

PD Modification Application: MM 26-0045

Zoning Hearing Master Date: May 26, 2026

BOCC Land Use Meeting Date: July 21, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

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



Introduction Summary:

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

Existing Approval(s):

C-3A (Limited Light Industrial) and C-1 (Neighborhood Commercial uses permitted.

Proposed Modification(s):

Add the use of sales and rental of commercial vehicles and/or commercial equipment (with associated open storage) as a permitted use on the subject site

Additional Information:

PD Variation(s):

LDC Part 6.06.00 (Landscaping/Buffering)

Waiver(s) to the Land Development Code:

None Requested as part of this application

Planning Commission Recommendation:

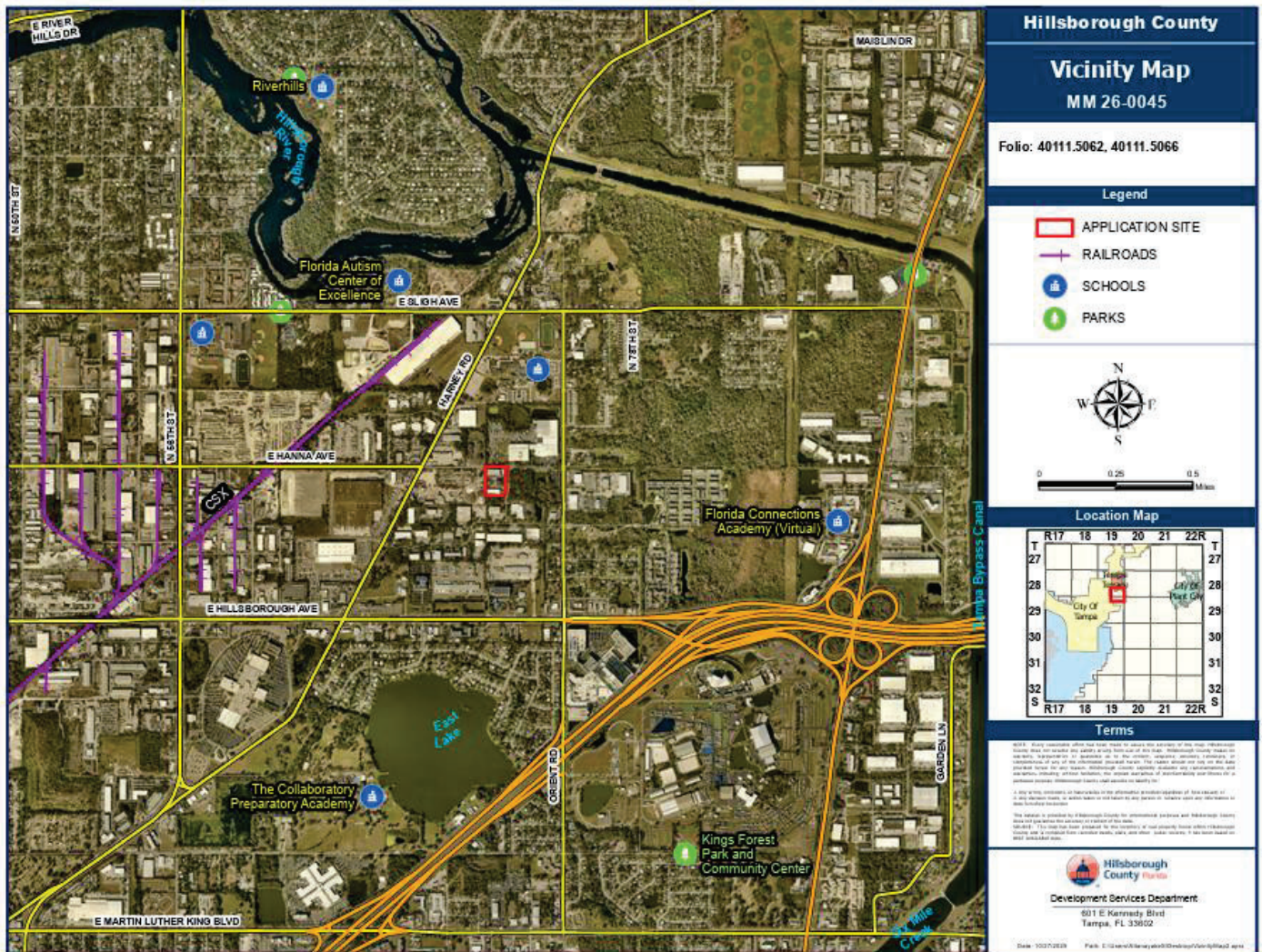
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

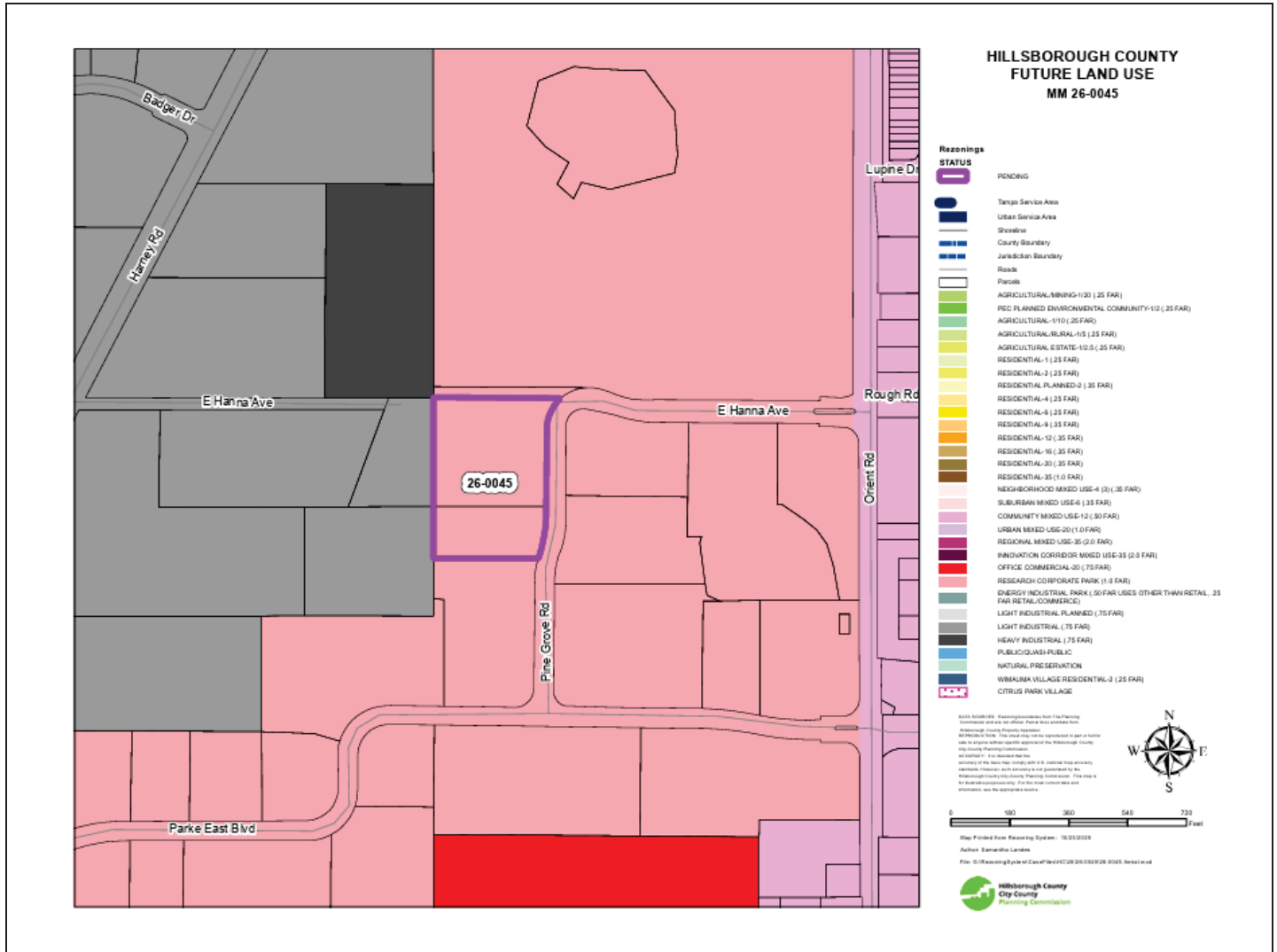


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

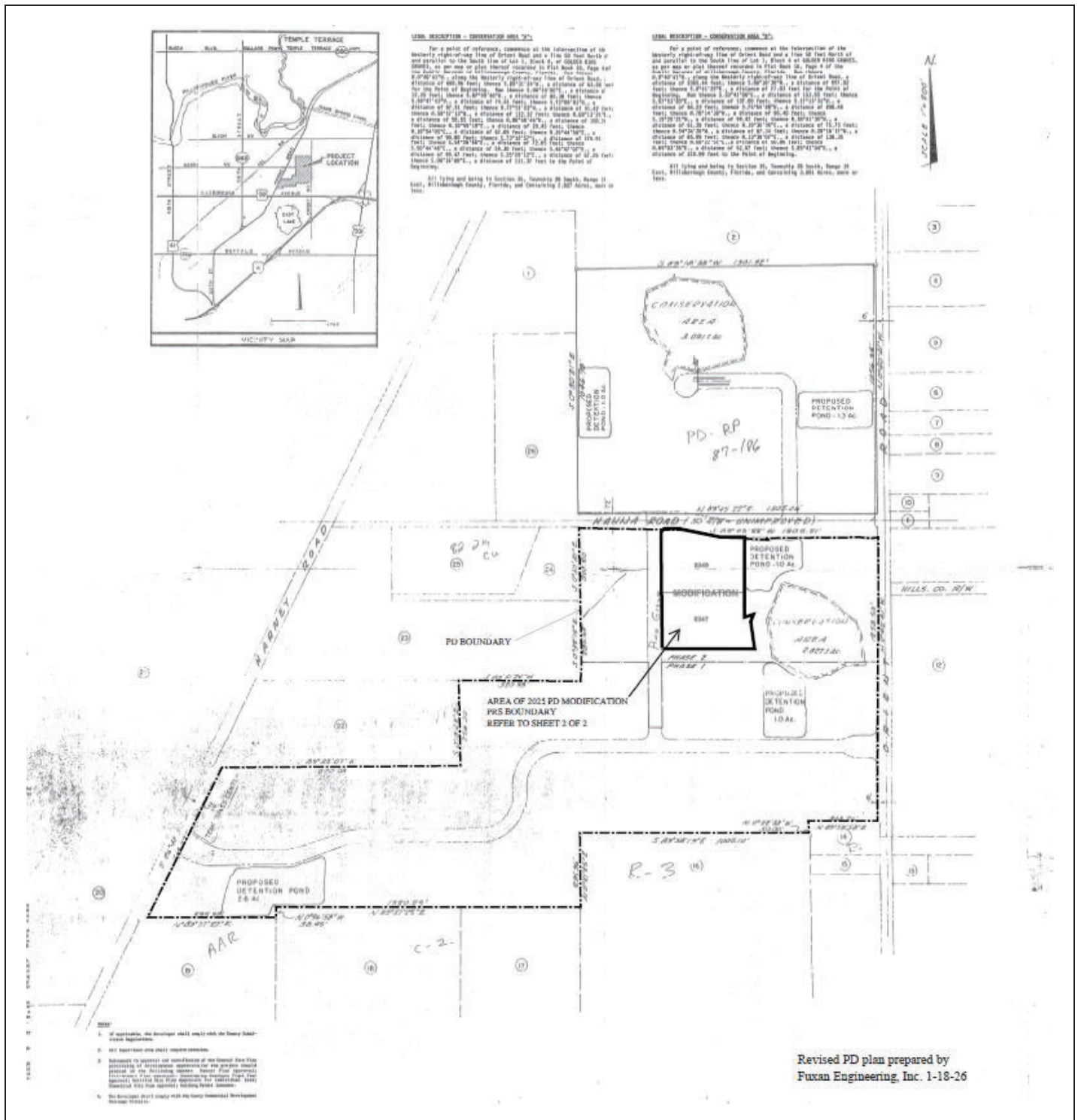


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 87-0186	0.31 F.A.R.	Warehouse/ Office Uses	Warehouse/ Office Uses
South	PD 85-0215	1.0 F.A.R.	Warehouse	Warehouse
East	PD 85-0215	1.0 F.A.R.	Warehouse and Open Storage (overnight parking only)	Vacant
West	PD 08-1062	0.50 F.A.R.	Manufacturing	Manufacturing

