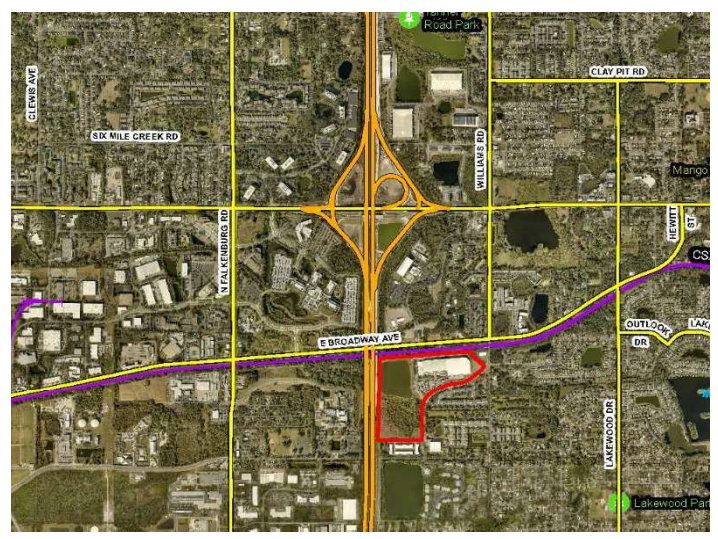


1.0 APPLICATION SUMMARY

Applicant: Ashley Global Retail, LLC
 FLU Category: CMU-12 (Community Mixed Use – 12)
 Service Area: Urban
 Site Acreage: 54.15
 Community Plan Area: Brandon
 Overlay: None



Introduction Summary

PD 90-0097, most recently modified under PRS 21-0081, was approved in 1990 to allow the property located at the southeast corner of I-75 and East Broadway Avenue to be developed for CN, Light Industrial, accessory office, stand-alone office and multi-family use. The applicant is requesting to modify the development tract configuration, access, and clarify and increase Light Industrial use entitlements by 52,817 square feet (SF) to accommodate a warehouse distribution expansion.

Existing Approvals		Proposed Modifications	
Site development to allow for CN, Light Industrial, mini warehouse, and lodging uses in Development Tracts A-1, A-2, and B as listed below.		Consolidate Tracts A-1, A-2, and a portion of Tract B into a new Tract A to be developed for the uses described below.	
Tract	Allowable Use & Development	Tract	Allowable Use & Development
A-1	Up to 10,000 SF of CN or Light Industrial use	A/B	Remove CN as an allowable use in Tract A-1, and consolidate Tracts A-1, A-2 and a portion of Tract B to allow for up to 620,610 SF of Light Industrial use.
A-2	Up to 110 lodging rooms or 65,000 SF of Light Industrial use.	A	Remove lodging as an allowable use from Tract A-2.
A-1, A-2, B	One access point along Broadway Center Boulevard.	A	Increase number of access points along Broadway Center Boulevard from one to two on the certified site plan.
A-1, A-2, B	Light Industrial uses permitted	A	Clarify that allowable “Light Industrial” uses are M district uses excluding heavy industrial uses.
B	A lake and wetland area is located in the northwest portion of the PD	A	Relocate the existing lake and wetland area to the southwestern portion of new Tract A.
B	Light Industrial use up to 800,000 SF inclusive of mini warehouse use with a maximum FAR of 0.75.	B	Reduce Light Industrial to 307,206.9 SF inclusive of mini warehouse use.

