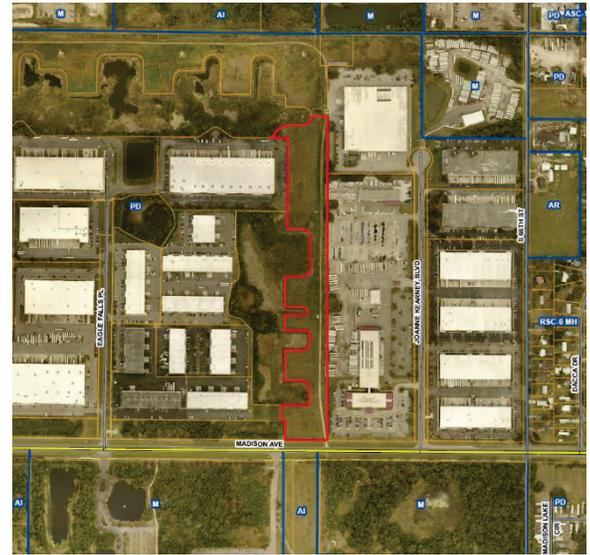


PD Modification Application: PRS 26-0171
Zoning Hearing Master Date: N/A
BOCC Land Use Meeting Date: February 10, 2026

1.0 APPLICATION SUMMARY

Applicant: Bing Kearney
FLU Category: LI
Service Area: Urban
Site Acreage: 10 acres
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

PD 00-1241 was approved in 2001 to allow the development of M and CG uses (as most recently modified by PRS 08-0620). The PD permits four development Parcels – A, B, C, and D. Open storage is not permitted in Parcel A and a portion of Parcel D.

The applicant is requesting a minor modification to allow 326,700 square feet of open storage to the east of Parcel C, within a portion of folio #48936.0226.

Existing Approval(s):	Proposed Modification(s):
No development permitted between Parcels C and D	326,700 square feet of open storage area between Parcels C and D

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

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

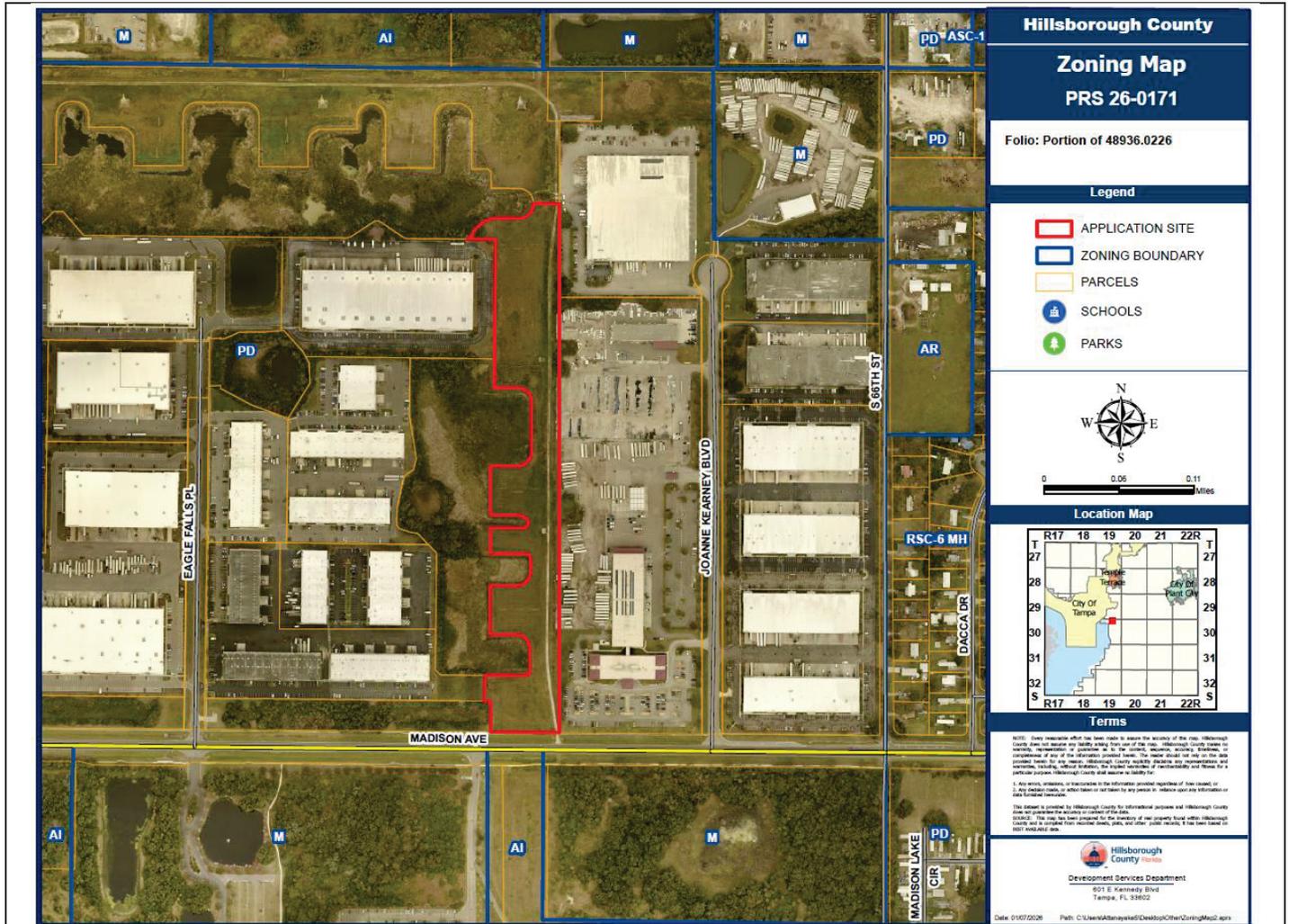
2.1 Vicinity Map



Context of Surrounding Area:
 Surrounding area primarily consists of industrial uses. The nearest residential properties are approximately 1,200 feet away, located to the east of the property.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