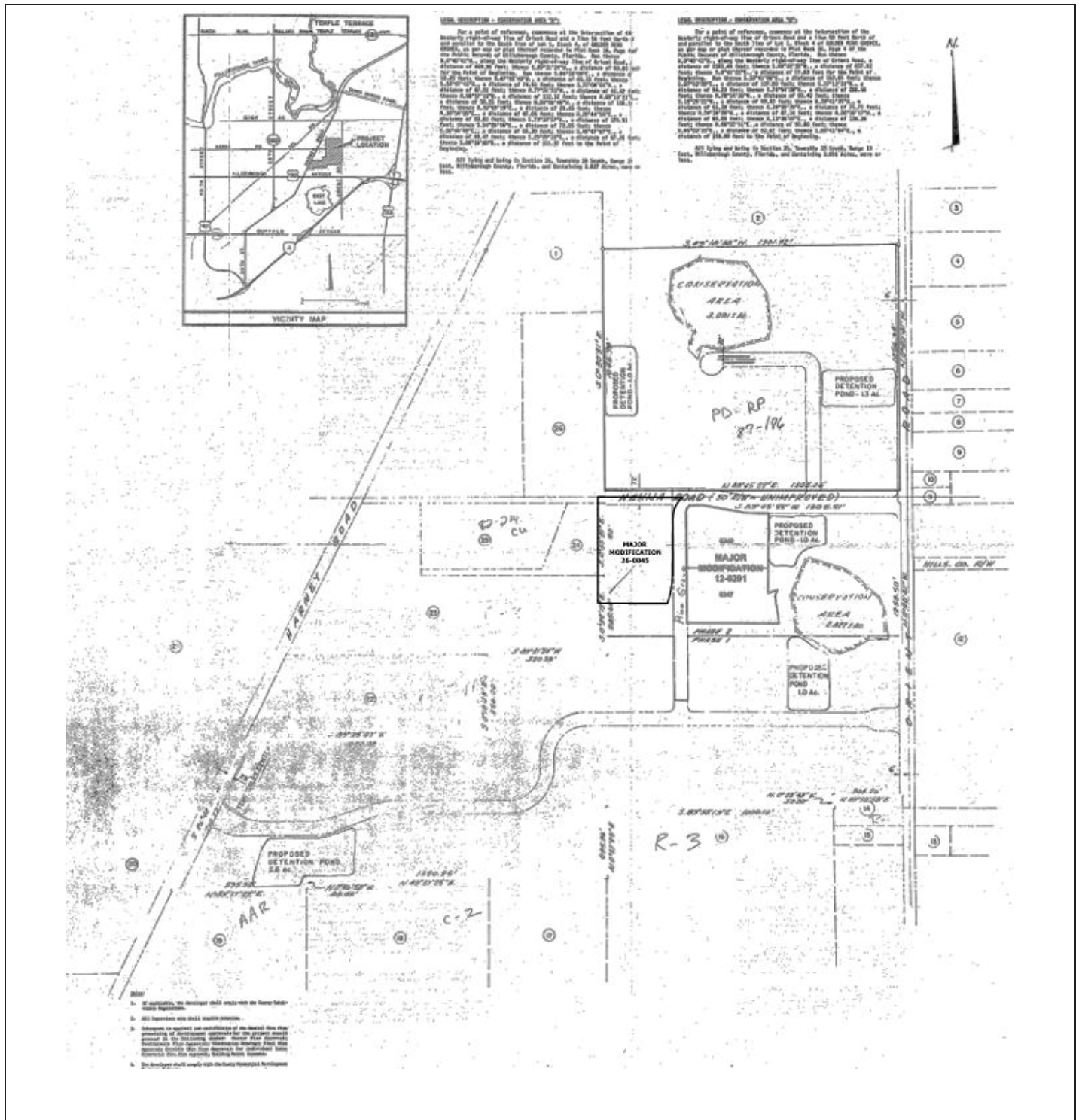
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 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

2.5.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 26-0045

ZHM HEARING DATE: May 26, 2026

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (Modification Area Only)**

Road Name	Classification	Current Conditions	Select Future Improvements
Pine Grove Rd.	County Local - Urban	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Hanna Ave.	County Collector – Urban and Rural	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

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

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

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Pine Grove Rd./ Number of Access Points	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Wellhead Resource Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☒ Other: Airport Height Restriction: 90' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees Outdoor Storage (uses warehouse rate) (Per 1,000 s.f.) Mobility: \$1,337 Fire: \$34				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

Approvable, subject to proposed conditions.

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

Requirements for Certification:

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

6.0 PROPOSED CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18.117.1 600,000 square feet of warehousing and light industrial uses plus a maximum of 150,000 square feet of offices uses, all uses to be consistent with the C-3A zoning district;

18.217.2 30,000 square feet of commercial uses consistent with the C-1 zoning district, located internal to the project.

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

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

- ~~19.18.~~ Building setbacks from all project boundaries shall be 20 feet except along the eastern boundary, where the minimum building setback shall be 30 feet, and the portion of the southern boundary adjacent to residential zoning where the minimum building setback shall be 50 feet.
- ~~20.19.~~ Within the required 50-foot setback described in Condition 22 above, a berm-and-landscaping combination buffer shall be provided. Said berm shall be a minimum of three feet with vegetation a minimum of three feet tall at the time of planting. The berm-and-planting combination shall be 75 percent opaque within one year of planting. The developer or the designate thereof shall be responsible for the maintenance of the buffer.
- ~~21.20.~~ Except in those areas adjacent to he Light Industrial Land Use Designation, all structures over 25 feet in height shall be setback from the areas requiring a 20-foot setback (see Condition 22 above), a minimum of one foot for every additional foot of height, from and in addition to the required 20-foot setback, up to a maximum of 45 feet.
- ~~22.21.~~ All buildings on site shall be setback a minimum of 20 feet from any internal roadway.
- ~~23.22.~~ A minimum of 20 feet shall be provided between any separate structures, except for accessory buildings.
- ~~24.23.~~ Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Review a revised General Site Plan for certification which shall reflect all the conditions outlined above.
- ~~25.24.~~ For the area subject to PRS 26-0177 (folio numbers 40111.5070 and 40111.5074) located at the southeast corner of E. Hanna Avenue and Pine Grove Road:
- ~~25.124.1~~ The applicant may be permitted up to one access point on Hanna Avenue and one access point on Pine Grove Road. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations.
- ~~25.224.2~~ All construction ingress and egress shall be limited to the approved project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

NOTES:

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

7.0 ADDITIONAL INFORMATION

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

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

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

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

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

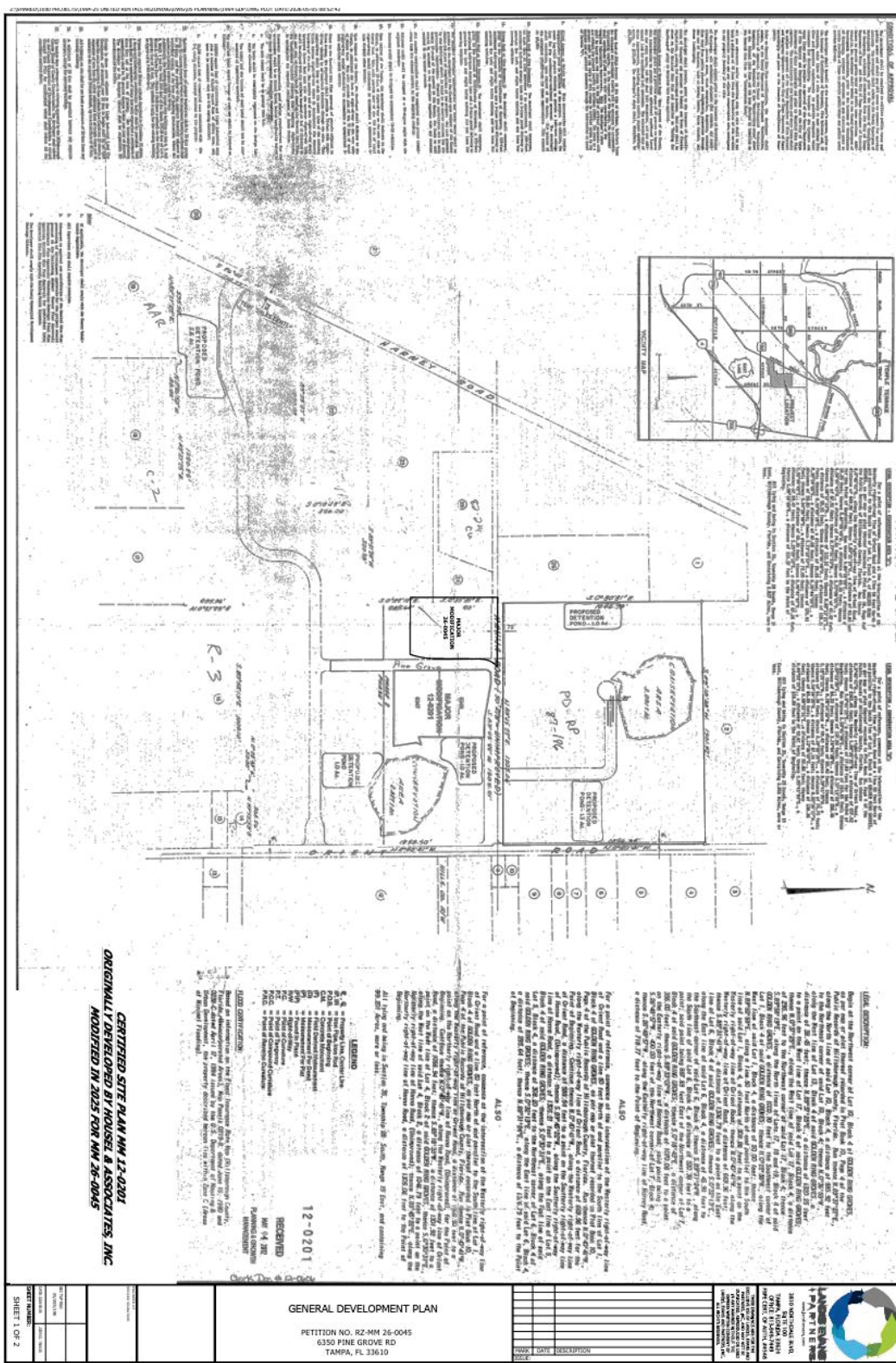
Based on the information provided, staff finds that the requested variation continues to meet the intent of the buffering and screening standards, does not result in substantial interference with adjacent properties, and remains consistent with the existing development pattern. Staff supports the requested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