APPLICATION NUMBER: MM 26-0063

ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

Additional Information

PD Variations

None

Waivers to the Land Development Code

None

Planning Commission Recommendation

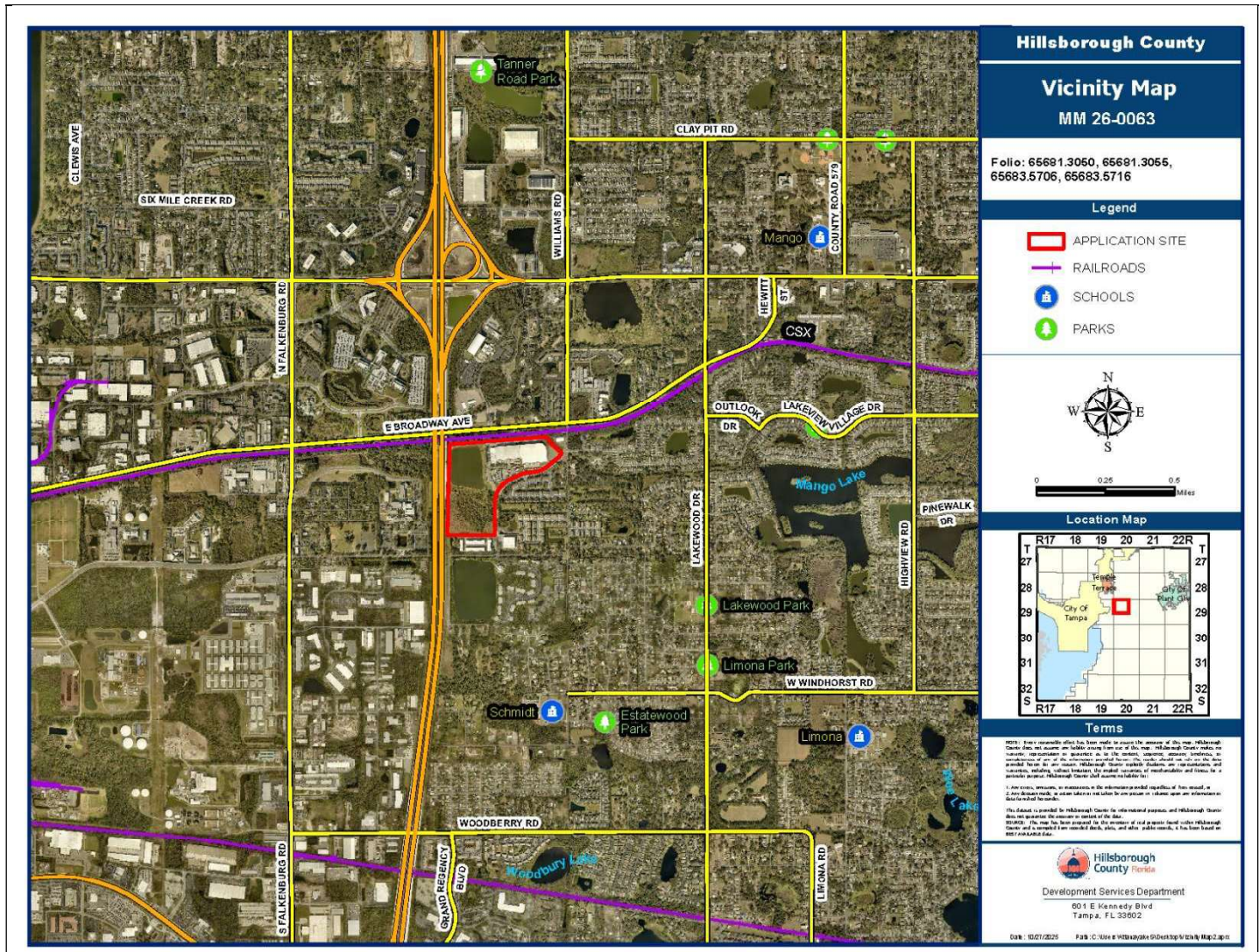
Consistent

Development Services Recommendation

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

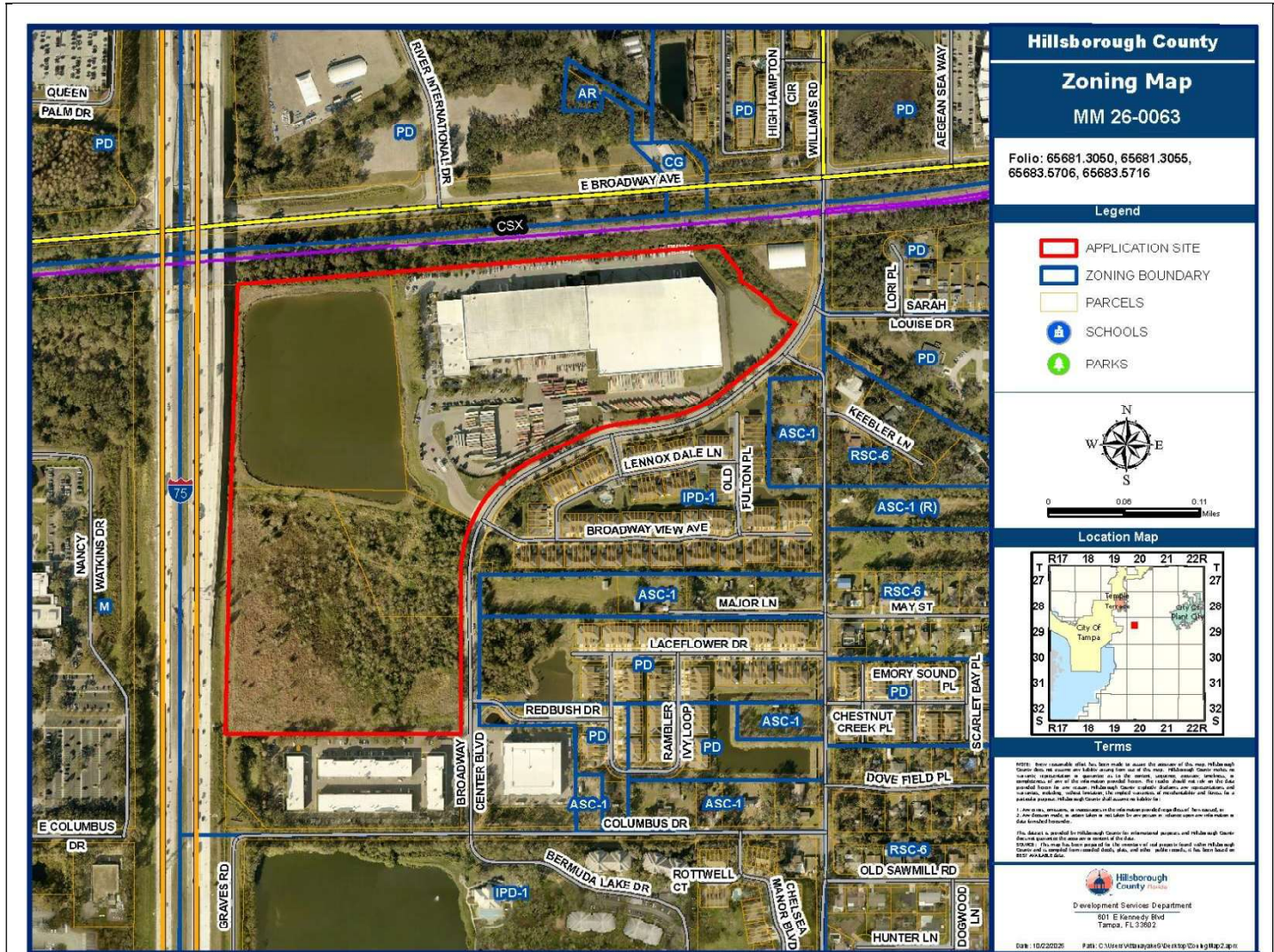


Context of Surrounding Area:

The subject property is located at the southeast corner of the I-75 right-of-way and East Broadway Avenue in the Brandon Community Plan Area. The uses in the immediate vicinity, east of I-75, include conventional single-family, multi-family, mini warehouse, an industrial flex space development and religious institutions. Uses to the west of I-75 include Hillsborough Community College and Citi Corporate Campus.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses (Modification Area)

Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 19-0432 (Pocket D)	20 DU/GA FAR: 1.0	School, dormitory and accessory clergy uses	Church
	CG	DU/GA: NA FAR: 0.27	Retail & services	Church
	PD 00415	20 DU/GA FAR: NA	Residential, multi-family	Multi-family (platted townhomes)
South	PD 90-0097 (Tract B)	1 DU/GA FAR: NA	Light industrial	Warehouse

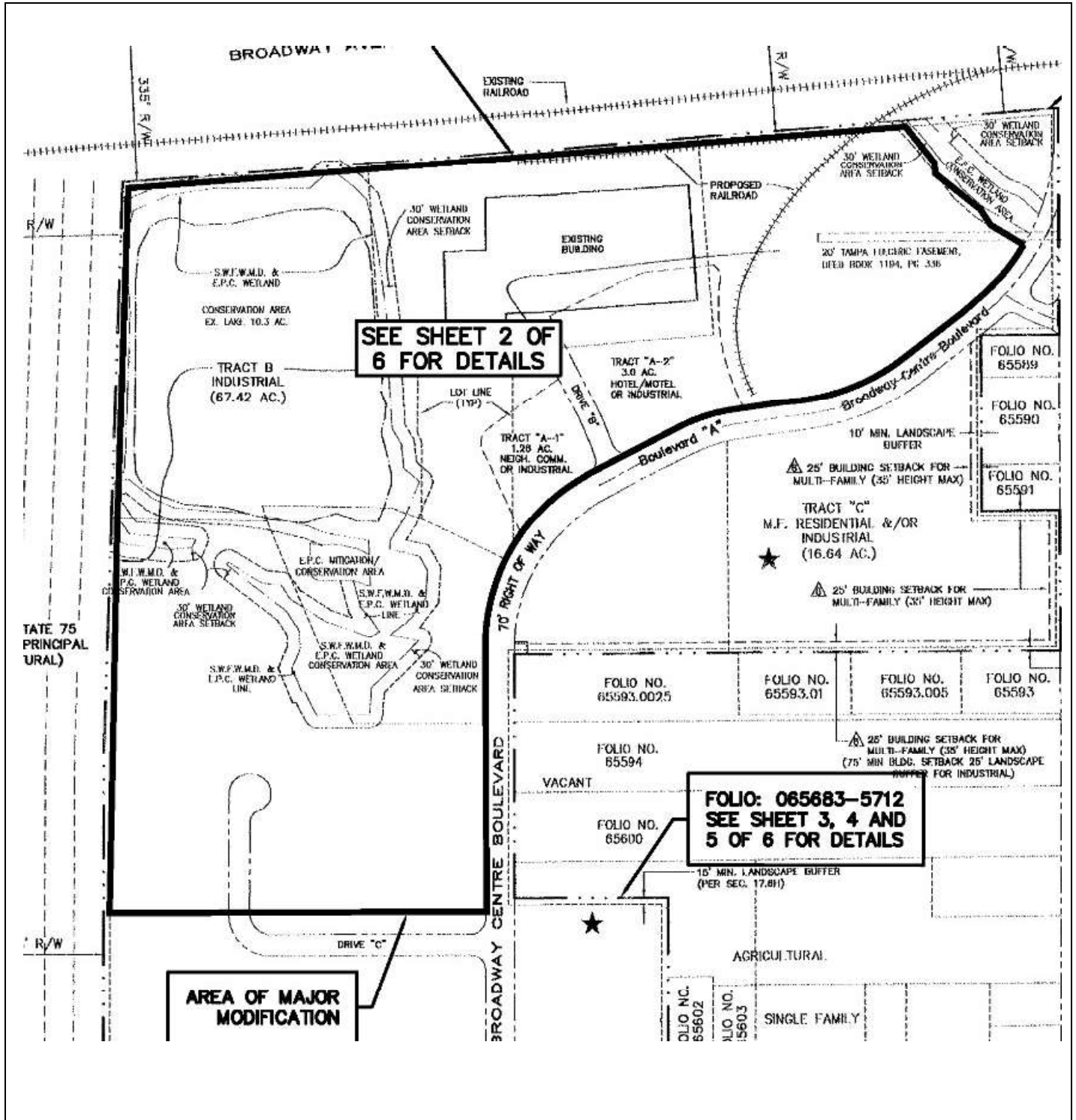
(adjacent zoning and uses continued on next page)