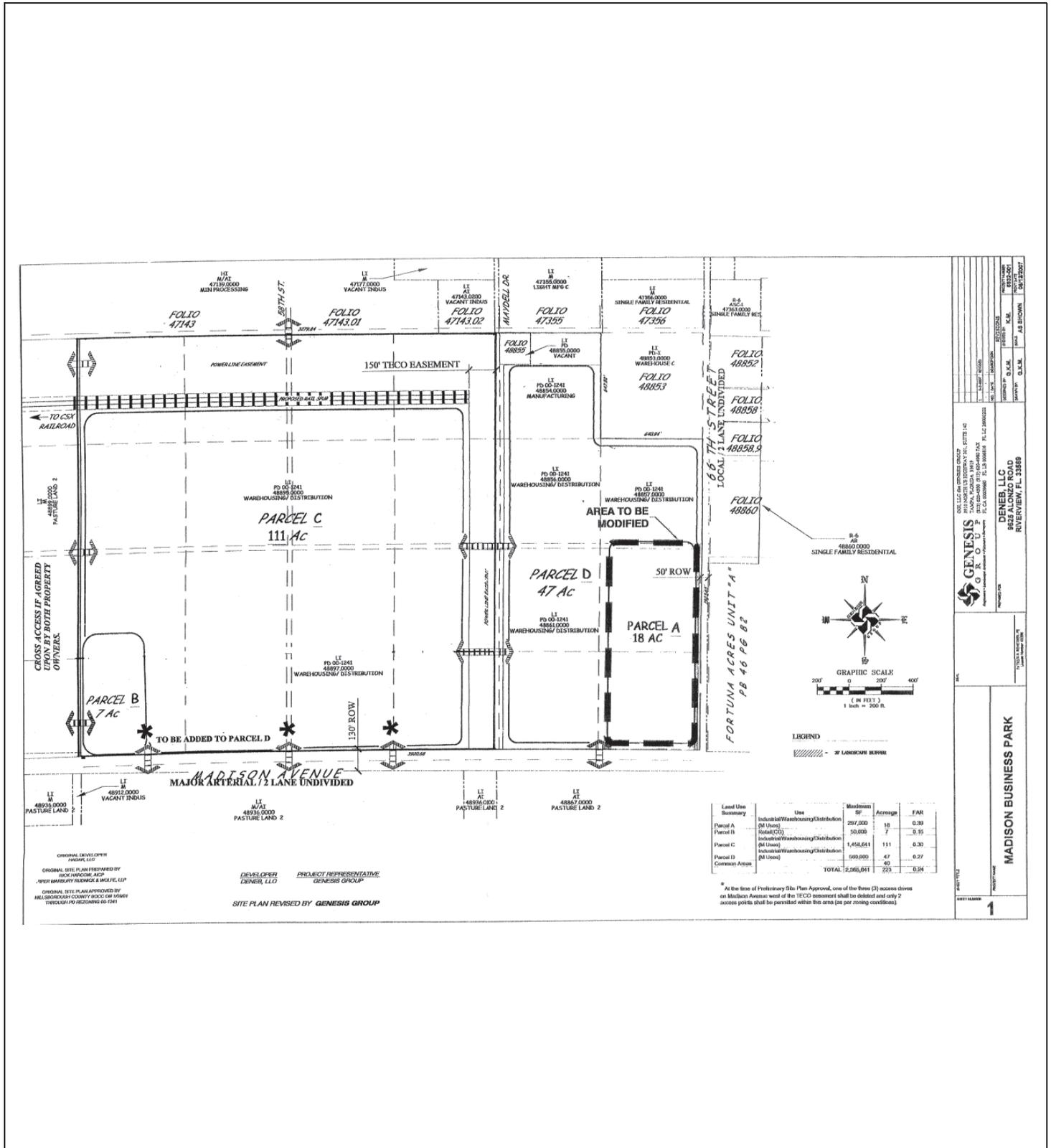


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 00-1241 (Parcel C)	.30 FAR	M Uses	Undeveloped
South	M	.75 FAR	Industrial	Undeveloped
	AI	.75 FAR	Agriculture	Undeveloped
East	PD 00-1241 (Parcel D)	.27 FAR	M Uses	Manufacturing
West	PD 00-1241 (Parcel C)	.30 FAR	M Uses	Wetlands

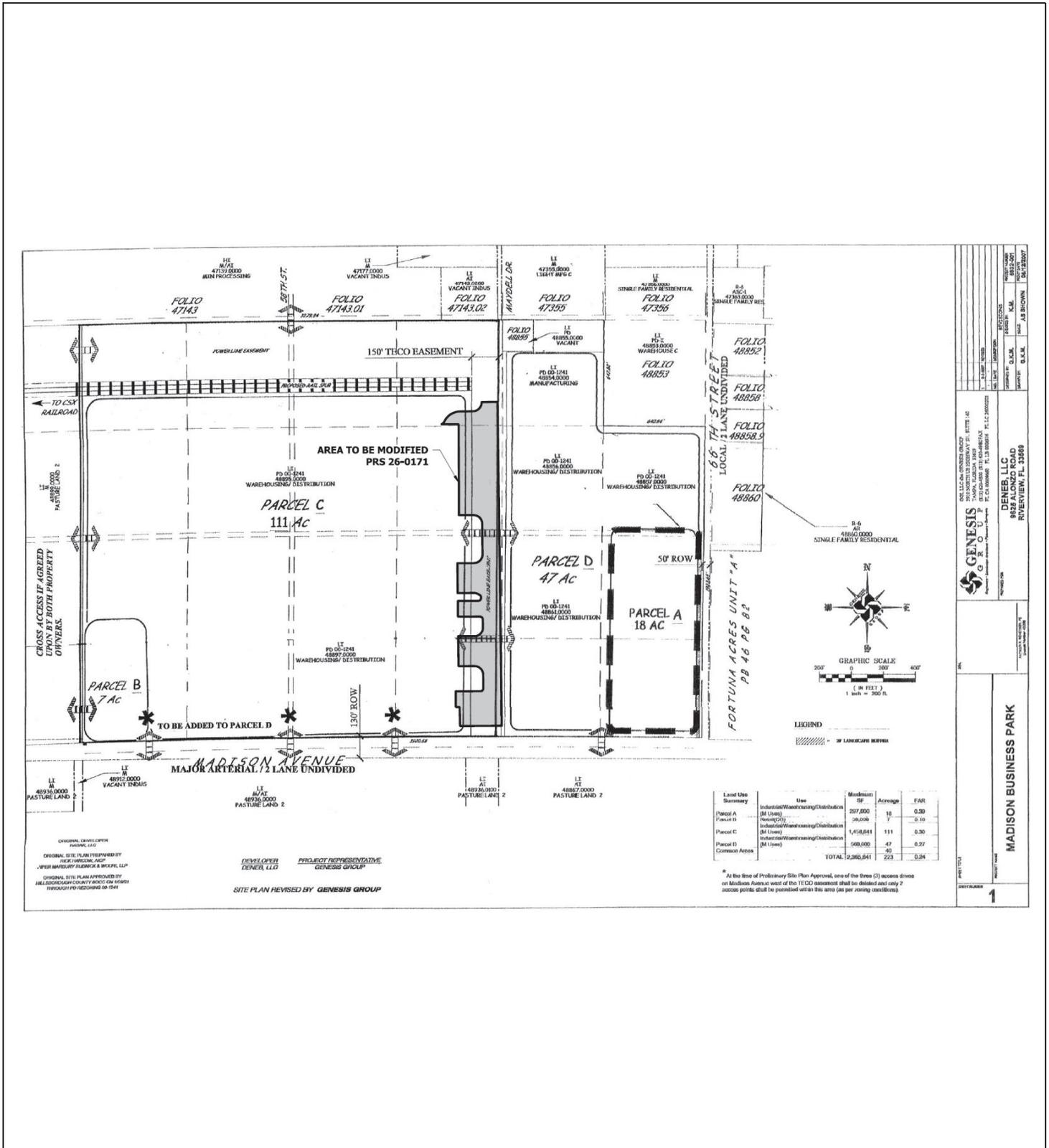
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 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
Madison Ave.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Modification Area Only) <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	316	20	34
Difference (+/-)	(+) 316	(+) 20	(+) 34

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands present
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction 150', 170', 190' AMSL 				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input 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	N/A
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to modify Planned Development 00-1241 by adding additional entitlements specifically for open storage. Subject site is located east of Parcel C, which allows 1,588,641 square feet of M uses. The additional entitlements will allow open storage to be developed without utilizing existing entitlements.