7.1 ADDITIONAL INFORMATION

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

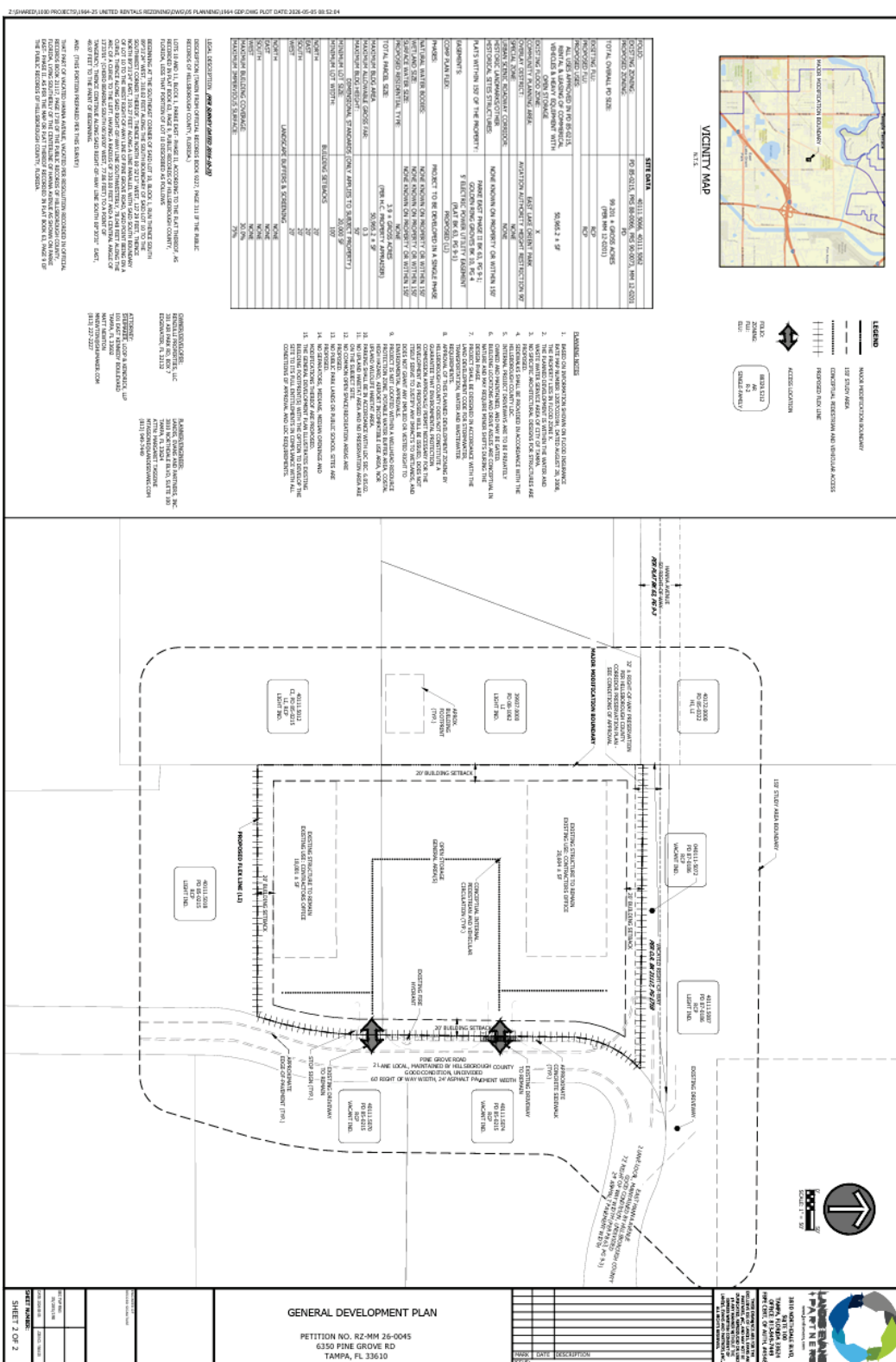
8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: MM 26-0045

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

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

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

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

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

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

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

New Conditions

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

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

Other Conditions

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

PROJECT SUMMARY AND TRIP GENERATION

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

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

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

Existing and Proposed Zoning:

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

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

Trip Generation Difference:

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

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND CORRIDOR PRESERVATION ISSUES

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

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

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

SITE ACCESS

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

ADMINISTRATIVE VARIANCE – NUMBER OF ACCESS CONNECTIONS

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

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

Victor,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0045 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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

Hello Mike,

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

vhuggins@landisevans.com
tap@landisevans.com
mperez@landisevans.com
mnewton@shumaker.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Number of Access Points - Pine Grove Rd 4. ☐ 2. 5. ☐ 3. 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	United Rentals Major Modification
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	40111.5062, 40111.5066
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".	
Name of Person Submitting Request	Matt Newton
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD 85-0215
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	26-0045
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

Development Services



May 7, 2026

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

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

Dear Mr. Williams,

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

Case Description / Background

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

May 7, 2026

United Rentals 6.04.02B Administrative Variance Request

2

Existing/Future Use (Construction Equipment Rental Store)

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

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

Variance Request

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

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

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

Each of these criteria is evaluated separately below.

A. Unreasonable Burden on the Applicant

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





May 7, 2026

United Rentals 6.04.02B Administrative Variance Request

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

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

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

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

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



May 7, 2026

United Rentals 6.04.02B Administrative Variance Request

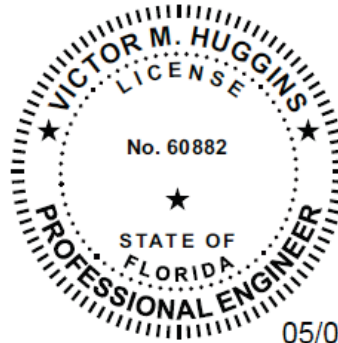
4

Attachments List:

Exhibit 1 – General Development Plan

Sincerely,

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



05/07/2026

Landis Evans + Partners, Inc.

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

Victor M Huggins, P.E.

PE # 60882

Signature must be verified on any electronic copies.

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

Michael J. Williams, P.E.

Hillsborough County Engineer



Development Serv

EXHIBIT 1 – GENERAL DEVELOPMENT PLAN

HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	MM 26-0045
DATE OF HEARING:	May 26, 2026
APPLICANT:	United rentals, Inc.
PETITION REQUEST:	MM
LOCATION:	6350 Pine Grove Road
SIZE OF PROPERTY:	3.89 acres
EXISTING ZONING:	PD
FUTURE LAND USE CATEGORY:	RCP (Flex request to LI)
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	East Lake/Orient Park

SUMMARY OF APPLICATION

The subject Major Modification is to expand the range of uses on the subject 3.89-acre parcel within the existing Park East Industrial Park to allow for the sales and rental of commercial vehicles and/or commercial equipment with associated open storage.

The Park East Industrial Park is located south of Hillsborough Avenue, west of Orient Road and west of Harney Road.

The subject site is currently utilized for the same commercial vehicle and commercial equipment sales and storage use as the applicant is requesting. The subject site recently was sold and the new owner discovered that the underlying Planned Development did not list the subject use as an allowed use. The proposed MM request is to add this use, in order to recognize the existing use of the property.

The existing Comp Plan category of RCP does not permit this type of retail sales and open storage use. The applicant has requested a flex of the adjacent Light Industrial FLUE Map category located to the west. The Flex is for a distance of 350 ft., to cover the site and allow for the proposed land use.

SUMMARY OF HEARING

The applicant representative, Matt Newton provided overhead graphics and testimony in support of the request.

It was stated that the Major Modification is to recognize the existing commercial vehicle and equipment sales and the outdoor storage of vehicles and equipment.

The applicant presented evidence as to the nature of the surrounding neighborhood. There are industrial warehouse uses located to the north and south. There is a heavy industrial asphalt plant located to the west.

The applicant also requested a few variations to the required screening requirements for this type of land use. The landscape screening variances are as follows:

- 1) Provide for four ft. tall evergreen shrubs/75% opacity at the time of planting around the perimeter of the site. In lieu of 6 ft. tall shrubs at 100% opacity at the time of planting;
- 2) Allow for transparent gates instead of solid gates; and
- 3) Limiting the perimeter screening to the parcel frontage along Pine Grove Road and for a depth of 100 feet along the side yards from its frontage along Pine Grove Road.

The subject site is located internal to the industrial park and the proposed uses is adjacent to other industrial uses

It was stated that the Planning Commission staff supports the proposed flex of LI over the site and finds the request consistent with the Comprehensive Plan.

Development Services finds the rezoning approvable subject to conditions.

Development Services supports the reduced screening proposed by the applicant.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representatives, Matt Newton provided oral testimony and overhead graphics supplementing the file on record.

FINDINGS OF FACT

The application is a request to amend the existing Planned Development to allow for the sales and display/open storage of commercial vehicles and equipment.

The subject approximate 3.89-acre parcel is located on the west side of Pine Grove Road, on a site that is located internal to the Park East Industrial Park. The Park East Industrial Park has access to Orient Road to the east and Harney Road to the west.

The Industrial Park has a FLUE Map designation of RCP. Light Industrial and Heavy Industrial FLUE Categories are located to the west and northwest. The applicant has requested a Flex of the adjacent LI FLUE Map category to cover the subject site. This represents a flex of the LI map designation a distance of approximately 350 feet. This Flex request for LI will allow for the commercial and open storage use to be considered on the subject site and to be found consistent with the Comprehensive Plan.

The existing Park East Industrial Park is comprised of a mix of warehouse distribution uses, office space, and light manufacturing uses. It is noted that the subject site is currently used for the sale and storage of commercial vehicles and equipment. The proposed MM and Flex is intended to recognize the existing use and bring it in to conformance with the Comprehensive Plan and PD zoning.

It is noted that the applicant is proposing two driveway connections to Pine Grove Road. The applicant has an administrative sign-off from the County Engineer for these two driveways.

A short unconnected segment of Hanna Avenue is located along a portion of the northern property line. Hanna Avenue dead ends at the subject parcel's northeastern corner. The applicant is setting aside r-o-w along its northern property line, in the event Hanna Avenue is extended further west at some point in the future.

The applicant is also requesting a few variations to the required screening requirements for this type of land use. The landscape screening variances are as follows:

- 4) Provide for four ft. tall evergreen shrubs/75% opacity at the time of planting around the perimeter of the site. In lieu of 6 ft. tall shrubs at 100% opacity at the time of planting;
- 5) Allow for transparent gates instead of solid gates; and
- 6) Limiting the perimeter screening to the parcel frontage along Pine Grove Road and for a depth of 100 feet along the side yards from its frontage along Pine Grove Road.

It is found that these screening variances are supportable as the adjacent land uses are similar in intensity if not more intense than the subject land use.

It is found that the proposed Major Modification, as conditioned, will be compatible with the surrounding industrial uses.

Major Modification is consistent with the proposed LI FLUE Map Flex designation.

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

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan, subject to approval of the concurrent Comp Plan Flex of LI.

CONCLUSIONS OF LAW

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

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department, and subject to approval of the concurrent Comprehensive Plan Flex to LI.