Adjacent Zonings and Uses (Continued)

East	ASC-1	1 DU/GA FAR: NA	Agriculture and related, and single-family, conventional	Single-family, conventional
	PD 90-0097 (Tract C)	12 DU/GA FAR: 0.50	Multi-family and light industrial	Multi-family (platted townhomes)
	ASC-1	1 DU/GA FAR: NA	Agriculture and related, and single-family, conventional	Undeveloped
	PD 04-0395	12 DU/GA FAR: NA	Single-family, conventional, and multi-family (platted townhomes)	Multi-family (platted townhomes)
West	M	DU/GA: NA FAR: 0.75	Manufacturing, processing or assembling, intensive commercial, and other industrial uses	Hillsborough Community College

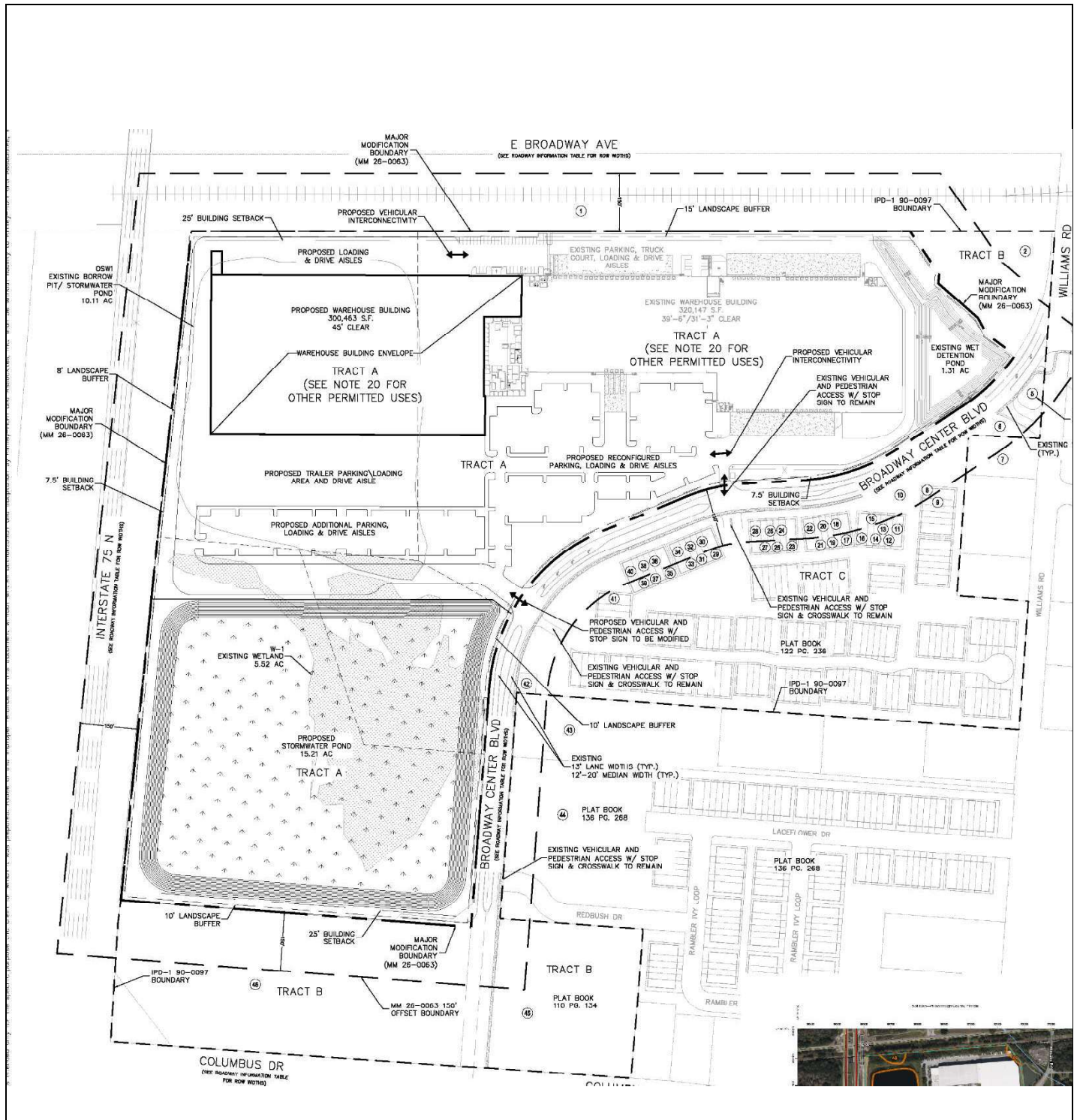
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Broadway Center Blvd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements (TBD) <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,654	831	1,004
Proposed	3,010	236	223
Difference (+/-)	-2,644	-595	-781

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South	X	Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY													
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
Environmental Services Division	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 													
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments									
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report									
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No										
Impact/Mobility Fees: Urban Mobility, Central Fire – add 52,817 SF of Industrial Uses (Per 1,000 SF) <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Warehouse</td> <td style="width: 33%;">Manufacturing</td> <td style="width: 33%;">Light Industrial</td> </tr> <tr> <td>Mobility: \$1,337</td> <td>Mobility: \$3,315</td> <td>Mobility: \$4,230</td> </tr> <tr> <td>Fire: \$ 34</td> <td>Fire: \$ 34</td> <td>Fire: \$ 57</td> </tr> </table>					Warehouse	Manufacturing	Light Industrial	Mobility: \$1,337	Mobility: \$3,315	Mobility: \$4,230	Fire: \$ 34	Fire: \$ 34	Fire: \$ 57
Warehouse	Manufacturing	Light Industrial											
Mobility: \$1,337	Mobility: \$3,315	Mobility: \$4,230											
Fire: \$ 34	Fire: \$ 34	Fire: \$ 57											
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments									
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the immediate proximity of Interstate 75 and the northerly shift of allowable light industrial uses away from existing residential development, staff finds the proposed modification would reduce the impact on neighboring residential properties and would be compatible with the zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommend approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise

Approval - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~March 22, 2021~~ February 2, 2026.

1. The development shall be approved for the maximum number of trips within this condition or the intensities or densities listed in subsequent conditions whichever is more restrictive. The external p.m. peak hour trips shall not exceed 920 (total inbound and outbound) based on current ITE Trip Generation rates or other approved studies.

A traffic analysis shall be submitted as part of all Preliminary Site Plan submittals to provide verification to the County that the trip generation within this condition is not exceeded. Each analysis shall include aggregate totals of previous approvals within this development and uses submitted for Site Plan approval.