Subject site is located within the interior of the Planned Development and is not adjacent to any residential properties. A small portion of the site is adjacent to right-of-way to the south, but adjacent parcels across the right-of-way are zoned AI and M. Additionally, the proposed open storage area will be required to include buffer and screening, in accordance with the Land Development Code.

Staff does not have any compatibility concerns with the requested modifications.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 7, 2026.

1. The project shall be permitted the following uses:
 - 1.1 150,000 square feet of M uses, (including flex space- office/warehouse/light industrial uses which are being transferred from Parcel C to Parcel A) in Parcel A with an additional 17,000 square feet of M uses, and up to an additional 130,000 square feet of M uses subject to a commensurate reduction in the square footage permitted on parcels C and D for a maximum of 297,000 square feet. Open Storage shall not be allowed.
 - 1.2 50,000 square feet of CG uses in Parcel B.
 - 1.3 1,558,641 square feet of M uses in Parcel C. If Parcel A is developed with additional M uses in excess of the base 167,000 square feet, Parcel C shall be reduced a commensurate amount up to 100,000 square feet for a new maximum within Parcel C of 1,458,641 square feet.
 - 1.4 590,000 square feet of M uses in Parcel D with the exception that the area within 600 feet of the eastern property line, north of Parcel A shall only be permitted office/warehouse uses with no open storage. If parcel A is developed with M uses in excess of the base 167,000 square feet plus the 100,000 square feet from Parcel C, Parcel D shall be reduced a commensurate amount up to 30,000 square feet for a new maximum within Parcel D of 560,000 square feet.
 - 1.5 A maximum area of 326,700 square feet area shall permit Open Storage, where delineated in PRS 26-0171. The following shall also apply to the PRS 26-0171 area:
 - 1.5.1. 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.
 - 1.5.2. 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.
 - 1.5.3. 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).
 - 1.5.4. 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.

1.5.5. Prior to site development approval, documentation from TECO shall be submitted to the County confirming open storage can be developed within the TECO easement.

2. The project shall be developed in accordance with the following development standards, excluding FAR:
 - 2.1 Parcel B shall be developed in accordance with the CG zoning district standards. The timing and scope of development within Parcel B shall be regulated by the timing and scope of development in Parcels C and D per Section 2.03.12.C.d. of the Land Development Code.
 - 2.2 Parcel A shall be developed in accordance with the M zoning district standards, except that building heights will not exceed fifty (50) feet.
 - 2.3 Parcels C and D shall be developed in accordance with the M zoning district standards.
3. Buffering and Screening shall be provided in accordance the Land Development, unless otherwise specified herein.
4. A minimum 20-foot buffer shall be provided along 66th Street upon commencement of permitting for any portion of Parcels A or D. A continuous, excluding the area of access, landscaped berm in combination with evergreen plants that are 6 feet in height with an overall screening opacity of 75 percent shall be provided along the western side of the buffer area. Within 10 feet of the property line a row of evergreen shade trees shall be planted which are not less than 10 feet high at the time of planting, minimum 2-inch caliber, and are spaced not more than 20 feet apart. Existing trees, lawn, low evergreen plants, evergreen ground cover, and/or rock mulch shall cover the remainder of the buffer. Upon submittal of a valid tree survey, the developer shall be permitted to reduce the number of required trees and modify the design of the required berm in order to save existing trees. Buffering and screening between Parcel A or D shall not be required.
 - 4.1 Parcel A will be developed with the general building orientation as depicted on Exhibit 1. If industrial uses are developed, wing walls not less than 15 feet in height shall be constructed between buildings to provide an additional buffer between the M uses and the residential uses on the east side of 66th Street. No semi-truck traffic shall be permitted in the parking area east of the buildings, parallel to 66th Street, as indicated on Exhibit 1.
5. Internal cross access between parcels shall be required. The cross access point locations on the site plan are considered conceptual in nature.
6. Unless otherwise specified herein, the number and location of access points may be as generally shown on the general site plan but shall be regulated by Hillsborough County Access Management regulations and by the Environmental Protection Commission for wetland related issues.
7. No access points shall be allowed on 66th Street.
8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the existing access serving folio 48936.0226 shall be gated with a Knox Box or similar device acceptable to the Fire Marshall and shall be utilized solely for emergency access and TECO maintenance purposes only. All access serving the open storage uses shall occur from within the project (i.e. along the western and eastern boundaries of the folio). Prior to or concurrent with the initial increment of development within folio 48936.0226 and any subsequent increment which modifies open storage access, the developer shall do the following:

8.1 As Madison Ave. is a substandard arterial roadway, the developer shall improve Madison Ave. between the project access and the nearest roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM; and,

8.2 The developer shall provide a trip generation and site access analysis which will be utilized to determine the extent to which turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC. The developer shall construct all such turn lanes found to be warranted.

9. The project shall be restricted to two access drives on Madison Avenue west of the TECO easement.
10. Prior to Final Site Plan approval, the applicant shall provide an additional detailed transportation analysis at the Madison Avenue @ Joanne Kearney Boulevard intersection. As a result of the shift in project traffic, additional improvements may be required to off-set the development's impacts at the intersection. The developer shall be responsible for any construction costs required needed to off-set the developer's impact.
11. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
12. The applicant shall use reclaimed water if available with adequate capacity and where appropriate for the proposed use, contingent upon an enforcement agreement with the City of Tampa.
13. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
14. ~~Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required. 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.

- 15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

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

APPLICATION NUMBER: PRS 26-0171

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



LEGAL DESCRIPTION

FILE NO.: 048880-0108, 048880-0110, 048880-0112
 Legal Description of the Subject Property:
 Lots 4, 5 and 6, Madison Park of Commerce, According to the Map or Plat Thereof, Recorded in Plat Book 108, Page 228 of the Public Records, Hillsborough County, Florida.