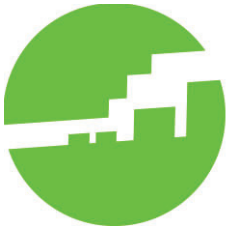
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

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

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

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

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

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

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Future Land Use Categories

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

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

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

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

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

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

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

Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.*

Development

Objective 4.1: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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

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

Neighborhood/Community Development

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

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

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

Economic Development

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

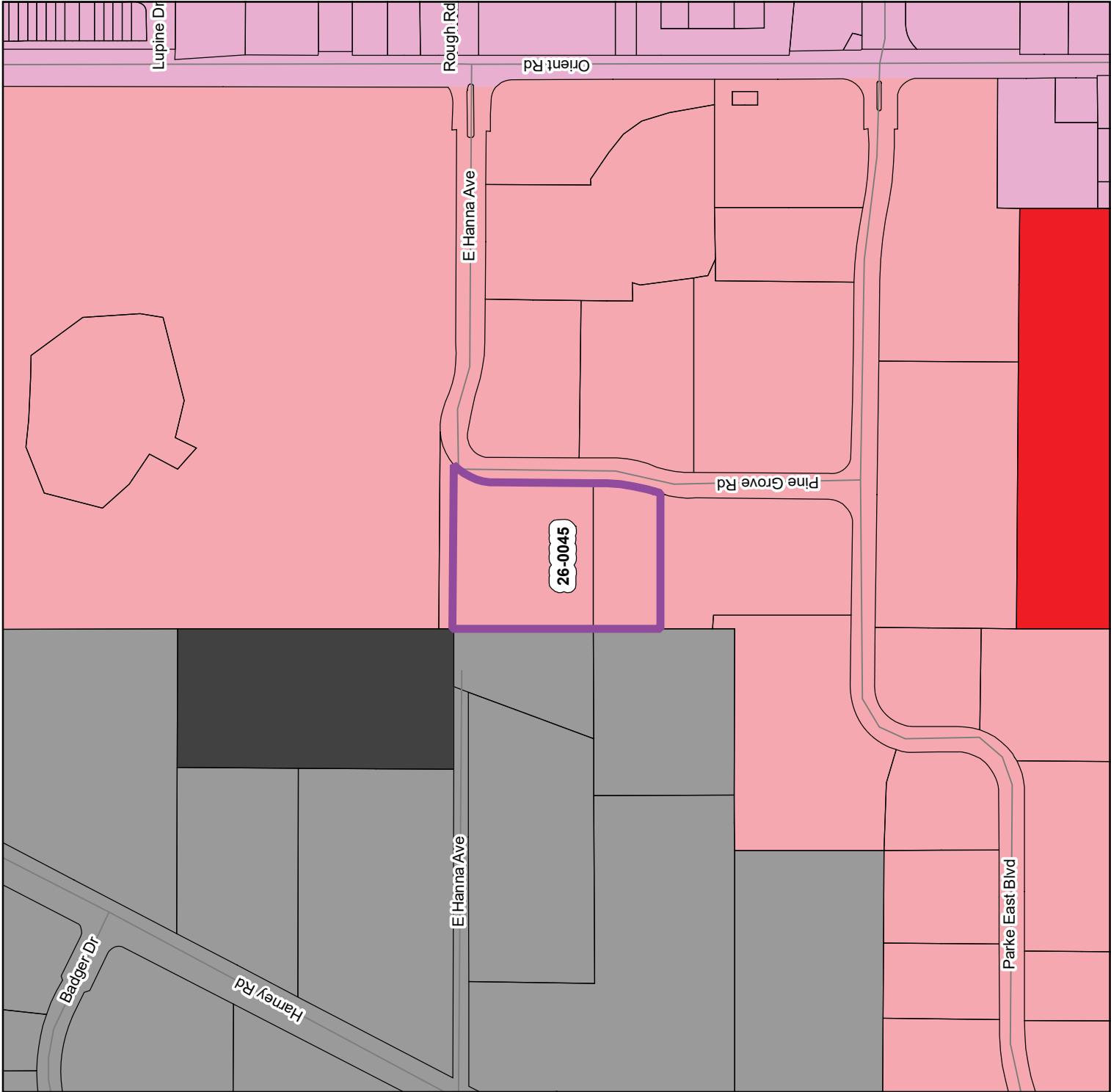
Policy 7.1.3: Competitive Sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to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

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK

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

- Existing industrial uses and employment should be preserved and protected

HILLSBOROUGH COUNTY
FUTURE LAND USE
MM 26-0045



Rezoning
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



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 (9) (.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 USE OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended for use as a legal document. It is intended that the user of this map verify the accuracy of the information shown on this map with the official records of Hillsborough County. This map is for informational purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 10/23/2025
Author: Samantha Lurdes
File: G:\Rezoning\System\Cases\26-0045\26-0045 Aerial.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Major Modification to PD 85-0215

Zoning File: RZ-PD 85-0215 Modification: MM 26-0045

Atlas Page: NONE Submitted: 6/24/26

To Planner for Review: 6/25/26 Date Due: ASAP

Contact Person: Matt Newton Phone: 813-227-2227/mnewton@shumaker.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: Christopher Grandlienard Date: 06-25-26

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/18/2026

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: MM 26-0045

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

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

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

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

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

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

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

New Conditions

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

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

Other Conditions

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

PROJECT SUMMARY AND TRIP GENERATION

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

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

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

Existing and Proposed Zoning:

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

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

Trip Generation Difference:

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

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND CORRIDOR PRESREVATION ISSUES

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

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

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

SITE ACCESS

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

ADMINISTRATIVE VARIANCE – NUMBER OF ACCESS CONNECTIONS

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

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

Victor,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0045 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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

Hello Mike,

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

vhuggins@landisevans.com
tap@landisevans.com
mperez@landisevans.com
mnewton@shumaker.com
grandlienardc@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

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

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Number of Access Points - Pine Grove Rd ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	United Rentals Major Modification		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	40111.5062, 40111.5066		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Matt Newton		
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
Current Property Zoning Designation	PD 85-0215		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	26-0045		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



May 7, 2026

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

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

Dear Mr. Williams,

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

Case Description / Background

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

May 7, 2026
United Rentals 6.04.02B Administrative Variance Request

Existing/Future Use (Construction Equipment Rental Store)

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

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

Variance Request

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

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

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

Each of these criteria is evaluated separately below.

A. Unreasonable Burden on the Applicant

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



May 7, 2026

United Rentals 6.04.02B Administrative Variance Request

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

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

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

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

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



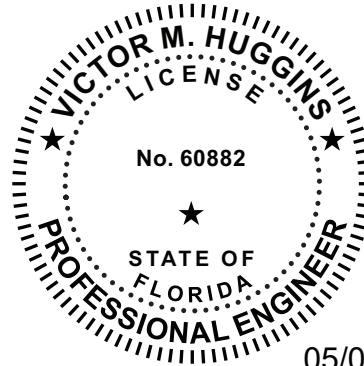
May 7, 2026
United Rentals 6.04.02B Administrative Variance Request

Attachments List:

Exhibit 1 – General Development Plan

Sincerely,

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



05/07/2026

Landis Evans + Partners, Inc.

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

Victor M Huggins, P.E.
PE # 60882

Signature must be verified on any electronic
copies.

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

_____ Disapproved
_____ Approved with Conditions
_____ Approved

Michael J. Williams, P.E.
Hillsborough County Engineer



EXHIBIT 1 – GENERAL DEVELOPMENT PLAN

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: January 26, 2025	COMMENT DATE: November 12, 2025
PETITION NO.: 26-0045	PROPERTY ADDRESS: 6350 Pine Grove Rd, Tampa, FL 33610
EPC REVIEWER: Melissa Yanez	FOLIO #: 0401115062, and 0401115066
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 35-28S-19E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review - Aerial review, Soil survey and EPC file search
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/cb

Environmental Excellence in a Changing World

Roger P. Stewart Center

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

An Affirmative Action / Equal Opportunity Employer

REZ 26-0045
November 12, 2025
Page 2 of 2

cc: rarenzulli@aol.com / sheila@renzulli2024.com / jgross@ur.com / mnewton@shumaker.com /
sbeuge@shumaker.com / ywasser@shumaker.com

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

PETITION NO.: MM 26-0045rev

REVIEWED BY: John Rochelle

DATE: 5/19/2026

FOLIO NO.: 60343.0010

WATER

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

WASTEWATER

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

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 11/12/2025

Agency: Natural Resources **Petition #:** 26-0045

☐ This agency has **no comment**

☒ This agency has **no objections**

☐ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 02/10/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: United Rentals

PETITION NO: 26-0045

LOCATION: 6350 Pine Grove Rd

FOLIO NO: 40111.5066 40111.5062

Estimated Fees:

Outdoor Storage (uses warehouse rate)

(Per 1,000 s.f.)

Mobility: \$1,337

Fire: \$34

Project Summary/Description:

Urban Mobility, Northeast Fire - outdoor storage of construction rental equipment and other items/vehicles



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:	10/22/2025
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	11/5/2025
PROPERTY OWNER:	Renzulli Properties, LLC	PID:	26-0045
APPLICANT:	United Rentals, Inc.		
LOCATION:	6350 Pine Grove Rd. Tampa, FL 33610		
FOLIO NO.:	40111.5066, 40111.5062		

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).

At this time, 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: 27 Oct. 2025

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

APPLICANT: Shumaker, Loop &

PETITION NO: MM 26-0045

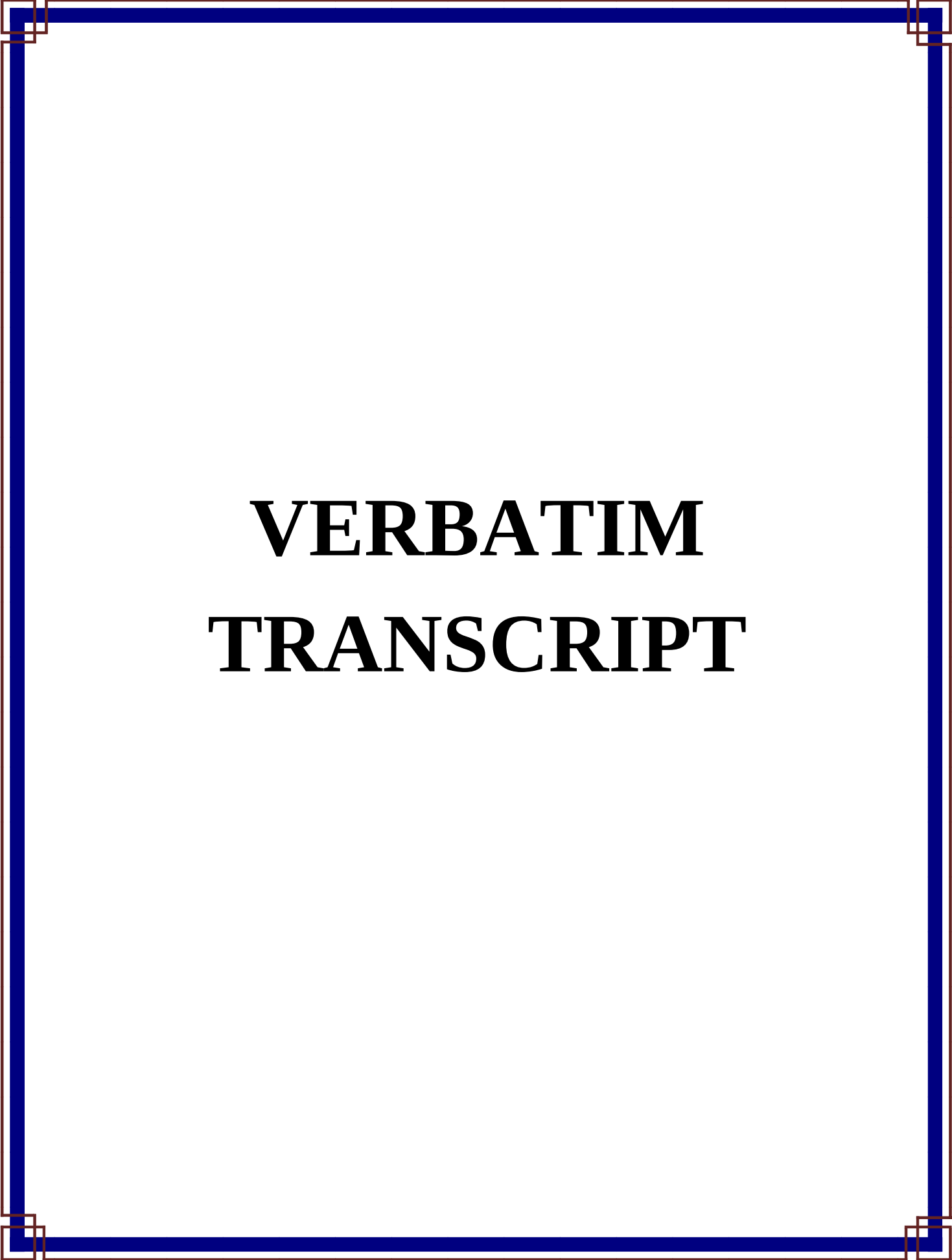
LOCATION: 6350 Pine Grove Rd., Tampa, FL 33610

FOLIO NO: 40111.5066 & 40111.5062

SEC: 19 TWN: 35 RNG: 28

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

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

10 BEFORE: Steve Luce
11 Zoning Hearing Master
12 DATE: May 26, 2026
13 TIME: Commencing at 6:00 p.m.
14 TIME: Concluded at 10:55 p.m.
15
16 LOCATION: Hillsborough County BOCC
17 Development Services Department
18 601 East Kennedy Boulevard
19 Second Floor
20 Tampa, Florida 33602
21

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: Our next item is item D.1, Major Mod
2 26-0045. The applicant is requesting a major modification to
3 PD 85-0215. This has been reviewed by Chris Grandlienard,
4 who will present staff findings after the applicant's
5 presentation.