2. Development shall be restricted as follows:

Tract "A-1" "~~A~~" ~~10,000~~ 620,610 square feet of ~~Neighborhood Commercial (CN)~~ or light industrial uses. (See Condition 2.2)

~~Tract "A-2" A maximum of 110 room, 65 ,000 square foot "all suites" hotel/motel, or 65 ,000 square feet of light industrial~~

Tract "B" A maximum of ~~800,000~~ 307,206.9 square feet of light industrial (inclusive of self-storage approved by Condition 2.1).

Tract "C" A maximum 200 multi-family dwelling units or light industrial in an amount that provides an equivalent level of traffic generation, but not to exceed 217,451 square feet.

The industrial square footage may be occupied by a maximum of 229,000 square feet of accessory office and 10,000 square feet of stand-alone office.

The following uses are prohibited east of Boulevard A: manufacturing; processing and assembly; open storage; railroad facilities serving industrial use.

- 2.1 The area subject to MM 17-0910 (Folio 65683.5712), located east of Boulevard A (Broadway Centre Boulevard) within Tract B, shall permit a mini-warehouse use in addition to the Tract B uses permitted under condition 2. The uses of manufacturing, processing and assembly, open storage and railroad facilities serving ~~an~~ and industrial use are prohibited. The following shall apply to folio 65683.5712:

- 2.1.1 The maximum F.A.R. shall be 0.75.

- 2.1.2 Any mini-warehouse use shall operate in accordance with Land Development Code Section 6.11 .60.

- 2.1.3 A 20 foot buffer with Type B screening shall be provided along the eastern boundary as depicted on Sheet 2 of MM 17-0910.

- 2.1.4 A 20 foot buffer with Type B screening shall be provided along the northern boundary where depicted on Sheet 2 of MM 17-0910. A 15 foot wide buffer with Type B screening shall be provided along the northern boundary where depicted on Sheet 2 of MM 17-0910.

- 2.1.5 The project shall provide a minimum 30 foot building setback along the south and west property lines and minimum 20 foot building setback along the north and east property lines.

- 2.1.6 Maximum building height shall be 50 feet with an additional setback of 2 feet for every 1 foot over 20 feet in height added to the northern and eastern building setbacks.

2.1.7 A 15 foot wide landscape buffer shall be provided along the western and southern boundary as depicted on Sheet 2 of MM 17-0910.

2.1.8 Buildings shall be architecturally finished on all sides with a façade treatment that replicates or is comparable with the elevations provided on Sheet 3 of MM 17-0910. Comparable elevations shall at a minimum provide the following: Facades shall incorporate vertical changes using projections, recesses or architectural feature such as pilasters. Facades shall also incorporate horizontal changes in mass, surface or finish such as stone, stucco, brick or split face blocks. Building color shall constitute a surface change for the purpose of this regulation. Unsurfaced cement or block shall not be utilized. When different surfaces or finishes are incorporated in the design of the façade, a distinctive horizontal band shall be used to mark their transition. Windows shall be provided on the western and southern façades. Parapets terminated with a cornice shall be required for flat roofs.

2.2 The area subject to MM 26-0063 designated Tract A and detailed on sheet 2 of 6 of the PD Plan set is specifically approved for Warehouse Distribution uses, any occupancy proposed for another allowed Manufacturing District use is subject to the Trip Cap for Tract A.

2.2.1 Tract A as detailed on sheet 2 of 6 of the PD Plan shall be permitted for uses consistent with Condition 2. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 3,010 daily (24 hour) trips or 236 AM or 223 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.

2.2.2 As Broadway Center Blvd. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway(s) and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.

2.2.3. With the next increment of (re)development of Tract A, a westbound right turn lane shall be constructed at the eastern project access on Broadway Center Blvd.

2.3 The area subject to MM 26-0063 designated Tract A shall also comply with the following requirements:

2.3.1 Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

2.3.2 The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

2.3.3 Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

2.3.4 Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

2.3.5 Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

2.3.6 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.

2.3.7 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. Manufacturing, processing and assembly operation shall conform with the performance standards of Part 6.09.00 of the Land Development Code.
4. Accessory office shall be on the same lot or in the same structure with and of a nature and extent customarily incidental and subordinate to, the industrial use of the project, lot or structure. The applicant shall note on Preliminary Site Plans the aggregate totals of approved accessory office uses to date within the entire industrial tract when seeking permitting for an accessory office.
5. The Industrial development shall be limited to 1999 parking spaces. The applicant shall note on each Preliminary Site Plan the aggregate totals of parking spaces for approved uses to date within the entire industrial tract.
6. For any portion of Tract C developed with industrial uses, a buffer area with a minimum width of 75 feet shall be provided along the east boundary of the tract, and a 25 foot buffer and 75 foot building setback should be provided along the southern property boundary. Additionally, the developer shall install 5 feet from the exterior boundary of the tract a six-foot-high solid masonry wall or PVC fence. The exterior of the wall shall be landscaped with a continuous evergreen hedge with a minimum height of four feet and minimum opacity of 75 percent at time of planting, and a row of evergreen trees with a minimum height of 10 feet and minimum caliper of two inches at time of planting, placed not more than 20 feet apart on centers. If uses to the south or east changes to a use similar to that on the subject site, said buffering and screening shall not be required, and buffering and screening shall comply only with the requirements of the Land Development Code.
 - 6.1 Any portion of Tract C developed for multi-family shall have a maximum density of 12 units per acre.
7. All multi-family structures and accessory structures shall have the following development standards:

Minimum Setback from Property Line:	25 feet
Maximum Building Height:	35 feet
8. If multi-family development abuts the eastern property line, a 10 foot buffer shall be provided along said boundary. Said buffer shall be contained within the required 25 foot setback. This setback shall include the following screening within:
 - 8.1 A berm and planting combination with the berm an average height of three feet and dense plantings which will, when combined with the berm, achieves a minimum height of six feet and seventy-five percent opacity within two years; and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart; OR
 - 8.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.
9. If developed for hotel use, building height of the hotel shall be 50 feet.

10. There shall be on the east side of Boulevard A where abutting multi-family development one of the following screenings:
- 10.1 A berm and planting combination with berm an average height of three feet at a minimum and dense plantings which will, when combined with the berm, achieved a minimum height of six feet and seventy-five percent opacity within two years; OR
- 10.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.
- This screen shall be implemented prior to issuance of any Certificates of Occupancy for multifamily construction.
- ~~11. The Hotel and Commercial components shall be restricted to the locations shown on General Site Plan. The final design of the internal roadway system may require slight locational adjustments of the components, nevertheless, their location shall remain internal to the project at the intersection of Drive Band Boulevard A.~~
- ~~12.~~11. The development may be allowed one full access point onto Columbus Drive. The location of this curb cut shall align with the northern access to Chelsea Manor (RZ 89-0127-C) on Columbus Drive. The construction of this curb cut is subject to approval by Hillsborough County. A second access point onto Columbus Drive may be permitted (as depicted on Sheet 2 of MM 17-0910) if approved by Hillsborough County in accordance with Section 6.04 (Access Management).
- ~~13.~~12. The applicant shall provide internal access to any existing or future out parcels on the site.
- ~~14.~~13. The developer has provided a traffic analysis signed and sealed on ~~July 18, 2005~~ June 1, 2026 showing ~~turn lanes~~ site access analysis improvements required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection unless otherwise approved by the County Engineer consistent with the attached drawing dated August 12, 2005. These improvements shall include dedicated left and right turn lanes on the eastbound approach to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches. All design and construction shall conform to the Hillsborough County Transportation Technical Manual, FDOT Plans Production Manual, and FDOT Florida Design Manual Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.
- ~~The developer shall dedicate any necessary right-of-way for said improvements along the east side of Williams Road.~~
- ~~15. The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).~~
- ~~15.~~14. The developer shall dedicate to Hillsborough County 10 feet of additional right-of-way on the north side of Columbus Drive extending from the intersection with Boulevard A to the western project boundary, to accommodate the potential future extension of Boulevard A. The right-of-way shall be provided prior to the issuance of the first Certificate of Occupancy for Broadway Centre or upon request of the County to coincide with infrastructure improvements.
- ~~16.~~15. With the exception of development within folio 65683.5702, all internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.
- ~~17.~~15.1 Prior to or concurrent with development within folio 65683.5702, the developer shall clear all trees and vegetation necessary to maintain clear site distance from the proposed Williams Road entrance to the parcel. Mitigation of any removed trees or vegetation (as well as continued maintenance necessary to maintain visibility) will be the responsibility of the owner/developer of folio 65683.5702.
- ~~17.~~15.2- If PRS 21-0081 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 25, 2021) which was found approvable by the County Engineer (on March 25, 2021).