SECTION 2, TOWNSHIP 30 SOUTH, RANGE 19 EAST

MADISON INDUSTRIAL PARK - EAST COMMERCIAL SITE

GENERAL DEVELOPMENT PLAN
 HILLSBOROUGH COUNTY, FLORIDA

PROFESSIONAL TEAM

CIVIL ENGINEERS/PLANNERS:
 AVID GROUP
 2300 CURLEW ROAD, SUITE 100
 PALM HARBOR, FLORIDA 34683
 PHONE: (727) 789-6600

TRAFFIC ENGINEERS:
 AVID GROUP
 2300 CURLEW ROAD, SUITE 100
 PALM HARBOR, FLORIDA 34683
 PHONE: (727) 789-6600

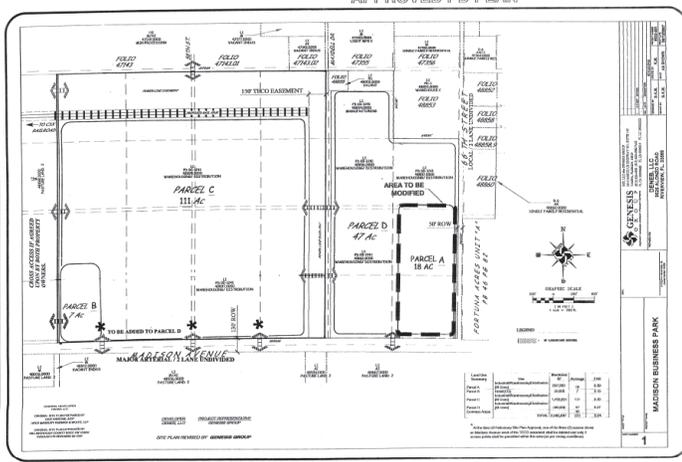
GEOTECHNICAL ENGINEERS:
 (TO BE DETERMINED)

ARCHITECTS:
 LINDY JOHNSON DOOLY, ARCHITECTS, INC.
 5251 W. KENNEDY BOULEVARD, SUITE 901
 TAMPA, FLORIDA 33609
 PHONE: 813 380-8988

SURVEYORS:
 GULF COAST SURVEY ASSOCIATES
 110 PINNACLES WAY, SUITE 115
 TERESA WEAVER, FLORIDA 82716
 PHONE: (727) 844-8911

LANDSCAPE ARCHITECTS:
 AVID GROUP
 2300 CURLEW ROAD, SUITE 100
 PALM HARBOR, FLORIDA 34683
 PHONE: (727) 789-6600

APPROVED PD PLAN



Prepared for:
 (Property Owner)



4545 AIRPORT WAY
 DENVER, CO 80238
 PHONE: (303) 357-5126

Prepared by:
AVID
CRCLP
 Our company name stands for Built.

Civil Engineers - Planners
 Traffic Engineers - Surveyors
 Landscape Architects

Curlew Office Center
 2300 Curlew Road, Suite 100
 Palm Harbor, Florida 34683
 Phone: (727) 789-6600
 Fax: (727) 784-6862

JUN 11 2026

PLAN INDEX

- COVER SHEET (APPROVED PD (00-1241) - PRS 07-1562)
- PD - GENERAL DEVELOPMENT PLAN (MINOR MODIFICATION)

REVISED DEVELOPMENT CALCULATIONS

Land Use Summary	Uses	Maximum SF	Acreage	FAR
Parcel A	M Uses	297,000	17.84	0.38
Parcel B	CS Uses	59,000	7	0.16
Parcel C	M Uses	1,436,641	113	0.30
Parcel D	M Uses	363,000	47	0.27
Common Area	N/A	N/A	46	N/A
Total		2,385,641	225	0.24

REVISED OPEN SPACE CALCULATIONS

Open Space Summary	Acres	Percentage of Site
Wetlands and Buffers	6.67	2.72
Engine Treat	2.89	0.99%
Retention Areas	38.53	17.21%
TREO Treatment	24.35	11.42%
Setbacks	71.24	31.44%
Developable Areas	151.96	68.58%
Total	225	100%

* This does not include on-site open space being provided by the developable parcels.

08-0620

RECEIVED
 JUN 22 2026
 PLANNING & GROWTH
 MANAGEMENT

02-29-2008
 MADISON INDUSTRIAL
 PARK - EAST
 JOB #2378-018

Block Doc 003-0192

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SHEET No.
1 of 2

8.0 SITE PLANS (FULL)

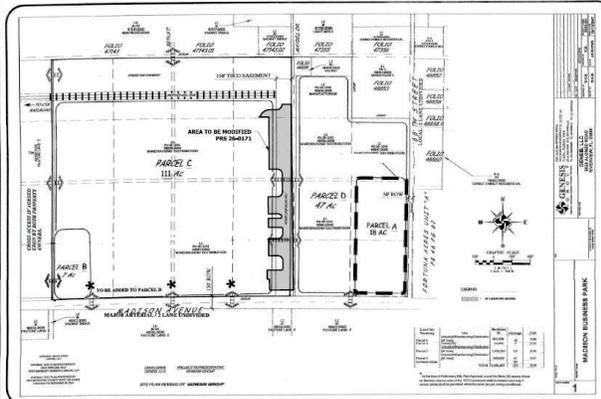
8.2 Proposed Site Plan (Sheet 1)

LIMITS OF THE CERTIFIED SITE PLAN MM 12-0201 ON FILE WITH HILLSBOROUGH COUNTY. REPLICATION IS REQUIRED BY THE HILLSBOROUGH COUNTY DEVELOPMENT PROCEDURES MANUAL SEC. 6.2.1.2.

SECTION 2, TOWNSHIP 30 SOUTH, RANGE 19 EAST

MADISON INDUSTRIAL PARK

**GENERAL DEVELOPMENT PLAN
HILLSBOROUGH COUNTY, FLORIDA**



APPROVED PD PLAN

PROFESSIONAL TEAM

<p>CIVIL ENGINEERS/PLANNERS: AVID GROUP 2500 DUNLAW ROAD, SUITE 100 PALM HARBOR, FLORIDA 34683 PHONE: (727) 759-6652</p> <p>GEOTECHNICAL ENGINEERS: G.S. CONSULTANTS 11000 W. BAYVIEW BLVD, SUITE 111 MIAMI BEACH, FLORIDA 33154 PHONE: (305) 866-8841</p> <p>SURVEYORS: GARY C. KELLY SURVEY ASSOCIATES 11000 W. BAYVIEW BLVD, SUITE 111 MIAMI BEACH, FLORIDA 33154 PHONE: (305) 866-8841</p>	<p>TRAFFIC ENGINEERS: AVID GROUP 2500 DUNLAW ROAD, SUITE 100 PALM HARBOR, FLORIDA 34683 PHONE: (727) 759-6652</p> <p>ARCHITECTS: UNIVERSITY ARCHITECTS, INC. 400 N. WASHINGTON BOULEVARD, SUITE 400 DADE COUNTY, FLORIDA 33101 PHONE: (305) 388-6000</p> <p>LANDSCAPE ARCHITECTS: AVID GROUP 2500 DUNLAW ROAD, SUITE 100 PALM HARBOR, FLORIDA 34683 PHONE: (727) 759-6652</p>
---	--