6 HEARING OFFICER: Okay.

7 The applicant, please.

8 MR. NEWTON: Yes. Good evening, Mr. Hearing
9 Master. My name is Matt Newton of the law firm Shumaker,
10 Loop & Kendrick, 101 East Kennedy Boulevard, Suite 2800, here
11 in Tampa on behalf of the applicant United Rentals. This is
12 a major modification to a 1985 PD to allow open storage and
13 rental of commercial equipment and machinery. Just to
14 quickly orient you, and no pun intended because it's on
15 Orient Road. You can see here it's Hillsborough Avenue,
16 Orient is here, and then off of Orient East, Hanna Avenue
17 heading west here we are indicated in red.

18 This is part of a industrial park that was platted
19 at the same time this was rezoned called Park East. Contains
20 an assortment of industrial and commercial uses. A little
21 bit of background. This site was originally operated by
22 High Reach 2, another equipment rental company. This is from
23 a press release in January of 2015. United Rentals acquired
24 High Reach 2 as part of the due diligence, noted that the
25 existing PD did not permit this existing land use. So this

1 is the result of due diligence as opposed to any kind of code
2 enforcement issue.

3 To the north is U.S. Foods Distribution Center.
4 Just to the east is a land use that was recently approved by
5 the BOCC for 13,000 square feet of a truck maintenance
6 facility to be operated by U.S. Foods. This also includes
7 the overnight parking of trucks. You'll see that in the
8 conditions. South of us is another distribution center, and
9 then west is an existing asphalt plant, and as the Planning
10 Commission will go into more detail we are requesting a flex
11 to allow the open storage use, which the Planning Commission
12 supports.

13 Just quickly going to go through a few kind of
14 quirks and features of this site plan as you go through and
15 prepare your report. Here, was really one of the most
16 bizarre things I've seen in my career, and I think
17 Mr. Ratliff would agree. You'll see a note here about a
18 previously vacated right-of-way that we're preserving, kind
19 of going back and forth in here. This was platted
20 right-of-way. Here you can see to the north of our site,
21 Hanna can connect to the west. This was approved for
22 vacating in 2012, but as you can see, it's also on the border
23 of preservation of the map.

24 So was it vacated in error? You know, kind of
25 weird, but ultimately the land owner agrees. We'll just

1 treat it as quarter preservation area for now, and you can
2 look at proposed condition 15.1 through 3, which we agreed
3 to, and that's essentially the summation of that. Another
4 quirk and feature, you'll notice that there's two accesses to
5 the site. Normally there would be one. We did apply for a
6 administrative variance to approve these dual accesses, which
7 is found approvable by the county engineer as opposed to
8 having to shut one down and deal with that hardship. That's
9 in condition 16.

10 And finally, we are asking for relief for the
11 screening for this land use, considering the consistency of
12 the area, essentially kind of keeping this existing screening
13 paradigm by adding evergreen shrubs. You can see the
14 existing trees. You can see the existing fence. Staff does
15 support this, and we support adding the additional
16 landscaping. So just kind of a brief summation. Actually,
17 no. Before I get there, Planning Commission will go into
18 more detail.

19 Just want to touch on that they have found that
20 it's consistent and compatible with the existing community,
21 satisfies the criteria for flex, and supports the economic
22 development goal of the East Lake Orient Park Community Plan,
23 which, of course, is essential, and here's just kind of an
24 indication that we are within, well within, the 500 feet for
25 a flex. It's about 350 feet.

1 So finally, I want to thank Development Services
2 and the Planning Commission for their coordination with us.
3 Both find it supportable, and we have received some feedback
4 from the community just more agnostic curiosity. Didn't
5 receive any opposition or concern, so thank you for your
6 time.

7 HEARING OFFICER: All right. Thank you, sir.

8 All right. And Development Services staff?

9 MR. GRANDLIENARD: Good evening. Chris
10 Grandlienard, Development Services. I'm here to present
11 major modification 26-0045, which is a major modification to
12 PD 85-0215 for a 3.89 acre site at 6350 Pine Grove Road. The
13 request seeks to add sales and rental of commercial vehicles
14 and equipment with associated open storage as a permitted
15 use. It also includes future land use flex to extend the
16 light industrial designation to fully support the open
17 storage component. The surrounding area consists of
18 established industrial and service-oriented, uses including
19 warehouse manufacturing and similar open storage operations.

20 Staff finds the proposed use consistent and
21 compatible with this development pattern. As a part of the
22 request, the applicant seeks a variation to the open storage
23 screening requirements. Instead of the standard 6-foot solid
24 barrier and a 100-foot interior screening, the variation
25 would allow a four-foot evergreen shrubs at 75 percent

1 opacity, transparent gates, and a screening limited to the
2 frontage. Staff supports this because the frontage already
3 contains mature vegetation providing substantial natural
4 screening and the industrial context reduces visual impacts.
5 The alternative method continues to meet the intent of the
6 buffering standards.

7 Development Services finds the request compatible
8 and approvable subject to the conditions in the staff report.
9 That concludes my report. I'll be able to answer any
10 questions you might have.

11 HEARING OFFICER: No questions. Thank you.

12 MR. GRANDLIENARD: Thank you.

13 HEARING OFFICER: Planning Commission staff?

14 MR. ROYAL: Good evening, Tyrek Royal, Planning
15 Commission staff. Surrounding area is predominantly
16 characterized by industrial and commercial development
17 including distribution centers warehouses and storage areas.
18 Nearby uses include a U.S. Foods distribution facility to the
19 north, approved fleet vehicle storage to the east, an asphalt
20 plant to the west, and additional warehouse and industrial
21 operations to the south.

22 The 3.89-acre site is designated as
23 research/corporate park, which permits research offices,
24 warehousing, light industrial, and related commercial uses.
25 The applicants are requesting a major modification to allow

1 for open storage of rental heavy equipment. This aligns with
2 FLU objective 1.1 by directing growth to the USA open service
3 area, with FLU policy 3.1.3 by ensuring compatibility with
4 the surrounding industrial development pattern.

5 The proposal is also consistent with FLU objective
6 2.2 and association policies governing land use categories.
7 The map plan request and the flex to the adjacent light
8 industrial future land use category to allow the proposed
9 open storage area use. The staff determined the request
10 satisfies the criteria of FLU policy 2.2.3 and 2.2.4,
11 including proximity to existing light industrial boundary,
12 compatibility of the surrounding uses, and consistency with
13 the comprehensive plan goals.

14 The proposed use is similar in nature to
15 surrounding industrial activities and represents a reduction
16 of maximum non-residential intensity from a 1.0 FAR in the
17 RCP category to a 0.75 FAR under the light industrial
18 category. The request also complies with FLU objective 4.4
19 and policy 4.4.1 by maintaining compatibility with adjacent
20 industrial uses and minimizing impacts to nearby properties.
21 Additionally, the proposal supports FLU objective 7.1 in the
22 East Lake Orient park by preserving industrial land
23 supporting employment opportunities and promoting continued
24 business growth within the area.

25 Overall, staff finds that the proposed major

1 modification is compatible with the surrounding development
2 pattern and consistent with the comprehensive plan.

3 HEARING OFFICER: Okay. And just some bookkeeping
4 is the original report, I don't think addressed the flex, but
5 you have a revised report?

6 MR. ROYAL: The report I'm seeing here addresses
7 the flex, and it outlines all the criteria --

8 HEARING OFFICER: Okay.

9 MR. ROYAL: -- established policy.

10 HEARING OFFICER: Very good. Thank you.

11 At this point in time, is there anyone in the
12 audience that wishes to speak in support of the application?
13 I see no one responding. Anyone in the audience wishes to
14 speak in opposition to the application? No one responding.

15 Staff, any further?

16 MS. HEINRICH: No, sir.

17 HEARING OFFICER: The applicant an opportunity for
18 rebuttal. With that, no need for rebuttal. With that, that
19 concludes this application, and Ms. Heinrich, we're ready for
20 the next item.

21

22

23

24

25

1 MS. HEINRICH: Our next application is item D.2, PD
2 26-0217. The applicant is requesting to rezone property
3 that's currently AR and AS-1 in development.
4 Carolanne Peddle with Development Services has reviewed this,
5 and will present staff findings after the applicant
6 presentation.

7 MS. CORBETT: Good evening. Kami Corbett with the
8 law firm of Hill Ward and Henderson. I have not been sworn.

9 HEARING OFFICER: Good. Raise your right hand.
10 Swear to tell the truth, the whole truth, and
11 nothing but the truth, so help you God.

12 MS. CORBETT: I do.

13 So the subject property is located south of Big
14 Bend Road just east of the interstate. This is one of the
15 remaining vacant parcels in the Simmons Loop area, which is
16 nearly developed out, and most of the parcels are already
17 entitled for something. They're either being built, or are
18 entitled for other uses. The zoning is AR and AS-1. You can
19 see it's kind of an unusual parcel, but it's something that,
20 when combined, works together for this mixed-use development.