Approval of this Administrative Variance will reduce the minimum spacing requirement for the access from Williams Road to folio 65683.5702, such that a minimum +/- 138-foot spacing from Sarah Louise Drive shall be permitted.

- ~~17.16.~~ The applicant shall, at his expense, be responsible for the removal and replacement of any traffic control signage which may be displaced as a result of this development.
- ~~18.17.~~ All non-residential buildings shall be architecturally finished on all sides and when they are finished with stucco they shall be painted.
- ~~19.18.~~ Unless otherwise specified, the required screening, buffering and front yards internal to the mixed-use IPD-1 project shall be as required in the applicable Single Use Interstate Planned Development Districts at a minimum.
- ~~20.19.~~ The developer shall be required to connect to a public wastewater system and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay necessary costs.
- ~~21.20.~~ No septic tanks shall be used.
- ~~22.21.~~ The developer shall be required to utilize public water and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay all necessary costs.
- ~~23.22.~~ Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~24.23.~~ Development shall be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances.
- ~~25.24.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- ~~27.26.~~ 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.
27. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**Tracts A and B Entitlements Impact Summary:**

Because the proposed entitlements for Tract A would allow Tract B to be developed or redeveloped to the maximum extent (307,206.9 SF) allowed under the Comprehensive Plan, the proposed increase in GFA would not reduce the development rights for the remainder of Tract B. The following summary table shows how the allowable GFA for each parcel within Tract B would be allotted.

Remainder of Tract B				
Folio	Max. GFA (SF)	Use	Acreage GIS	FAR Max.
65683.5653	157,687.2	Office	7.24	0.5
65681.3000	6,969.6	Vacant	0.32	0.5
65683.5712	107,484.3	Mini WH	3.29	0.75
65683.5702	35,065.8	Slam Ball	1.61	0.5
Total Tract B Max. GFA	307,206.9			

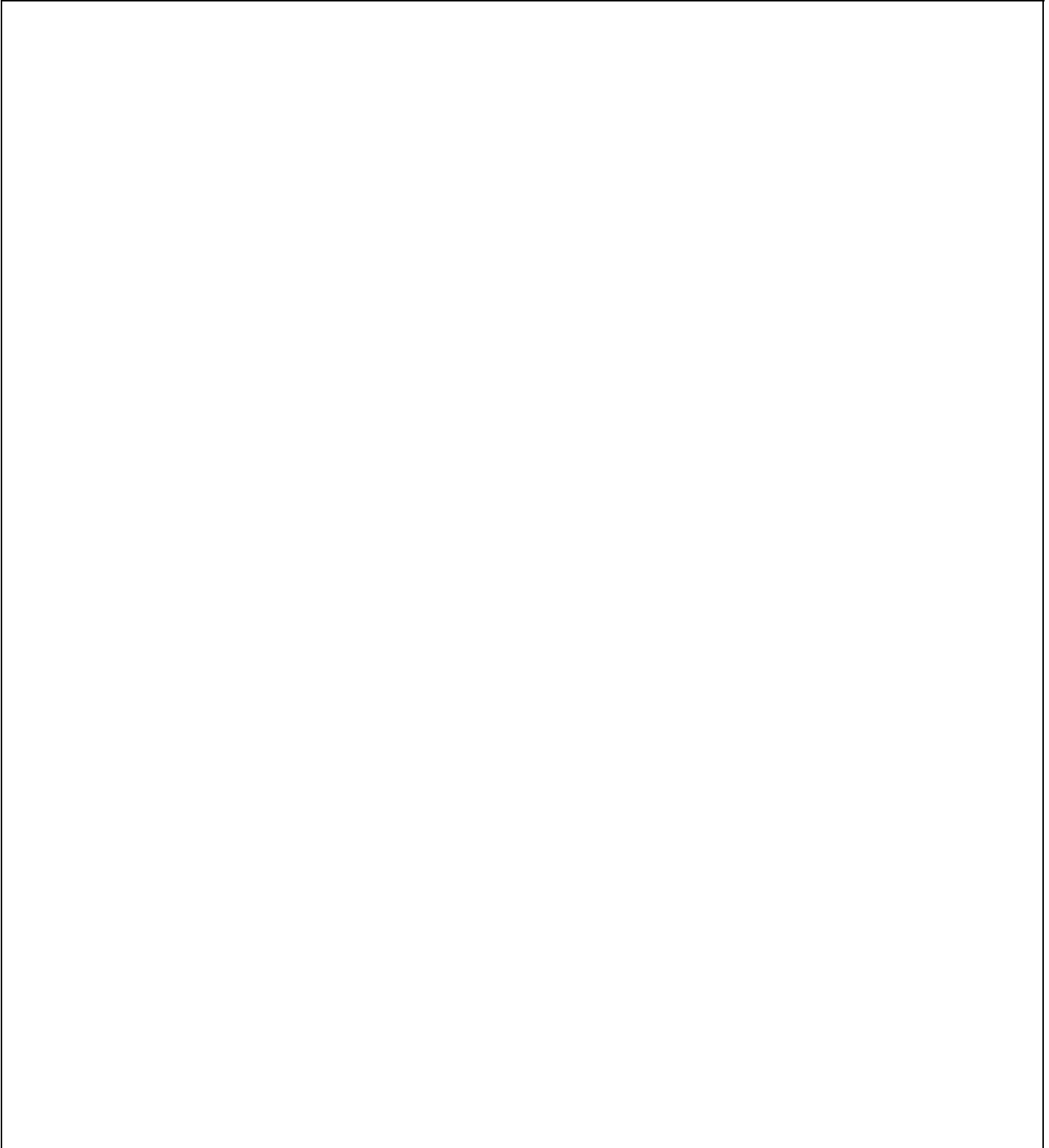
The following summary table shows that the proposed development of 620,610 square feet is less than the maximum allowed in the CMU-12 Comprehensive Plan designation. The amount of wetland areas in Tract A and for the entire PD, each being less than 25%, does not have an impact on the maximum GFA tabulations.

