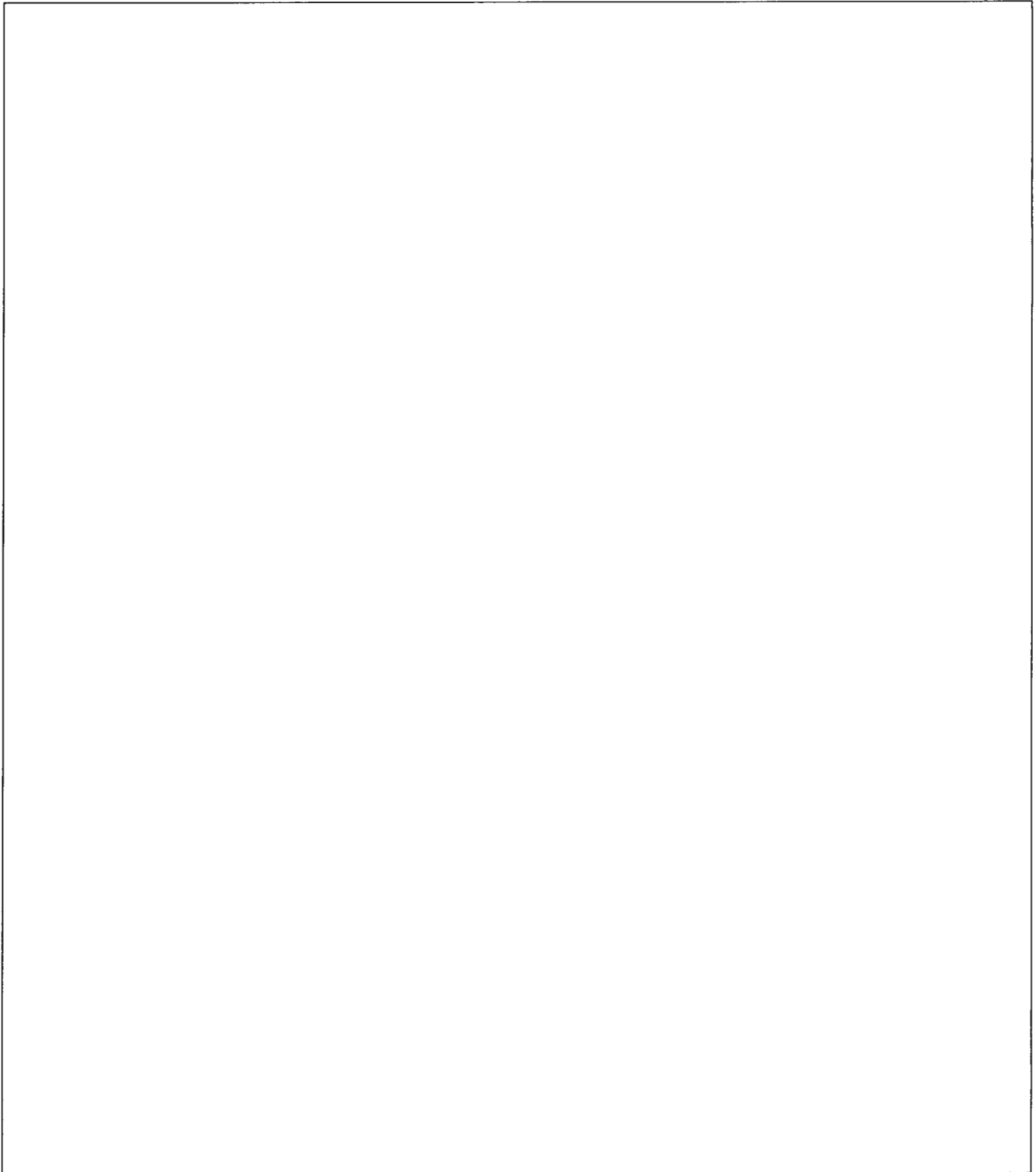
APPLICATION NUMBER: PD 26-0220

ZHM HEARING DATE: February 23, 2026

BOCC LUM MEETING DATE: April 7, 2026

Case Reviewer: Sam Ball

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 26-0220

ZHM HEARING DATE: February 23, 2026

BOCC LUM MEETING DATE: April 7, 2026

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/16/2026

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: PD 26-0220

- 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 development shall permit a maximum of 760,000 s.f. of warehousing, with or without distribution center, wholesale distribution (trade), manufacturing, processing, production, and professional service uses. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 3,686 gross average daily trips, 289 gross a.m. peak hour trips, or 274 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), 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.
- The site shall have one (1) vehicular access connection on Hillsborough Ave. and one (1) gated emergency access connection to Tanner Rd.
- With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, unless otherwise approved by FDOT:
 - a. Construct an eastbound right turn lane;
 - b. Construct a westbound left turn lane; and
 - c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
- The project shall provide vehicular and pedestrian cross access to folio#65082.0100 within the bounding box shown on the PD site plan.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.

- The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The subject property fronts Hillsborough Ave. and is bounded by Interstate 75 to the west and Tanner Rd. to the south. The applicant is requesting to rezone the +/- 58.95-acre site (57.85 acres plus 1.11 acres of Tanner Road, which is proposed to be vacated) from Planned Development (PD 22-0692 and 97-0251), Agricultural Rural (AR), and Agricultural, Single Family 1 (AS-1) to Planned Development (PD). The proposed PD is seeking approval of 760,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, production and professional service uses. The future land use designation is Urban Mixed Use 20 (UMU-20).

The approved PD 22-0692 allows for 380,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production (currently under construction); and the approved PD 97-0251 is approved for single family residential development.

The proposed rezoning encompasses a +/- 1,000-foot segment of Tanner Rd., totaling a +/-1.11-acre area, which must be vacated prior to development. Proposed Tanner Rd. vacation of right of way, petition # VR26-0007, is concurrently under review.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 760,000 s.f. of manufacturing uses (ITE LUC 140) or professional services (ITE LUC 710), although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if the developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses that are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine

whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Section 6.04.02.B Administrative Variance process.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0692: 380,000 Sq Ft Industrial Park (ITE LUC 130)	1,584	179	175
PD 97-025: 4 Single Family Detached Units (ITE 210)	36	3	3
AS-1: 3 Single Family Detached Units (ITE LUC 210)	28	3	3
AR: 4 Single Family Detached Units (ITE LUC 210)	36	3	3
Total Trips	1,684	188	184

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 760,000 Sq Ft Various Industrial and Professional Services (ITE LUC 156), Per Applicant's Traffic Study *	3,686	289	274

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+2,002	+101	+90

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Hillsborough Ave. is an undivided 2-lane, arterial roadway maintained by FDOT. The roadway consists of +/- 12-foot lanes and a total of +/- 35 feet of pavement, lying within a +/- 130-foot wide right-of-way along the project's northern boundary. There is a sidewalk on the south side and bicycle lanes on both sides along project frontage.

Hillsborough Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. No additional right of way is needed per FDOT.

Tanner Rd. is a substandard local roadway, maintained by the County, that is characterized by an +/- 20-foot paved surface lying within +/- 50 feet of right-of-way. There are no sidewalks or bicycle facilities present along Tanner Rd. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12' travel lanes within 54' minimum right of way for a non-Residential Development. The proposed PD site plan includes only a gated emergency access to Tanner Rd. Therefore, the developer will not be required to improve Tanner Rd. to standard.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access connection on Hillsborough Ave. and a gated emergency access to Tanner Rd.

As per FDOT comments and the applicant’s submitted site access analysis, the developer will be required to make the following site access improvements at the Hillsborough Ave. access connection:

- a. Construct an eastbound right turn lane;
- b. Construct a westbound left turn lane; and
- c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.

Staff notes that the above site access improvements are under construction.

Cross access is proposed to the foilo#65082.0100 to the west within a cross access bounding box identified in the PD site plan.

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

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

ROADWAY LEVEL OF SERVICE

Tanner Rd. is not a roadway included in the 2024 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92	WILLIAMS RD	US HWY 301	D	F

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



**PARTY OF
RECORD**

NONE