21 You see we have UMU-20 to the north and then we
22 have CMU-12 to the west. We had actually considered a plan
23 amendment to CMU-12, but realized that we really ultimately
24 did not need that and withdrew that amendment. So we're
25 proposing a mixed-use village with several different

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5-26, 2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0445</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>
APPLICATION # <u>RZ 26-0728</u>	PLEASE PRINT NAME <u>Jose Garcia</u> MAILING ADDRESS <u>3118 Summer Cruise Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-766-0859</u>
APPLICATION # <u>RZ 26-0740</u>	PLEASE PRINT NAME <u>Justin Wilkerson</u> MAILING ADDRESS <u>3118 Buttercup St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-253-9904</u>
APPLICATION # <u>MM 26-0045</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD STE 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 727 4020</u>
APPLICATION # <u>RZ 26-0217</u>	PLEASE PRINT NAME <u>Rami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 26-0303</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>

DATE/TIME: 5-26-2026 6pm HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0303	PLEASE PRINT NAME <u>William Rie</u> MAILING ADDRESS <u>142 131ST Ave E</u> CITY <u>Madeira Beach</u> STATE <u>FL</u> ZIP <u>33708</u> PHONE <u>813-267-4544</u>
APPLICATION # RZ 26-0329	PLEASE PRINT NAME <u>Tall Pussan</u> MAILING ADDRESS <u>200 2nd Ave S</u> #45 CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-860-1760</u>
APPLICATION # RZ 26-0338	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd</u> #3700 CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8424</u>
APPLICATION # RZ 26-0338	PLEASE PRINT NAME <u>THERESA BAUER</u> MAILING ADDRESS <u>1805 BRANDY WAY</u> CITY <u>BRANDON</u> STATE <u>FL</u> ZIP <u>33576</u> PHONE <u>813-685-5031</u> <u>unlisted</u>
APPLICATION # RZ 26-0338 VS	PLEASE PRINT NAME <u>Chris</u> MAILING ADDRESS <u>3011 Williams Road</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE _____ <u>no camera / could not testify</u>
APPLICATION # RZ 26-0339	PLEASE PRINT NAME <u>Bentley MARK</u> MAILING ADDRESS <u>400 N. ASHLBY DR.</u> ^{STE 3100} CITY <u>Tpu</u> STATE <u>FL</u> ZIP _____ PHONE <u>813 997 6693</u>

DATE/TIME: 5-26-2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RTA 26-0339</u>	PLEASE PRINT NAME <u>RYAN MANASSIE</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 3100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Nicole MacInnes</u> MAILING ADDRESS <u>2002 W. Cleveland A. Ste. 201</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>913-407-1686</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Spide II</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-</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Wilson</u> MAILING ADDRESS <u>11413 Buster Bean Dr</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-867-9101</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Thomas Koduda</u> MAILING ADDRESS <u>11219 Russell Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 415 8297</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Joe Goldberg</u> MAILING ADDRESS <u>1221 Buckell Avenue #1800</u> CITY <u>Miami</u> STATE <u>FL</u> ZIP <u>33131</u> PHONE <u>559-4126</u> <u>954-8711667</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: 5/26/2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 9059</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 8010</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LINDEN ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>JEFFREY BERGER</u> MAILING ADDRESS <u>2913 W. S.W. VICTORAS ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-248-5006</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Alicy Gould</u> MAILING ADDRESS <u>10463 Greendale</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813 262-3947</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Rea Berryman</u> MAILING ADDRESS <u>6615 Gant Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813.416.8038</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426 VS	PLEASE PRINT NAME <u>LAURI METZGER</u> MAILING ADDRESS <u>11915 KEATING DRIVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____
APPLICATION # RZ 26-0528	PLEASE PRINT NAME <u>Margaret Perez</u> MAILING ADDRESS <u>3410 Northdale Blvd, Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7447</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Todd Treisman</u> MAILING ADDRESS <u>200 2nd Ave #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-904-1700</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>P.O. Box 46363</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-462-5533</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N. 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-735-2803</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Ross Pappas</u> MAILING ADDRESS <u>15803 Dewitt Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-16114-0178</u>

DATE/TIME: 5-26-2026 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 26-0551	PLEASE PRINT NAME <u>Barbara Fite</u> MAILING ADDRESS <u>16102 E Lake Burrell Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 246-1544</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33628</u> PHONE <u>813 222 5052</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Steve Harky</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Peter Cowell</u> MAILING ADDRESS <u>3304 W. Wagoning Cir</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-244-5754</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Jonas Alday</u> MAILING ADDRESS <u>1400 N Gordon St</u> CITY <u>Pbnt City</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>478-908-6359</u>

DATE/TIME 5-26-2026 6PM

Hearing Master Steve LUCE

Application # RZ 26 0555	NAME Steve Brady MAILING ADDRESS 11833 Sand Hill Rd. City Monroeville State PA ZIP 15146 PHONE 863 712-3025
Application # RZ 26-0555	NAME Kristina Harrison MAILING ADDRESS 10709 Sierra Dr CITY Clermont STATE FL ZIP 34711 PHONE 850-240-6686
Application # RZ 26-0555	NAME Todd Boggess MAILING ADDRESS 9918 Courtney Palms Blvd 303 CITY TAMPA STATE FL ZIP 33619 PHONE 570-242-8065
Application # RZ 26-0560	NAME Kanni Corbett MAILING ADDRESS 101 E Kennedy St 33000 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
Application # RZ 26-0560	NAME Alan Vernick MAILING ADDRESS 2110 Curry Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-546-384
Application # RZ 26-0560	NAME Valerie Ribbecky MAILING ADDRESS 16103 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-910-2262
Application # RZ 26-0560	NAME Maria Elena Amico MAILING ADDRESS 16105 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-230-409
Application # RZ 26-0560 VS	NAME ARIADNA JENER MAILING 1808 CURRY ROAD CITY LUTZ STATE FL ZIP 33549 PHONE

DATE/TIME 5-26-2026 6PM Hearing Master STEVE LUCE

Application # RZ 26-0560	NAME Amy Howe, PE MAILING ADDRESS 1807 Curry Rd CITY Lutz STATE FL ZIP 33549 PHONE 727-235-2558
Application # RZ 26-0560	NAME Donald Miller MAILING ADDRESS 2415 Forrest Crest Cir CITY Lutz STATE FL ZIP 33549 PHONE 813-417-8514
Application # RZ 26-0560	NAME Kayla Witkowski MAILING ADDRESS 3010 W Azelle St Suite #50 CITY Tampa STATE FL ZIP 33618 PHONE 813-229-3919
Application # RZ 26-0560	NAME Michael Yates MAILING ADDRESS Palm Traffic 4006 S. MacDill Ave CITY Tampa STATE FL ZIP 33611 PHONE 813-359-8391
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: May 26, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER (YES) OR NO
MM 26-0045	Matt Newton	1. Applicant Presentation Package - Thumb Drive	No
RZ 26-0217	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0217	Carolanne Peddle	2. Revised Staff Report	Yes (copy)
RZ 26-0217	Tyrek Royal	3. Revised Staff Report	Yes (copy)
RZ 26-0303	Tyrek Royal	1. Revised Staff Report	Yes (copy)
RZ 26-0303	Todd Pressman	2. Applicant Presentation Package - Thumb Drive	No
RZ 26-0329	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0338	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0339	Ryan Manasse	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0340	Tim Lampkin	1. Revised Staff Report	No
RZ 26-0426	Elise Batsel	1. Applicant Presentation Package - Thumb Drive	No
MM 26-0551	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0551	Chris Grandlienard	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Elise Batsel	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0555	Michelle Heinrich	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Todd Boggess	3. Opposition– Map	No
RZ 26-0560	Tyrek Royal;	1. Revised Staff Report	Yes (copy)
RZ 26-0560	Alan Vernick	2. Opposition- Thumb Drive	No
RZ 26-0560	Lisa Consentino	3. Opposition - Letter	No
RZ 26-0560	Kayla Witkowski	4. Applicant Presentation Package – Thumb Drive	No

MAY 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 26, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

 Todd Pressman, 26-0445 would be continued until July.

 Michelle Heinrich, DS, announced application RZ 26-0445 would be heard at the June 2026 ZHM.

 Steve Luce, ZHM, overview of ZHM process.

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

 Steve Luce, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 26-0728

 Michelle Heinrich, DS, called RZ-STD 26-0728.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0728.

 Michelle Heinrich, DS, advised a citizen requested to speak in opposition after the case was heard and closed, and the applicant was no longer present.

 Attorney Dorman, explained no further testimony could be heard.

C.2. RZ-STD 26-0740

 Michelle Heinrich, DS, called RZ-STD 26-0740.

TUESDAY, MAY 26, 2026

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0740.

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

D.1. MM 26-0045

 Michelle Heinrich, DS, called MM 26-0045.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0045.

D.2. RZ-PD 26-0217

 Michelle Heinrich, DS, called RZ-PD 26-0217.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0217.

D.3. RZ-PD 26-0303

 Michelle Heinrich, DS, called RZ-PD 26-0303.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0303.

D.4. RZ-PD 26-0329

 Michelle Heinrich, DS, called RZ-PD 26-0329.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0329.

D.5. RZ-PD 26-0338

 Michelle Heinrich, DS, called RZ-PD 26-0338.

 Testimony provided.

TUESDAY, MAY 26, 2026

 Chris, virtual speaker not permitted to testify without a camera.

 Steve Luce, ZHM, closed RZ-PD 26-0338.

D.6. RZ-PD 26-0339

 Michelle Heinrich, DS, called RZ-PD 26-0339.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0339.

D.7. MM 26-0340

 Michelle Heinrich, DS, called MM 26-0340.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0340.

D.8. RZ-PD 26-0426

 Michelle Heinrich, DS, called RZ-PD 26-0426.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0426.

D.9. RZ-PD 26-0528

 Michelle Heinrich, DS, called RZ-PD 26-0528.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0528.

D.10. MM 26-0551

 Michelle Heinrich, DS, called MM 26-0551.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0551.

TUESDAY, MAY 26, 2026

D.11. RZ-PD 26-0555

 Michelle Heinrich, DS, called RZ-PD 26-0555.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0555.

D.12. RZ-PD 26-0560

 Michelle Heinrich, DS, called RZ-PD 26-0560.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0560.

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

 ADJOURNMENT

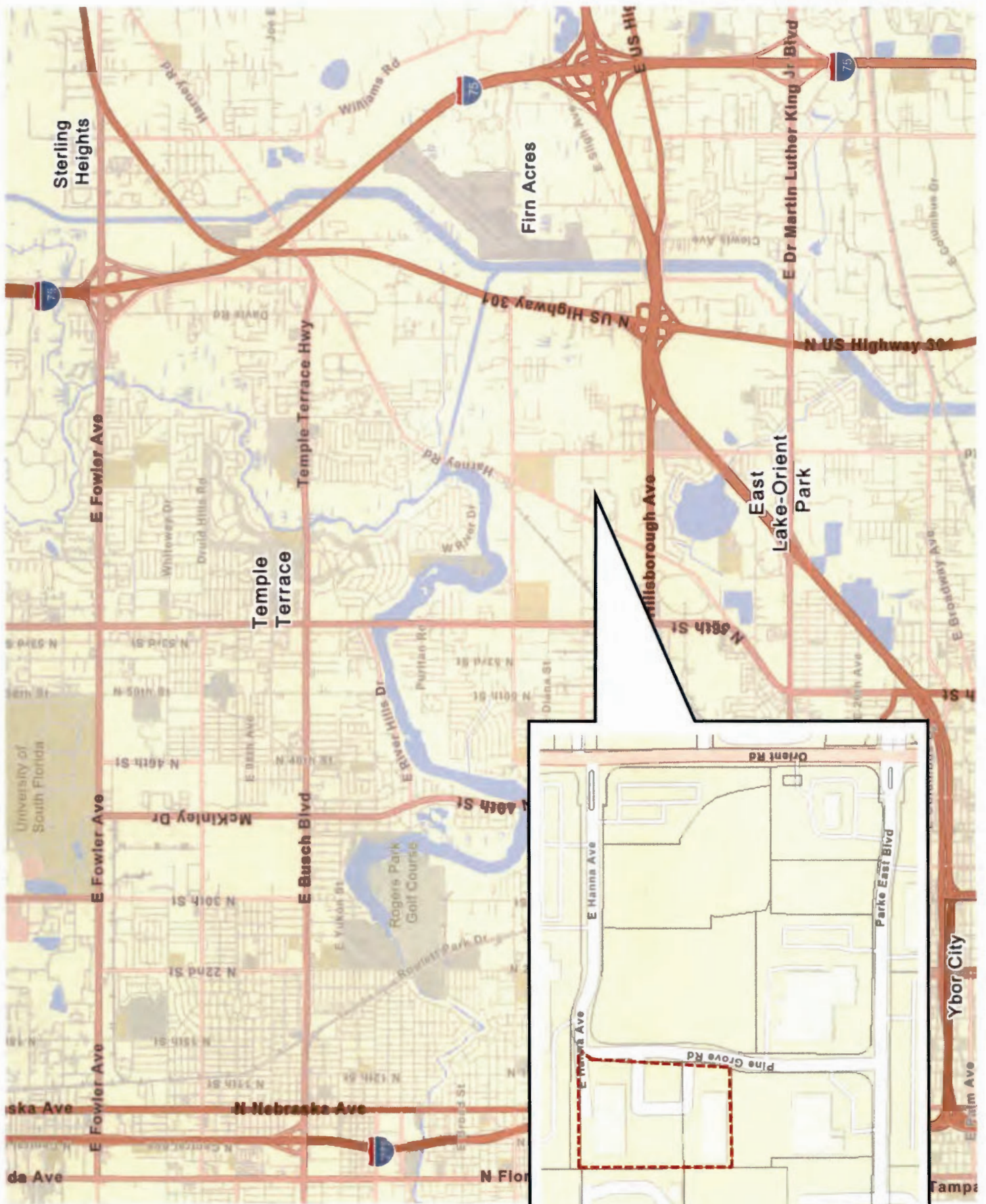
 Steve Luce, ZHM, adjourned the meeting at 10:55 p.m.