Maximum Tract A Entitlements Based on Future Land Use						
Acreage	Square Feet	Max. FAR (CMU-12)	Max. GFA	Proposed GFA	Wetlands Acreage*	Wetlands (%)
54.15	2,358,774	0.5	1,179,387	620,610	5.52	10.19

*Wetland impacts reviewed by EPC without objection

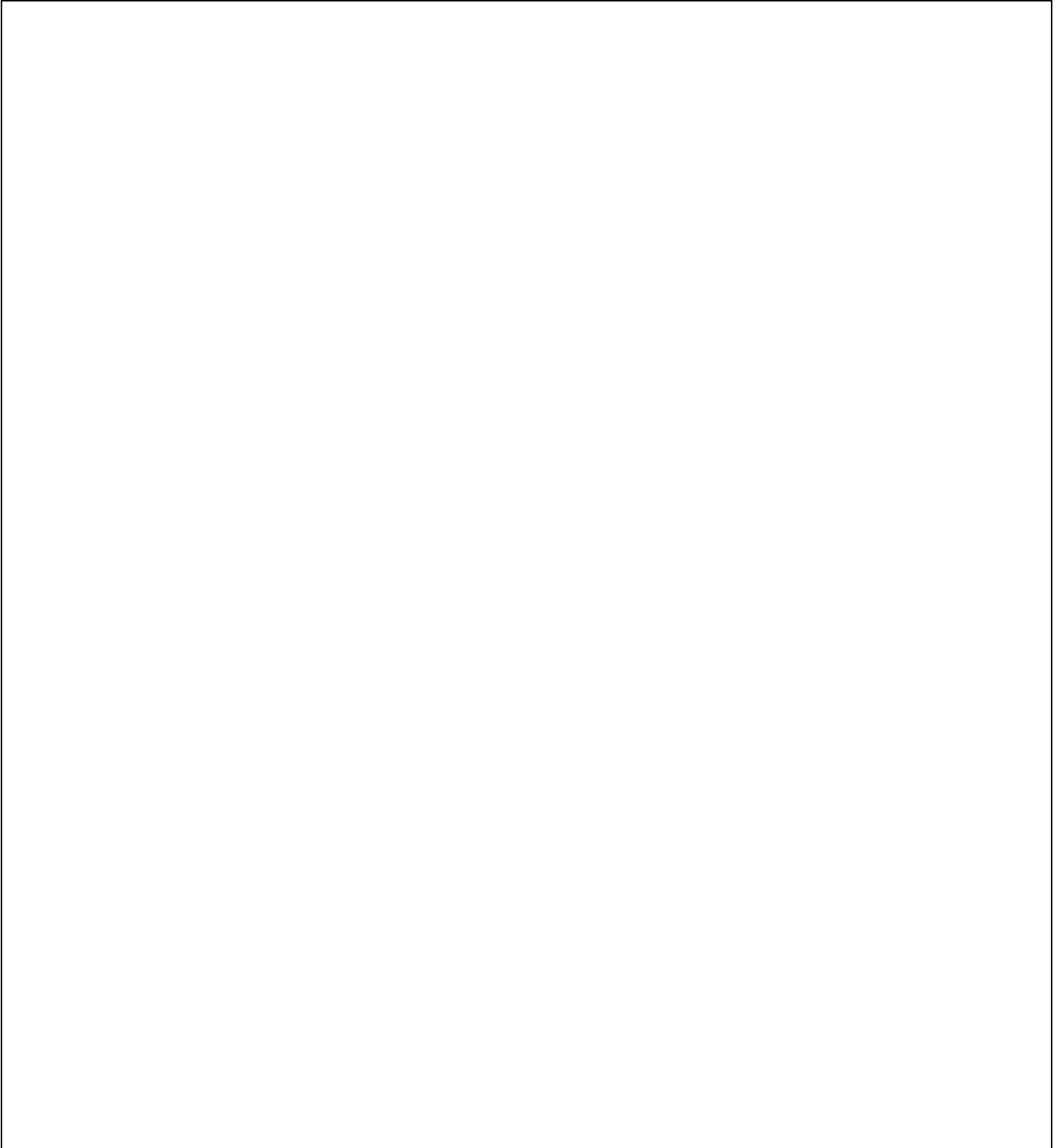
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: MM 26-0063

ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (SEE FOLLOWING PAGES)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/11/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: MM 26-0063

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

CONDITIONS OF APPROVAL

New Conditions

- 2.2.1 Tract A as detailed on sheet 2 of 6 of the PD Plan shall be permitted for uses consistent with Condition 2. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 2,016 daily (24 hour) trips or 209 AM or 209 PM gross peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
- 2.2.2 As Broadway Center Blvd. is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway(s) and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.
- 2.2.3. With the next increment of (re)development of Tract A, a westbound right turn lane shall be constructed at the eastern project access on Broadway Center Blvd.

Revised Conditions

- ~~14.~~ 13. The developer has provided a traffic analysis signed and sealed on ~~July 18, 2005~~ June 1, 2026 showing ~~turn lanes~~ site access analysis improvements required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection unless otherwise approved by the County Engineer. ~~consistent with the attached drawing dated August 12, 2005. These improvements shall include dedicated left and right turn lanes on the eastbound approach to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches.~~ All design and construction shall conform to the Hillsborough County Transportation Technical Manual, ~~FDOT Plans Production Manual,~~ and FDOT Florida Design Manual Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.
- ~~15.~~ The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). ~~The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough~~

~~County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to Planned Development, (PD) zoning #90-0097, as most recently modified by Minor Modification (PRS) 21-0081. The PD consists of multiple parcels totaling +/-85.26 acres approved for a mix of uses, including Industrial, Commercial, Hotel/Motel, and Multi-Family Residential, within 4 separate development tracts.

The request proposes to modify four (4) parcels, totaling 54.15 acres of the PD to allow for a maximum of 620,583 square feet of warehouse/distribution and manufacturing uses, and reconfigure the planned development tracts from four (4) to three (3) tracts. The modification area is currently approved for the following uses:

- Tract A-1: 10,000 sf of Neighborhood Commercial or Industrial
- Tract A-2: 65,000 sf of Hotel/Motel or Industrial
- Tract B: 800,000 sf of Industrial

All three tracts will be reconfigured into one new tract (Tract A).

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not reflect a worst-case analysis that represents the maximum potential trip impacts of the range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction may not permit the construction of 100% of the potential entitlements sought by the applicant (e.g. 620,610 s.f. of certain types of applicable uses such as manufacturing, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if the developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

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

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct

all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the trips potentially generated under the approved entitlements allowed under the current PD zoning and proposed modification, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Uses (for Modification Area)

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Tract A-1: 10,000sf (16 VFP) Gas Station w/ Convenience (ITE 945)	3,254	371	337
PD Tract A-2: 65,000sf (143 Rooms) Hotel (ITE 310)	835	52	25
PD Tract B: 800,000sf Manufacturing (ITE 140)	1,565	408	642
TOTAL TRIPS	5,654	831	1,004

Proposed Uses (for Modification Area):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD Tract A: 620,610 sf - Per Applicant’s Traffic Study*	3,010	236	223

Trip Generation Difference (between approved Development Plan 1 and Proposed Development Plan 2):

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,644	-595	-781

* The trip cap data is based on the figures presented in the applicant’s traffic study.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Broadway Center Blvd/Williams Rd. is a 2-lane, substandard, County urban collector roadway with pavement in good condition. The roadway is characterized by +/- 12-foot wide travel lanes, lying within +/- 70 feet of right of way along the project’s frontage. There are no bicycle facilities in the vicinity of the proposed project. There is +/- 5-foot-wide sidewalk along the south side of the roadway.

The applicant will be required to improve the roadway to County typical standards, from the project accesses to the closest segment of roadway meeting standards, at the time of site development, unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.

SITE ACCESS AND CONNECTIVITY

The proposed modification PD site plan shows two (2) full access connections to Broadway Center Blvd. serving the new Tract A.