REVISD DEVELOPMENT CALCULATIONS

Land Use Summary	Uses	Maximum SF	Average	PARK
Parcel A	M Uses	29,000	17.34%	6.16
Parcel B	O/S Uses	56,000	7.17%	6.16
Parcel C	M Uses	1,268,641	1.51%	6.16
Parcel D	M Uses	160,000	4.17%	6.16
Common Area	N/A	994	0.00%	6.16
Total		2,365,641	29.3%	6.24

REVISD OPEN SPACE CALCULATIONS

Open Space Summary	Acres	Percentage of Site
Wetlands and Buffers	8.07	2.72%
Engine Area	2.06	0.70%
Retention Areas	38.03	12.71%
TPOC Equipment	24.62	8.14%
Subtotal	71.24	23.44%
Developable Areas	151.96	48.56%
Total	223	100%

* This does not include on-site open space being provided by the developable parcels.

Prepared for:
(Property Owner)



5445 AIRPORT WAY
DENVER, CO 80239
PHONE: (303) 567-9126

Prepared by:



**Civil Engineers - Planners
Traffic Engineers - Surveyors
Landscape Architects**

Carlisle Office Center
2500 Dunlaw Road, Suite 100
Palm Harbor, Florida 34683
Phone: (727) 759-6650
Fax: (727) 759-6652

JUN 13, 2026

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LANDIS EVANS PARTNERS

3100 VICTORIA BLVD.
SUITE 100
TAMPA, FLORIDA 33618
OFFICE: (813) 442-4444
FAX: (813) 442-4444

GENERAL DEVELOPMENT PLAN
MADISON INDUSTRIAL PARK
PETITION NO. 26-0171
TAMPA, FL 33619

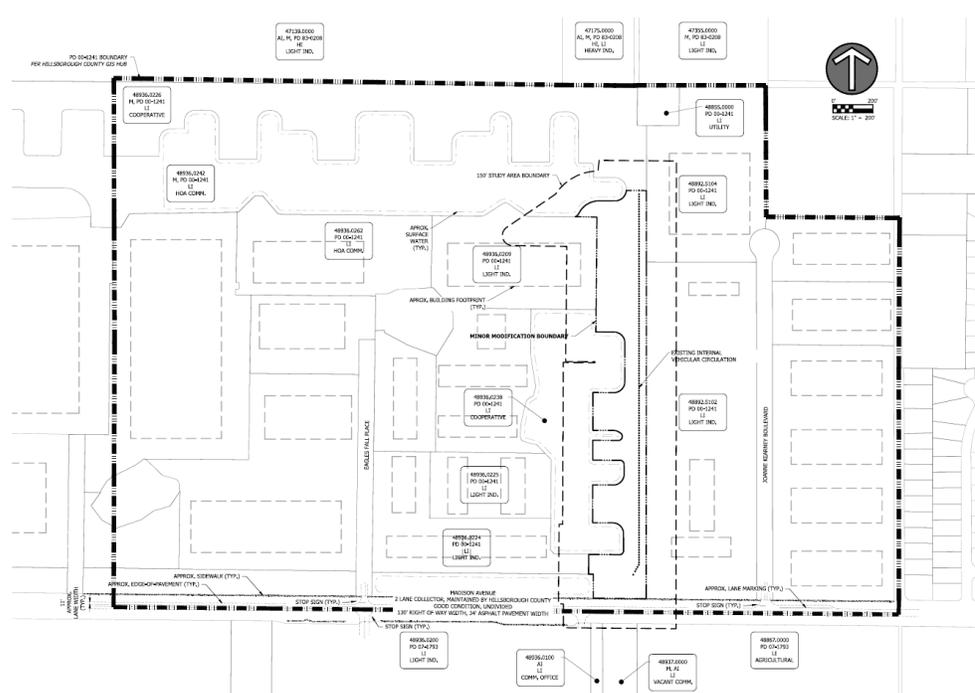
DATE: 02/29/2026
JOB #2276 018
SHEET NUMBER:
SHEET 1 OF 2

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Sheet 2)



VICINITY MAP
N/A





LANDIS EVANS PATTERS
3818 NORTHDALE BLVD.
SUITE 100
TAMPA, FL 33624-4419
TEL: 813.288.4419
WWW.LEP.COM

SITE DATA	
PLAT:	A PORTION OF 4896.0226
EXISTING ZONING:	PD 00-1241 (P.D. 00-1186, P.D. 01-2558, P.D. 00-9623, M.P.D.)
PROPOSED ZONING:	PD 00-1241
TOTAL OVERALL PD SIZE:	223 ± GROSS ACRES (PER PD 00-1241)
EXISTING FILL:	LF
PROPOSED FILL:	LF
PROPOSED USE:	OPEN STORAGE
VEHICLE FLOOR AREA:	326,700 ± SF
STAIRWAY RAMPING AREA:	36,112 ± SF (LI)
OVERLAY DISTRICT:	COASTAL HIGH WIND AREA, HCAA AIRPORT HEIGHT ZONE 150' & 170'
SPECIAL ZONE:	VOLUME SENSITIVE AREA, HIGH SENSITIVE AREA
UNLAWY EXISTING ROADWAY CORRIDOR:	NONE
HERITAGE LANDMARKS/OTHER HISTORICAL SITE STRUCTURES:	NONE KNOWN ON PROPERTY OR WITHIN 100'
PLATS WITHIN 100' OF THE PROPERTY:	SOUTH TAMPA SUBDIVISION (PD 6, PG. 3), MADISON PARK OF COMMERCE (PD 100, PG. 228)
SUBMITTALS:	07 FLORIDA GAS EASEMENT (OR BK 11331, PG. 425), TAMPA ELECTRIC COMPANY AGREEMENT (OR BK 0094 PG 127), 22 ROW (PG 6, PG. 3), 30 TAMPA SUBURBIA COOP AGREEMENT (OR BK 3041, PG. 126), MADISON EASEMENT AGREEMENT (OR BK 17234, PG. 1148), 30 SENIOR AGREEMENT (OR BK 394, PG. 39), 30 ROW (PG 6, PG. 3)
COMP PLAN FILE:	NONE PROPOSED
PHASES:	PROJECT TO BE DEVELOPED IN A SINGLE PHASE
NATURAL WATER BODIES:	NONE KNOWN ON PROPERTY OR WITHIN 100'
WETLAND SIZE:	NONE KNOWN ON PROPERTY OR WITHIN 100'
SURFACE WATER SIZE:	NONE KNOWN ON PROPERTY
UNDESIGNED RESIDENTIAL TYPE:	NONE
TOTAL PROJECT SIZE:	10 ± GROSS ACRES
MAXIMUM BLDG AREA:	N/A
MAXIMUM ALLOWABLE GROSS FLOOR AREA:	N/A
MAXIMUM BLDG HEIGHT:	N/A
HEIGHTS:	DEPARTMENTAL STANDARDS (ONLY APPLIES TO SUBJECT PROPERTY)
MINIMUM LOT WIDTH:	N/A
MINIMUM LOT WIDTH:	BUILDING SETBACKS
NORTH:	N/A
SOUTH:	N/A
WEST:	N/A
EAST:	CARPORTS, BUSHES & SCREENING
NORTH:	NONE
SOUTH:	NONE
WEST:	NONE
EAST:	NONE
MAXIMUM BUILDING COVERAGE:	0.0%
MAXIMUM IMPERVIOUS SURFACE:	75%