MM 26-0045



Shumaker

Application No. MM 26-0045
Name: MATT NEWTON
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 5-26-2026







High Reach 2 has been acquired by United Rentals

Catalyst Strategic Advisors · January 30, 2025 · 1 min read



ACQUIRED BY



High Reach 2, the largest independent provider of aerial equipment rentals in Florida, was acquired by United Rentals, the global leader in equipment rental solutions. This acquisition further strengthens United Rentals' presence in the Florida equipment rental market.

Since its founding in 2003, High Reach 2 became a regional leader in Florida's aerial equipment rental market. With five strategically located branches, the company provided a fleet of premium equipment to customers statewide. Its success has been fueled by strong regional demand for specialty aerial equipment and a decades-long commitment to high-quality customer service.

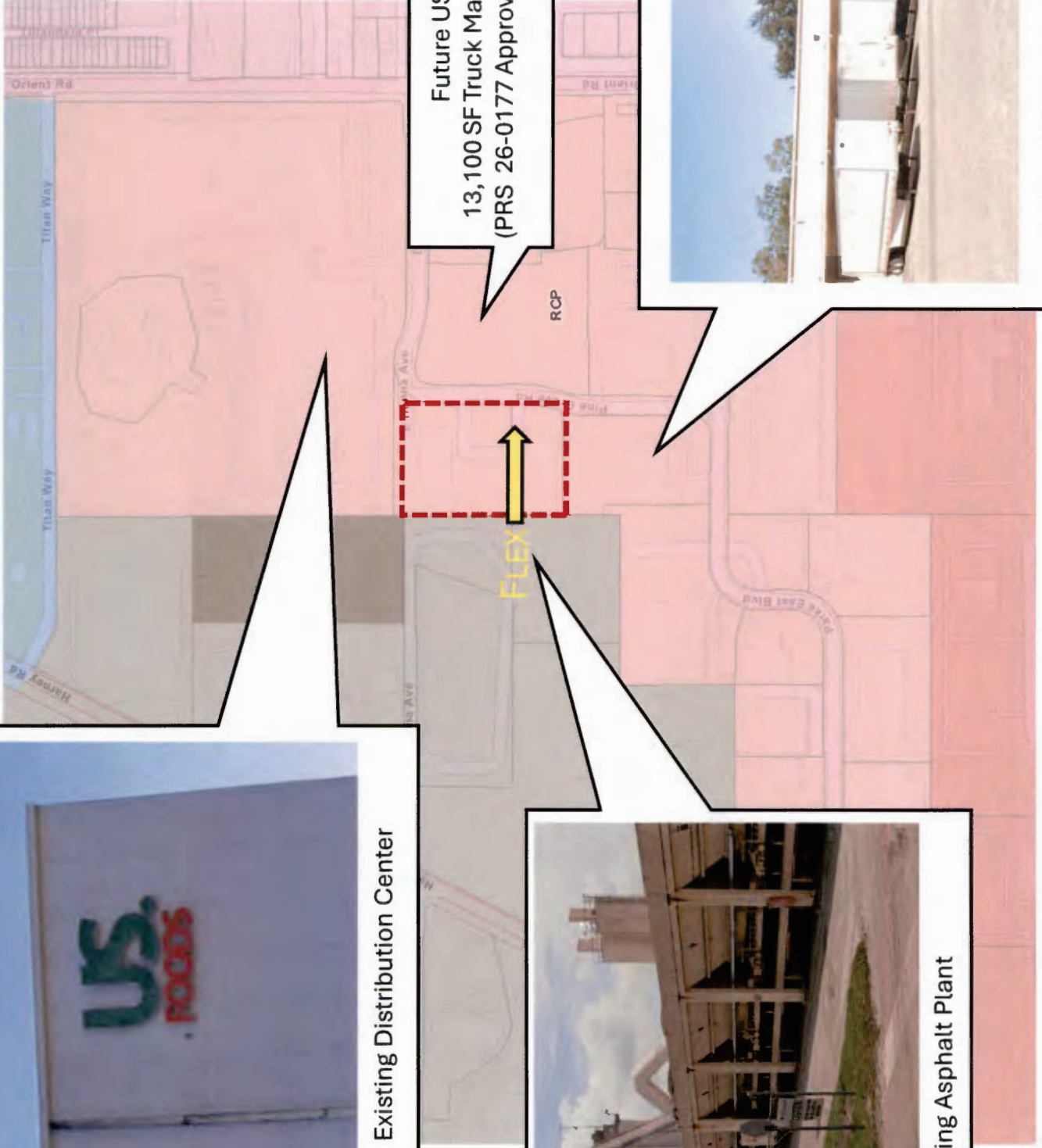
United Rentals, ranked number one on the RER 100, operates 1,500 locations globally and maintains a fleet of \$20 billion of original equipment cost.

Catalyst Strategic Advisors served as exclusive transaction advisor to High Reach 2.





Existing Distribution Center



Future US Foods

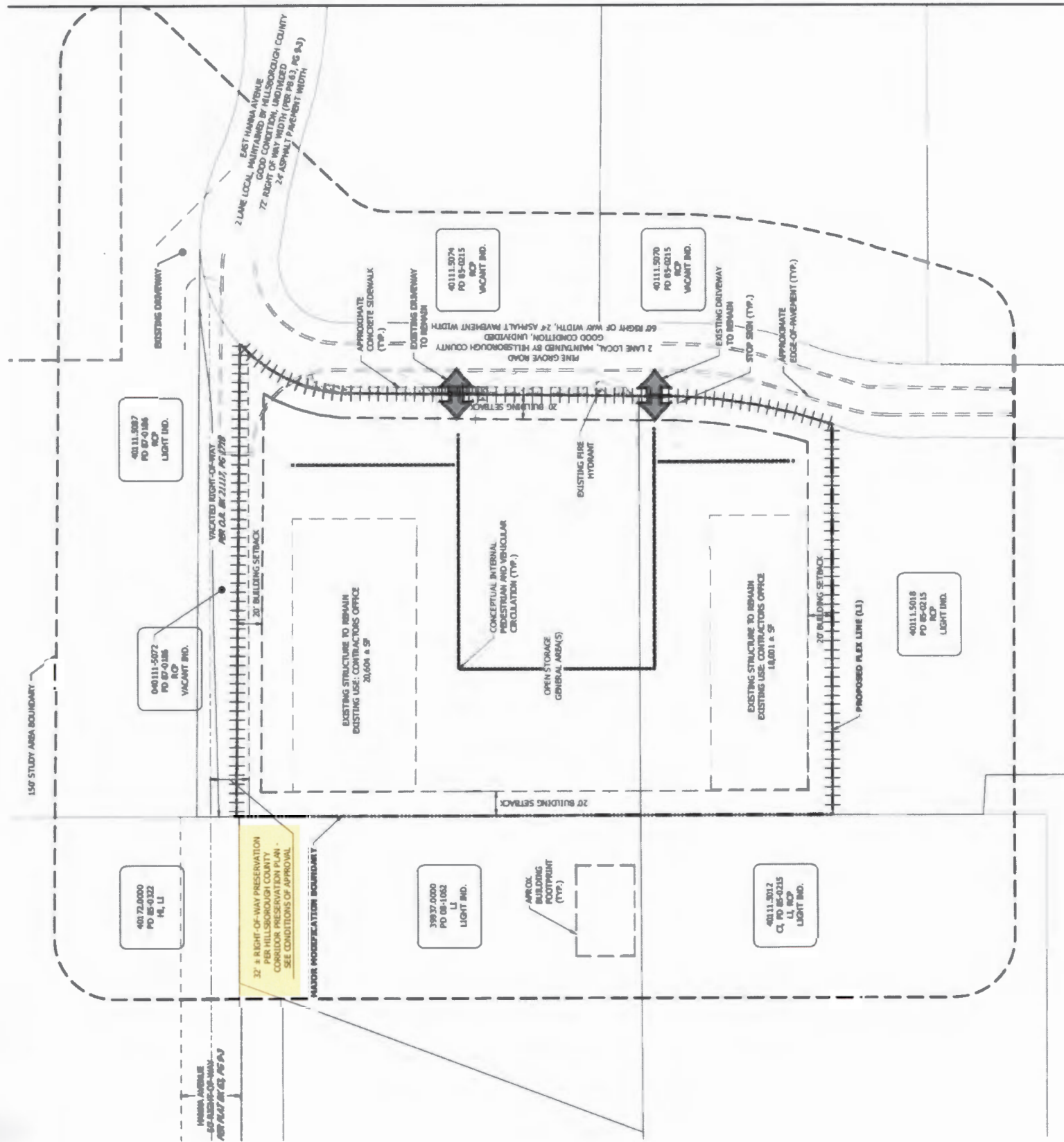
13,100 SF Truck Maintenance Facility
(PRS 26-0177 Approved March 13, 2026)