The applicant’s site access analysis concluded that a westbound right turn lane is warranted at the easternmost access (identified as Access A in said analysis) on Broadway Center Blvd. consistent with the requirements of County Land Development Code (LDC), Sec. 6.04.04. D.

Since all project traffic travels through the Williams Rd. and Broadway Ave. intersection, immediately northeast of the subject site, the intersection is considered the primary site access. Existing condition of approval#14 requires site access improvements. The applicant’s submitted site access analysis also finds that warrants are met for auxiliary lanes. However, additional analysis provided by the applicant traffic engineer demonstrates significant constraints at the intersection, such as limited right of way and intervening CSX right of way, that may impede implementation of typical turn lane improvements. Condition of Approval #14 is proposed to be revised to allow for further consideration of potential site access improvements at the time of site construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for applicable adjacent roadway sections is reported below.

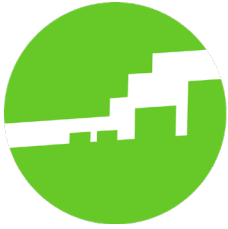
Broadway Center Blvd. is not included in the Hillsborough County 2024 Level of Service Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Broadway Ave	Falkenburg Rd	Willimas Rd	D	D
Broadway Ave	Willimas Rd	M L King Blvd	D	C

Source: Hillsborough County 2024 Level of Service Report.

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**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: June 22, 2026 Report Prepared: June 11, 2026	Case Number: MM 26-0063 Folio(s): 65683.5706, 65683.5716, 65681.3055 & 65681.3050 General Location: South of East Broadway Avenue, east of Interstate 75 and west of Broadway Center Boulevard
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Major Modification (MM) to Planned Development (IPD-1) 90-0097 to revise approved Tracts A-1, A-2 and a portion of Tract B
Parcel Size	54.15 ± acres
Street Functional Classification	East Broadway Avenue – County Collector Interstate 75 – State Principal Arterial Broadway Center Boulevard – County Collector
Commercial Locational Criteria	N/A

Evacuation Area	A portion in E
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	IPD-1 90-0097	Light Industrial + Vacant Land
North	Urban Mixed Use-20	PD + AR + RMC-16 + CG	Public/Quasi-Public/Institutions + Multi-Family + HOA/Common Property + Single Family
South	Community Mixed Use-12 + Residential-6	IPD-1 + ASC-1 + PD + RSC-6	HOA/Common Property + Single Family + Light Industrial + Multi-Family
East	Community Mixed Use-12 + Residential-6	IPD-1 + ASC-1 + PD + RSC-6	Single Family + HOA/Common Property + Vacant Land + Public/Quasi-Public/Institutions
West	Urban Mixed Use-20 + Community Mixed Use-12 + Public/Quasi-Public	M + RSC-9 + BPO	Public/Quasi-Public/Institutions + Vacant Land + Single Family + Light Industrial + Heavy Industrial + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 54.15 ± acre subject site is south of East Broadway Avenue, east of Interstate 75 and west of Broadway Center Boulevard. The subject site is in the Urban Service Area (USA) and is within the Brandon Community Plan, specifically the Light Industrial Character District. The applicant is requesting a Major Modification (MM) to Planned Development (IPD-1) 90-0097 to revise approved Tracts A-1, A-2 and a portion of Tract B.

According to the revised request, which was uploaded into Optix on February 3, 2026, the request will:

- a) Show the relocation of an existing lake and wetland area to accommodate the consolidation of available land in Tract B into one contiguous development tract with Tracts A-1 and A-2;

- b) Coordinate location of existing and proposed access points for the consolidated tract;
- c) Consolidate a portion of Tract B and Tracts A-1 and A-2 into a single, revised Tract A;
- d) Add 52,817 square feet of Industrial uses to new Tract A;
- e) Modify development plan for new Tract A for warehouse distribution uses
- f) Eliminate Hotel/Motel and Neighborhood Commercial uses previously allowed in Tracts A-1 and A-2;
- g) Amend Land Use Data table to reflect allocation of approved entitlements to the new Tract A and Tract B and deletion of optional uses identified in “e)” above (note that the table maintains existing entitlements for the remaining Tract B land not part of this application so that that property is unaffected);
- h) Correct existing site note #6 to reflect all Manufacturing (M) zoning district uses not considered heavy industrial as permitted opposed to current erroneous reference to Manufacturing Light (ML) district; and
- i) Revise the zoning conditions of Approval to reflect the modifications set forth in a) – h) above.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County’s anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that “compatibility does not mean ‘the same as,’ but rather refers to the sensitivity of development proposals in preserving the character of existing development.” The subject property currently consists of vacant land and light industrial uses. Similar light industrial uses are located to the south, with vacant land to the east and west. Residential development is predominantly located to the south and east, while public/quasi-public/institutional uses are situated to the north across East Broadway Avenue, to the east across Williams Road, and to the west across Interstate 75. Considered collectively, this mix of surrounding land uses establishes a development pattern that supports the proposed use. Accordingly, the proposed development is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Goal 2 and FLUS Objectives 2.1 and 2.2, together with their implementing policies, establish the Future Land Use Map (FLUM) and define the allowable range of uses for each Future Land Use category. The character of each land use category is shaped by building type, residential density, functional use, and the physical composition of the land. Collectively, these factors establish the overall atmosphere and development character intended for each designation. Each Future Land Use category provides a range of potentially permissible uses. These uses are not intended to be exhaustive, but rather illustrative of the types of development consistent with the intent and character of the designation. The Community Mixed Use-12 (CMU-12) Future Land Use category allows for the consideration of agricultural, residential, commercial, office, research and corporate park, light industrial multi-purpose, and clustered residential and/or mixed-use developments. The CMU-12 designation permits a maximum residential density of 12 dwelling units per gross acre and a maximum development intensity of 0.50 Floor Area Ratio (FAR). Based on a site area of 54.15 acres, the maximum allowable development intensity under the CMU-12 designation is 1,179,387 square feet (54.15 acres x 43,560 square feet x 0.50 FAR = 1,179,387 square feet). The proposed development intensity of 620,610 square feet is well below this maximum threshold. Correspondingly, the proposed Major Modification is consistent with the range of uses and development intensity permitted under the existing Community Mixed Use-12 Future Land Use designation and is therefore consistent with FLUS Goal 2 and FLUS Objective 2.2

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 satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. The immediate vicinity of the subject site includes a mix of light industrial, residential, vacant, and public/quasi-public/institutional uses, establishing a diverse development context. FLUS Policy 4.4.1 provides that any increase in density or intensity must be compatible with existing, proposed, or planned development and that new development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of potential adverse impacts, the provision of adequate transportation and pedestrian connections, and the incorporation of a gradual transition of intensity. According to the revised site plan, the applicant will comply with the required landscape buffering standards, proposing a 15-foot buffer along the northern property line, 10 feet along the southern and eastern property lines, and 8 feet along the western property line. Additionally, the applicant indicated that the building would maintain a 25-foot setback from the northern and southern property lines, and a 7.5-foot setback from the eastern and western property lines. The proposed Major Modification adheres to these compatibility criteria by complementing the surrounding development pattern and appropriately integrating with adjacent land uses. Accordingly, the proposal is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed Major Modification and determined that wetlands are present on the subject site. The Environmental Protection and Resiliency component of the Future Land Use Section (FLUS), Objective 6.1, promotes growth that is both sustainable and resilient while ensuring the protection of environmentally sensitive resources. FLUS Policy 6.1.1 requires that land development be regulated in a manner that safeguards the attributes, functions, and amenities of the natural environment under all projected growth scenarios. This includes the continued review, amendment, and implementation of land development regulations to ensure long-term environmental protection. FLUS Objective 6.2 further provides that new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems, as described in the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan. Additionally, Objective 3.5 of the Environmental and Sustainability Section (ESS) of the Comprehensive Plan calls for the application of adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and other surface waters for optimal fisheries and environmental values, in consultation with the EPC. ESS Policy 3.5.1 emphasizes collaboration with the EPC to conserve and protect wetlands and surface waters from detrimental physical and hydrological alterations. It further requires a comprehensive planning-based approach to wetland ecosystem protection, ensuring no net loss of ecological values provided by wetlands and other authorized surface waters within Hillsborough County. The EPC provided comments on November 12, 2025, indicating that a resubmittal is not necessary at this time. Because the proposed Major Modification preserves the on-site wetlands and avoids adverse impacts, the request is consistent with the applicable Comprehensive Plan Objectives and Policies governing growth in environmentally sensitive areas.