PLANNING NOTES

- BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 130702807 AND 130702808, DATED OCTOBER 9, 2020, THE PROPERTY IS IN FLOOD ZONE AE1, IS NOT IN A FE.
- THE PLANNED DEVELOPMENT IS WITHIN THE WATER AND WASTE WATER SERVICE AREA OF CITY OF TAMPA.
- NO SPECIFIC ARCHITECTURAL DESIGN FOR STRUCTURES ARE PROVIDED.
- CONCRETE SHALL BE PROVIDED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY, FLORIDA, DESIGN MANUAL.
- INTERNAL PROJECT DRIVEWAYS ARE TO BE PRIVATELY OWNED AND MAINTAINED, AND MAY BE CAVED.
- IF ANY CONCEPTUAL OR DESIGN ARE HAS RECEIVED FROM THE CITY OF TAMPA, THE PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
- APPROVAL OF THIS PLANNING DEVELOPMENT, ZONING BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT ENVIRONMENTAL PROTECTION SUPERVISOR APPROVALS WILL BE NECESSARY FOR THE DEVELOPMENT AS PROPOSED WILL BE OBTAINED.
- CONCEPTUAL DESIGN SHALL BE PROVIDED TO THE CITY OF TAMPA, AND DOES NOT GRANT ANY IMPLIED OR VESTED RIGHT TO ENVIRONMENTAL APPROVALS.
- PROJECT IS NOT LOCATED WITHIN A HILLSBOROUGH COUNTY PROTECTION ZONE, POTABLE WATER BUFFER AREA, AIRPORT INCOMPATIBLE USE AREA, NOR UPLAND WILDLIFE HABITAT AREA.
- NO UNLAWY AND UNLAWY AREAS AND WASTEWATER AREAS ARE ON THE SUBJECT SITE.
- NO COMMON DRYS GATED/REGULATED AREAS ARE PROPOSED.
- NO PUBLIC PARK LOTS OR PUBLIC SCHOOLS SITES ARE PROPOSED.

LEGAL DESCRIPTION
100' ± IN LOTS THE WEST 1/2 228 FEET MADISON INDUSTRIAL PARK MAP, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN PLAT BOOK 014 PAGE 281 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

OWNER/APPLICANT:
MADISON REVENUE, LLC
8625 WEST ALABAMA WAY
KNOXVILLE, TN 37920

PLANNER/ENGINEER:
LANDIS EVANS AND PARTNERS, INC.
3818 NORTHDALE BLVD, SUITE 100
TAMPA, FL 33624
ATTN: HILBERT HADJIME
HILBERT@LANDISEVANS.COM
813-288-4419

LEGEND

- MINOR MODIFICATION BOUNDARY
- 150' STUDY AREA
- CONCEPTUAL VEHICULAR ACCESS
- ACCESS LOCATION
- ROAD ZONING:
 - AE
 - FE
 - SINGLE-FAMILY

GENERAL DEVELOPMENT PLAN
MADISON INDUSTRIAL PARK
PETITION NO. PRS 26-0171
TAMPA, FL 33630

DATE: 03/20/24
DRAWN BY: JEFFREY
CHECKED BY: JEFFREY
OVERSEEN BY: JEFFREY

SHEET 2 OF 2

APPLICATION NUMBER: PRS 26-0171

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 01/26/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/WM

PETITION NO: PRS 26-0171

- 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.

REVISED CONDITIONS OF APPROVAL

8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the existing access serving folio 48936.0226 shall be gated with a Knox Box or similar device acceptable to the Fire Marshall and shall be utilized solely for emergency access and TECO maintenance purposes only. All access serving the open storage uses shall occur from within the project (i.e. along the western and eastern boundaries of the folio). Prior to or concurrent with the initial increment of development within folio 48936.0226 and any subsequent increment which modifies open storage access, the developer shall do the following:

- 8.1 As Madison Ave. is a substandard arterial roadway, the developer shall improve Madison Ave. between the project access and the nearest roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM; and,
- 8.2 The developer shall provide a trip generation and site access analysis which will be utilized to determine the extent to which turn lanes are required pursuant to Sec. 6.04.04.D. of the LDC. The developer shall construct all such turn lanes found to be warranted.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a minor modification (PRS) to a +/- 10 ac. Portion of existing Planned Development (PD) 00-1241, as most recently modified via PRS 08-0620. The PD consists of multiple folios, totaling +/- 223.0 ac. The PD currently has entitlements as follows:

1. **The project shall be permitted the following uses:**
 - 1.1 **150,000 square feet of M uses, (including flex space- office/warehouse/light industrial uses which are being transferred from Parcel C to Parcel A) in Parcel A with an additional 17,000 square feet of M uses, and up to an additional 130,000 square feet of M uses subject to a commensurate reduction in the square footage permitted on parcels C and D for a maximum of 297,000 square feet. Open Storage shall not be allowed.**
 - 1.2 **50,000 square feet of CG uses in Parcel B**
 - 1.3 **1,558,641 square feet of M uses in Parcel C. If Parcel A is developed with additional M uses in excess of the base 167,000 square feet, Parcel C shall be reduced a commensurate amount up to 100,000 square feet for a new maximum within Parcel C of 1,458,641 square feet.**
 - 1.4 **590,000 square feet of M uses in Parcel D with the exception that the area within 600 feet of the eastern property line, north of Parcel A shall only be permitted office/warehouse uses with no open storage. If parcel A is developed with M uses in excess of the base 167,000 square feet plus the 100,000 square feet from Parcel C, Parcel D shall be reduced a commensurate amount up to 30,000 square feet for a new maximum within Parcel D of 560,000 square feet.**

