

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted November 14, 2025.

1. Development shall be limited to the following:

Parcel 1: A maximum of 54,885 square feet of floor space for warehousing, open storage, mini-warehousing, manufacturing, or business services and professional service uses.

- a. Notwithstanding the foregoing, no proposed development shall be permitted that results in more than 80 gross average daily trips, 5 gross a.m. peak hour trips, or 8 gross p.m. peak hour trips on Parcel 1. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development (unless otherwise waived by County staff), and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- b. As Carmack Road is a substandard local commercial roadway, the developer may be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards), if determined by the County Administrator that the use will generate predominantly large vehicle traffic (i.e. heavy trucks, semi-trailers, RVs, etc.) 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 1.7.2. and other applicable sections of the TTM.

Parcel 2: A maximum of 12,937 square feet of floor space for CI (Commercial, Intensive) uses excluding taverns, bars, nightclubs and dance halls.

2. The project shall be developed in accordance with CI zoning district height, bulk and placement standards, unless otherwise stated.
3. Buffering and screening shall be provided in accordance with Land Development Code for Parcel 2. Buffering and screening shall be provided as delineated on the general site plan for Parcel 1.
4. The general design, location and number of access points shall be regulated by the Hillsborough County Access Management regulations of the Land Development Code, except where otherwise shown on the PD site plan. The design and construction of curb cuts are subject to approval by Hillsborough County and/or the Florida Department of Transportation (FD01). Final design, if approved, may include left turn lanes, acceleration lane(s) and deceleration lane(s).
5. The applicant shall pave any portion of the access drive(s) which lie within the existing right-of-way.

6. The applicant shall provide internal access to any existing or future outparcels on the site, and shall show the ability to provide cross access to adjacent parcels of like land uses. Cross access shall only be provided if mutually acceptable to affected land owners. If any of the adjacent properties are developed under the same developer/owner, cross access shall be provided.
7. The applicant shall dedicate to Hillsborough County, prior to Construction Site Plan approval or within 90 days from the request of the County coincident with roadway improvements, whichever comes first, up to 62 feet of right-of-way from the existing center line of U.S. Highway 92 to accommodate for the right-of-way as needed for a four lane divided arterial. This shall be up to 22 feet from the existing edge of right-of-way.
8. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve project traffic. If warranted by the results of the analysis, and as determined by FDOT, the developer at his expense shall provide left turn storage lanes of sufficient length to accommodate anticipated left turning traffic (for eastbound to northbound traffic) onto Carmack Road from U.S. 92, and at any access on U.S. 92 into the project where a left turn is permitted. The design and construction of these left turn lanes shall be approved by FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by FDOT.
9. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
10. 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.
11. 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.
12. 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.