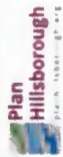
Existing Asphalt Plant



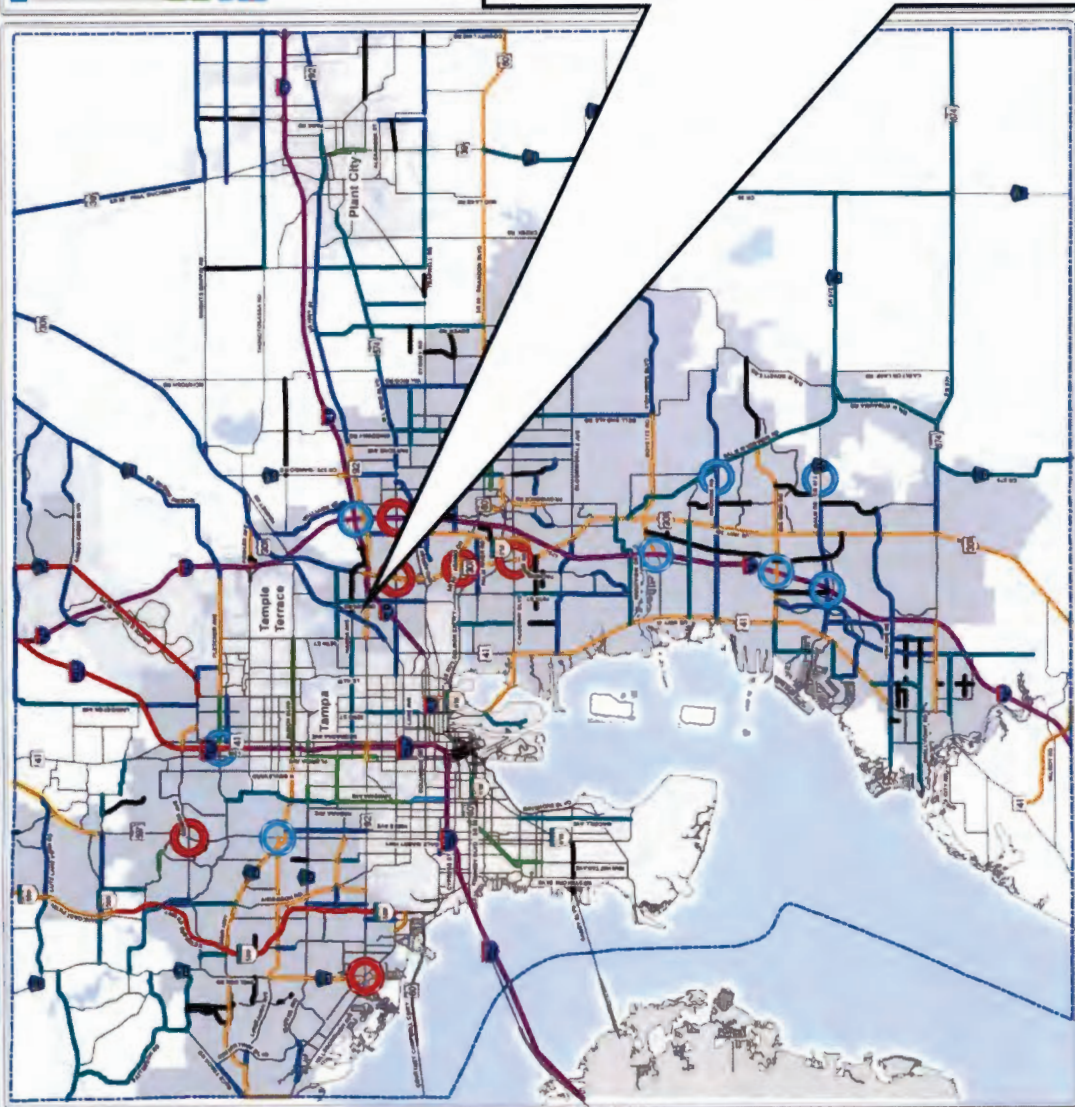
Existing Distribution Center



HILLSBOROUGH COUNTY COMPREHENSIVE PLAN CORRIDOR PRESERVATION PLAN MAP 1



- CORRIDORS**
- 2 LANE
 - 3 LANE
 - 4 LANE
 - 6 LANE
 - 8 LANE
 - 10 LANE
- ROADS AND BOUNDARY LINES**
- COUNTY BOUNDARY
 - MAJOR ROAD
 - HILLSBOROUGH COUNTY
 - PIEDMONT COUNTY
 - INTERSECTIONS
 - URBAN SERVICE AREA
- INTERSECTIONS/INTERCHANGES**
- 2 LANE
 - 3 LANE
 - 4 LANE
 - 6 LANE
 - 8 LANE
 - 10 LANE



Temple Terrace

56TH ST

HANNA AVE

ORIENT RD

Relevant Segment
of Hanna Avenue

BROADWAY AVE



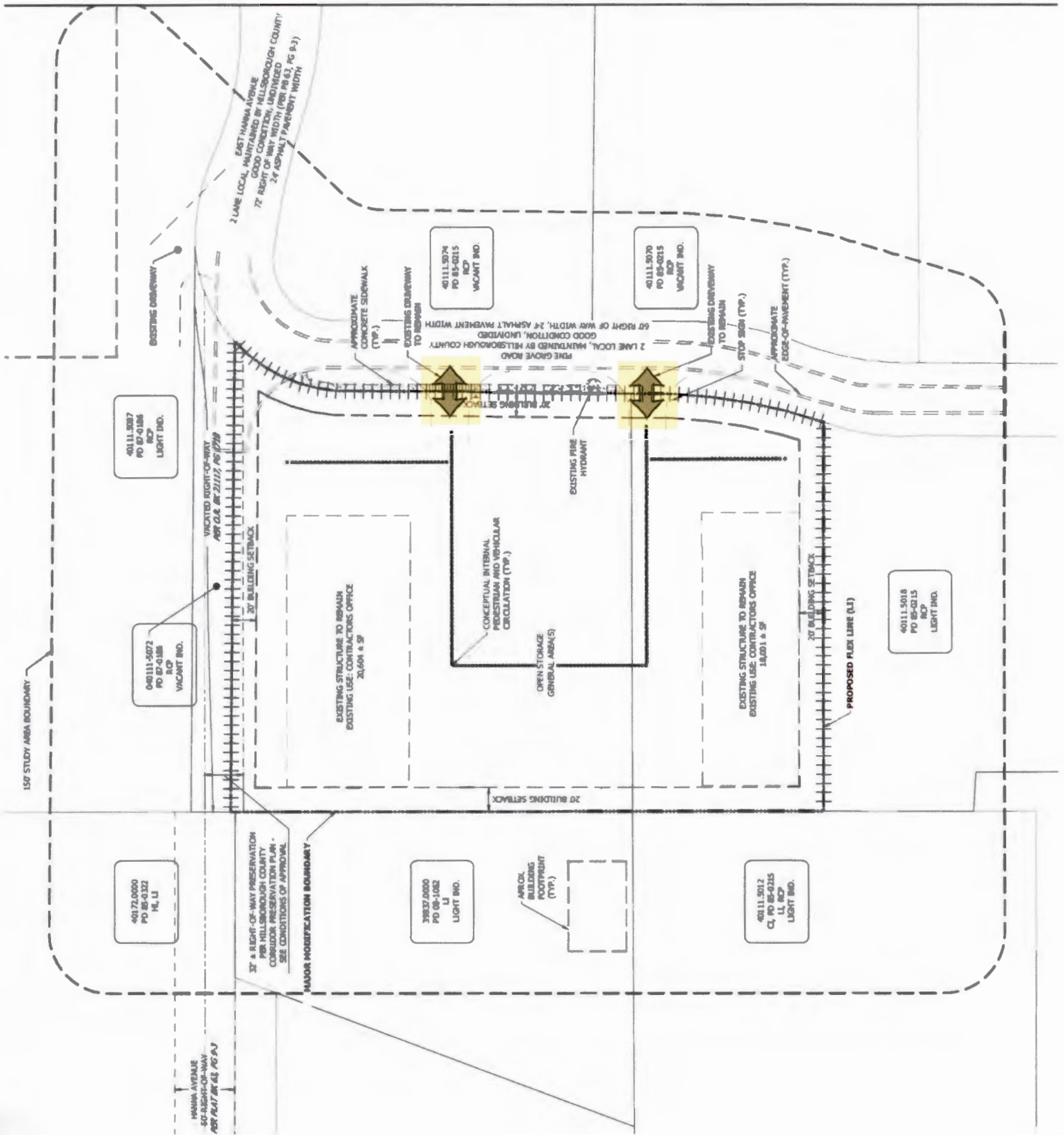
SR 50

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

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

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

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



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

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

Victor,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 26-0045 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike



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



Consistent and compatible with existing community



Satisfies criteria to flex into adjacent LI for proposed land use



Supports the Economic Development Goal of the East Lake-Orient Park Community Plan.



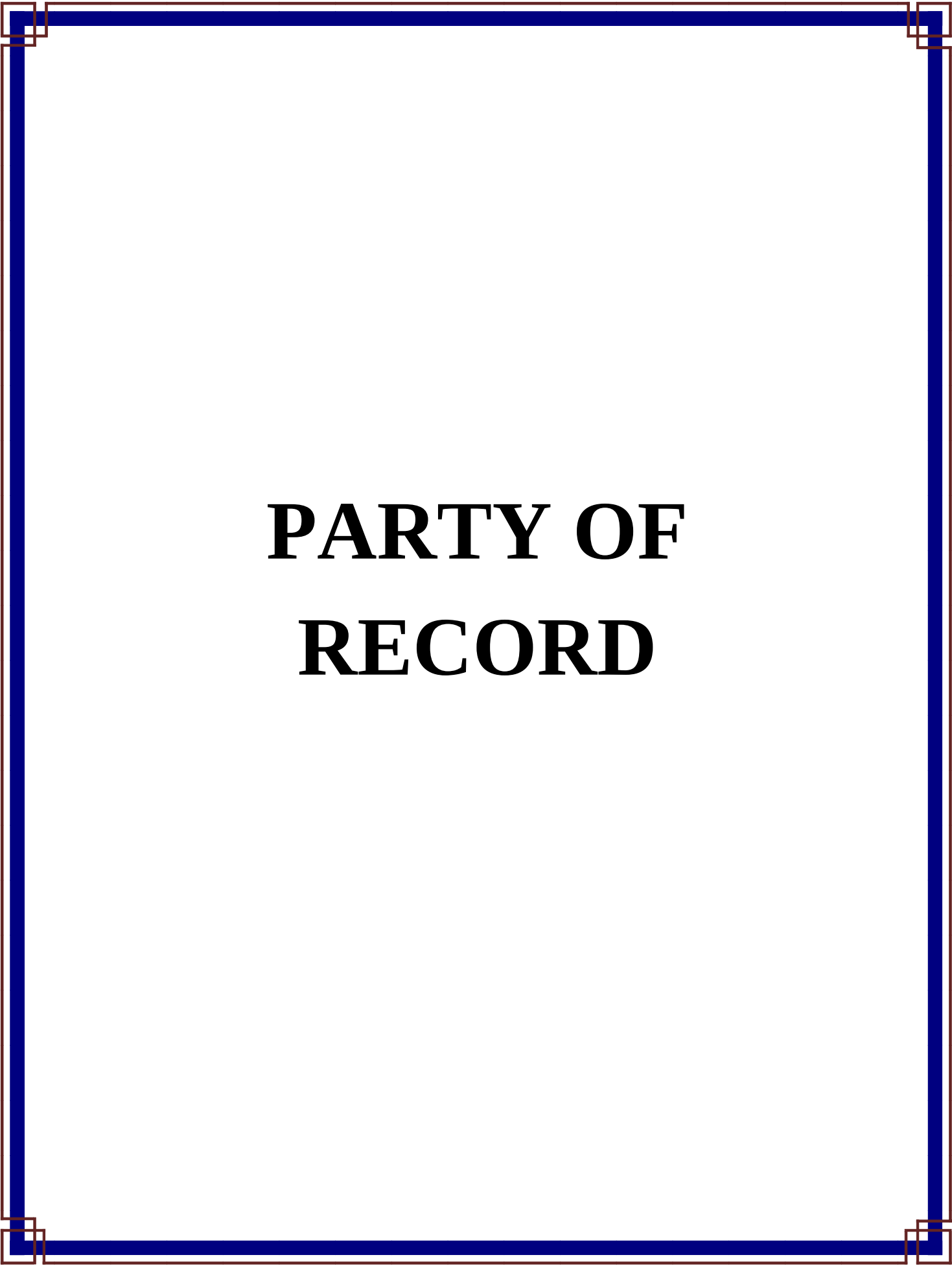
**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planning@hillsborough.org
813 - 272 - 6840
601 E Kennedy Blvd
18th floor
Tampa, FL 33602

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



- ***Development Services Recommendation:*** Approvable subject to conditions
- ***Planning Commission Recommendation:*** Consistent
- ***Community Feedback:*** No negative feedback received



PARTY OF RECORD

NONE