The applicant is proposing to modify a portion of the area shown on the plan labeled as “Power Line Easement” to permit 7.5 ac. of open storage uses within the area. No changes to project access is being proposed.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff waived the required transportation analysis for the entire PD, noting that the proposed change does not impact project entitlements, the vast discrepancy between approved and constructed entitlements, and that a determination regarding required substandard road and site access improvements is being deferred to the site/construction plan review phase, an analysis of full project buildout would be of little to no added benefit in this stage of the development process. Staff has prepared the below comparison of trips generated by the proposed modification area, under the existing and proposed zoning scenarios. Since the Institute of Transportation Engineers (ITE) does not include data for open storage uses, a methodology is applied whereby the project’s acreage (7.5) is multiplied by the maximum floor area ratio of the underlying Future Land Use Designation (in this case LI with a maximum FAR of 0.75). The result, 245,025 s.f., is then analyzed using ITE data for mini warehouse uses (LUC 151). This is staff’s best available method of consistently approximating open storage uses across a variety of open storage users. Data presented below is based on the 12th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Existing Zoning (modification area only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Power Line Easement	0	0	0

Proposed Zoning (modification area only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 7.5 ac. of open storage uses, per County methodology	316	20	34

Trip Generation Difference (modification area only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 316	(+) 20	(+) 34

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Madison Ave. is a 2-lane, publicly maintained, substandard arterial roadway. The roadway is characterized by +/- 11-foot-wide lanes, with pavement in average condition. The roadway lies within a +/- 130-foot-wide right-of-way along the project’s frontage. There are no bicycle facilities present on the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks present along portions of both sides of the roadway in the vicinity of the proposed project.

Madison Ave. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway along the project’s frontage. The amount of right-of-way needed for a future 4-lane urban roadway is 110 feet, pursuant to Typical Section – 4 (TS-4) as found within the Hillsborough County Transportation Technical Manual (TTM). Given the existing right-of-way is greater than the amount of right-of-way needed no additional preservation is required.

SITE ACCESS AND CONNECTIVITY

No change in site access or connectivity is proposed. There is an existing access which is not shown on the plan (i.e. to folio 48936.0226) which serves as a maintenance access for the TECO facility. Staff is proposing a condition to clarify that such access shall be gated and remain available solely for TECO access. All traffic to/from the project will be required to be accessed internally and utilize existing project access connections other than the TECO access (i.e. no new connections to County roadways will be permitted to serve the open storage area).

Given that access to the open storage will occur internally and such locations are not yet known, staff cannot evaluate site access requirements at this time. Staff has included a condition to require the need for such improvements to be evaluated at the time of site/construction plan review.

SUBSTANDARD ROAD

Madison Ave. is a substandard arterial roadway. As noted in the narrative, the applicant has chosen to defer a determination as to whether and to what extent substandard roadway improvements may be required to the site/construction plan review stage of the development process.

LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 674	US 41	S. 66 th St.	D	C

Source: Hillsborough County 2024 Level of Service Report



**CURRENTLY
APPROVED**

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Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

May 16, 2008

Reference: PRS 08-0620 PR

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Rose V. Ferlita
Ken Hagan
Al Higginbotham
Jim Norman
Mark Sharpe
Kevin White

Deputy County Administrator
Wally Hill

Assistant County Administrators
Kenneth C. Griffin
Carl S. Harness
Manus J. O' Donnell

Jeremy Waugh
2300 Curlew Road
Palm Harbor, FL 34683

Dear Applicant:

At the regularly scheduled public meeting on May 13, 2008, the Board of County Commissioners approved your request for a minor modification to PD (00-1241), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

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

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

ps

enc

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 08-0620 PR (00-1241)
BOCC MEETING DATE: May 13, 2008
DATE TYPED: May 15, 2008

Approval - Approval, subject to the conditions listed below, is based on site plan received April 23, 2008

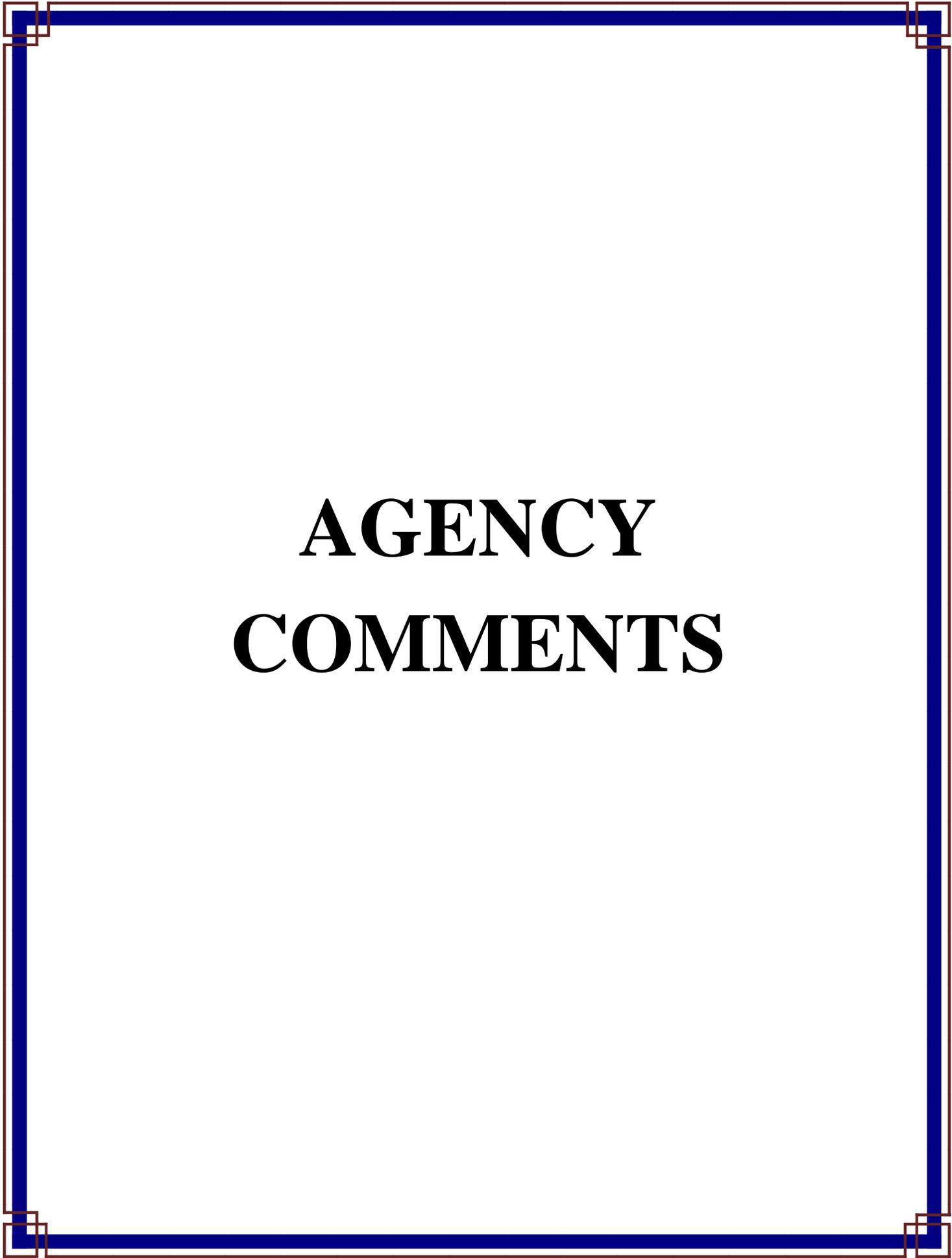
1. The project shall be permitted the following uses:
 - 1.1 150,000 square feet of M uses, (including flex space- office/warehouse/light industrial uses which are being transferred from Parcel C to Parcel A) in Parcel A with an additional 17,000 square feet of M uses, and up to an additional 130,000 square feet of M uses subject to a commensurate reduction in the square footage permitted on parcels C and D for a maximum of 297,000 square feet. Open Storage shall not be allowed.
 - 1.2 50,000 square feet of CG uses in Parcel B
 - 1.3 1,558,641 square feet of M uses in Parcel C. If Parcel A is developed with additional M uses in excess of the base 167,000 square feet, Parcel C shall be reduced a commensurate amount up to 100,000 square feet for a new maximum within Parcel C of 1,458,641 square feet.
 - 1.4 590,000 square feet of M uses in Parcel D with the exception that the area within 600 feet of the eastern property line, north of Parcel A shall only be permitted office/warehouse uses with no open storage. If parcel A is developed with M uses in excess of the base 167,000 square feet plus the 100,000 square feet from Parcel C, Parcel D shall be reduced a commensurate amount up to 30,000 square feet for a new maximum within Parcel D of 560,000 square feet.
2. The project shall be developed in accordance with the following development standards, excluding FAR:
 - 2.1 Parcel B shall be developed in accordance with the CG zoning district standards. The timing and scope of development within Parcel B shall be regulated by the timing and scope of development in Parcels C and D per Section 2.03.12.C.d. of the Land Development Code.
 - 2.2 Parcel A shall be developed in accordance with the M zoning district standards, except that building heights will not exceed fifty (50) feet.
 - 2.3 Parcels C and D shall be developed in accordance with the M zoning district standards.
3. Buffering and Screening shall be provided in accordance the Land Development, unless otherwise specified herein.