FLUS Objective 3.2 and Policy 3.2.4 require that community plans throughout the County be consistent with the Comprehensive Plan. The subject site is located within the boundaries of the Brandon Community Plan. Strategy 5 under Goal 6 of the Brandon Community Plan identifies the general characteristics of each Character District within the Brandon community. These design characteristics are intended to be descriptive of the overall character of the area and its surrounding context and do not alter the Future Land Use designation or zoning of properties in effect at the time of adoption of the Brandon Community

Plan. Any proposed zoning changes may proceed in accordance with the Land Development Code. The subject site is located within the Light Industrial Character District, which encompasses the northwestern portion of Brandon and is primarily devoted to business parks, light industrial, and government uses. A significant portion of this district includes the Falkenburg Government Complex, which contains a concentration of Hillsborough County government facilities as well as Hillsborough Community College's Brandon Campus. The Brandon Community Plan encourages the use of landscape plantings, including trees and shrubs, to soften the visual appearance of buildings and to screen less visually attractive activities from major thoroughfares. The proposed Major Modification to the existing light industrial use is consistent with FLUS Objective 3.2, FLUS Policy 3.2.4, the Brandon Community Plan, and the Livable Communities Element.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area and supports the vision of the Brandon Community Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

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

Land Use Categories

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

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general

atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

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.

Relationship to Land Development Regulations

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

Environmental Protection and Resiliency

Objective 6.1: Encourage growth that is both sustainable and resilient while protecting environmentally sensitive resources.

Policy 6.1.1: Regulate land development to protect the attributes, functions and amenities of the natural environment. Continue to review, amend and implement land development regulations to ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios.

Environmental Considerations

Objective 6.2: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.5: Apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy 3.5.1: Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6: Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

*c. **Light Industrial** – Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College’s Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.*

HILLSBOROUGH COUNTY FUTURE LAND USE

MM 26-0063

Rezoning STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



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



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



AGRICULTURAL-1/10 (.25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



RESIDENTIAL-1 (.25 FAR)



RESIDENTIAL-2 (.25 FAR)



RESIDENTIAL PLANNED-2 (.35 FAR)



RESIDENTIAL-4 (.25 FAR)



RESIDENTIAL-6 (.25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (.35 FAR)



RESIDENTIAL-16 (.35 FAR)



RESIDENTIAL-20 (.35 FAR)



RESIDENTIAL-35 (1.0 FAR)



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



SUBURBAN MIXED USE-6 (.35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (.75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION

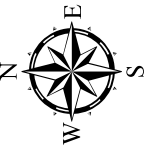


WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

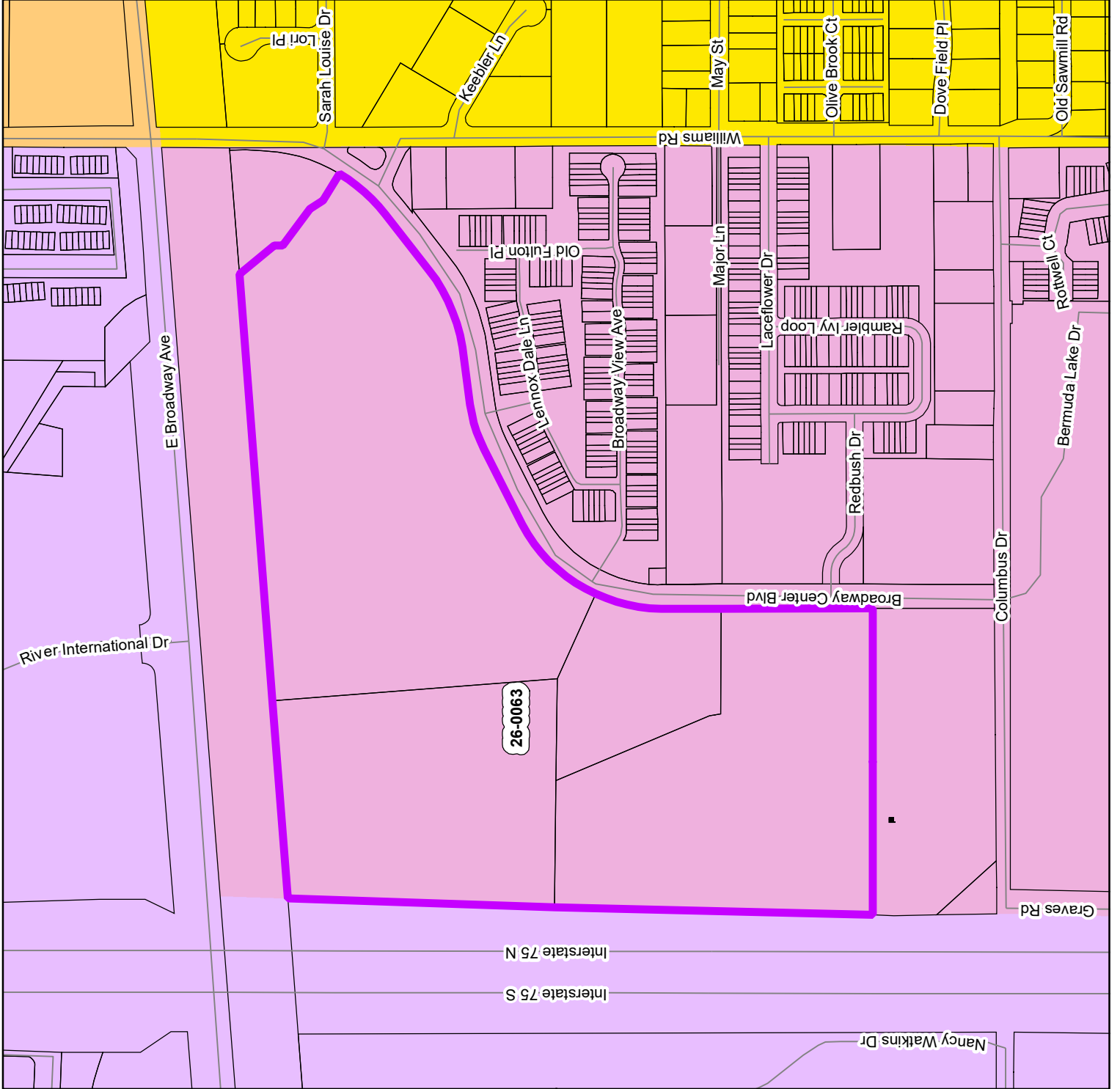
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only. It is not intended for use as a basis for any action without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended to be accurate to the standards of the U.S. National Map Accuracy Standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. 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

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