4. A minimum 20-foot buffer shall be provided along 66th Street upon commencement of permitting for any portion of Parcels A or D. A continuous, excluding the area of access, landscaped berm in combination with evergreen plants that are 6 feet in height with an overall screening opacity of 75 percent shall be provided along the western side of the buffer area. Within 10 feet of the property line a row of evergreen shade trees shall be planted which are not less than 10 feet high at the time of planting, minimum 2-inch caliber, and are spaced not more than 20 feet apart. Existing trees, lawn, low evergreen plants, evergreen ground cover, and/or rock mulch shall cover the remainder of the buffer. Upon submittal of a valid tree survey, the developer shall be permitted to reduce the number of required trees and modify the design of the required berm in order to save existing trees. Buffering and screening between Parcel A or D shall not be required.
 - 4.1 Parcel A will be developed with the general building orientation as depicted on Exhibit 1. If industrial uses are developed, wing walls not less than 15 feet in height shall be constructed between buildings to provide an additional buffer between the M uses and the residential uses on the east side of 66th Street. No semi-truck traffic shall be permitted in the parking area east of the buildings, parallel to 66th Street, as indicated on Exhibit 1.
5. Internal cross access between parcels shall be required. The cross access point locations on the site plan are considered conceptual in nature.
6. Unless otherwise specified herein, the number and location of access points may be as generally shown on the general site plan but shall be regulated by Hillsborough County Access Management regulations and by the Environmental Protection Commission for wetland related issues.
7. No access points shall be allowed on 66th Street.
8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
9. The project shall be restricted to two access drives on Madison Avenue west of the TECO easement.
10. Prior to Final Site Plan approval, the applicant shall provide an additional detailed transportation analysis at the Madison Avenue @ Joanne Kearney Boulevard intersection. As a result of the shift in project traffic, additional improvements may be required to off-set the development's impacts at the intersection. The developer shall be responsible for any construction costs required needed to off-set the developer's impact.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 08-0620 PR (00-1241)
BOCC MEETING DATE: May 13, 2008
DATE TYPED: May 15, 2008

11. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
12. The applicant shall use reclaimed water if available with adequate capacity and where appropriate for the proposed use, contingent upon an enforcement agreement with the City of Tampa.
13. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
14. Within 90 days of approval of PRS 07-1526 by the Hillsborough County Board of Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all conditions detailed above.
15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 01/26/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/WM

PETITION NO: PRS 26-0171

- 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.

REVISED CONDITIONS OF APPROVAL

- 8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the existing access serving folio 48936.0226 shall be gated with a Knox Box or similar device acceptable to the Fire Marshall and shall be utilized solely for emergency access and TECO maintenance purposes only. All access serving the open storage uses shall occur from within the project (i.e. along the western and eastern boundaries of the folio). Prior to or concurrent with the initial increment of development within folio 48936.0226 and any subsequent increment which modifies open storage access, the developer shall do the following:

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		AM	PM
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PD, 7.5 ac. of open storage uses, per County methodology	316	20	34

Trip Generation Difference (modification area only):

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Difference	(+) 316	(+) 20	(+) 34

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Madison Ave. is a 2-lane, publicly maintained, substandard arterial roadway. The roadway is characterized by +/- 11-foot-wide lanes, with pavement in average condition. The roadway lies within a +/- 130-foot-wide right-of-way along the project’s frontage. There are no bicycle facilities present on the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks present along portions of both sides of the roadway in the vicinity of the proposed project.

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LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 674	US 41	S. 66 th St.	D	C

Source: Hillsborough County 2024 Level of Service Report

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 13, 2026</p> <p>PETITION NO.: 26-0171</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 x1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: December 12, 2025</p> <p>PROPERTY ADDRESS: Madison Ave, Tampa</p> <p>FOLIO #: a portion of 0489360226</p> <p>STR: 03-30S-19E</p>
<p>REQUESTED ZONING: Minor Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetland/OSW flow-way along the northern property boundary.
<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 	

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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 appears to contain 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.
- 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.
- 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.

Aow/

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Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 11/12/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/26/2025
PROPERTY OWNER: Madison Remainder, LLC **PID:** 26-0171
APPLICANT: Bing Kearney
LOCATION: Madison Ave. Tampa, FL 33619
FOLIO NO.: 48936.0226 (portion of)

AGENCY REVIEW COMMENTS:

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Nov. 2025

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

APPLICANT: Margaret Tassone

PETITION NO: PRS 26-0171

LOCATION: Madison Ave., Tampa, FL 33619

FOLIO NO: 48936.0226 (PORTION OF)

SEC: 03 TWN: 30 RNG: 19

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.