**Rezoning Application:** PD 24-1202

Zoning Hearing Master Date: May 19, 2025

**BOCC Land Use Meeting Date:** July 22, 2025



**Development Services Department** 

## 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 2.97 acres

Community

Plan Area:

East Lake/Orient Park

Overlay: None



## **Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to allow the option to permit open storage of commercial & domestic vehicles or the option to permit open storage and a 21,000 sf warehouse building/facility. Both options are required to operate in conjunction to the existing open storage to the south and not operate as a standalone use.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 24-1202
Typical General Use(s)	Single-Family Residential/Agricultural	Open Storage, warehousing
Acreage	3.17 acres	3.17 acres
Density/Intensity	1 DU per acre	Option 1 – N/A Option 2 - 21,000 sf (.15 FAR)
Mathematical Maximum*	3 dwelling units	Option 1 - N/A Option 2 - 21,000 sf

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD 24-1202
Lot Size / Lot Width	1 acre / 150'	NA
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	North: 40' Buffer, 6' fence plus existing vegetation East: 50' Buffer, 6' fence masonry wall plus existing vegetation
Height	50′	40 feet

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

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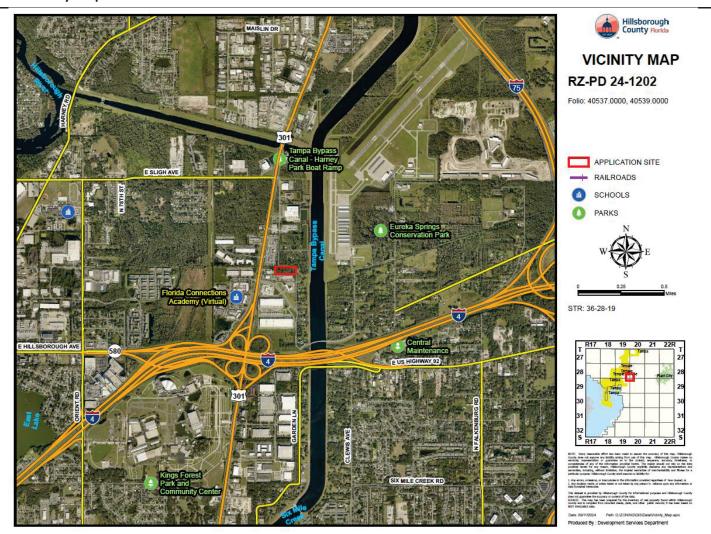
**Planning Commission Recommendation:** 

**Development Services Recommendation:**Approvable

Consistent

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



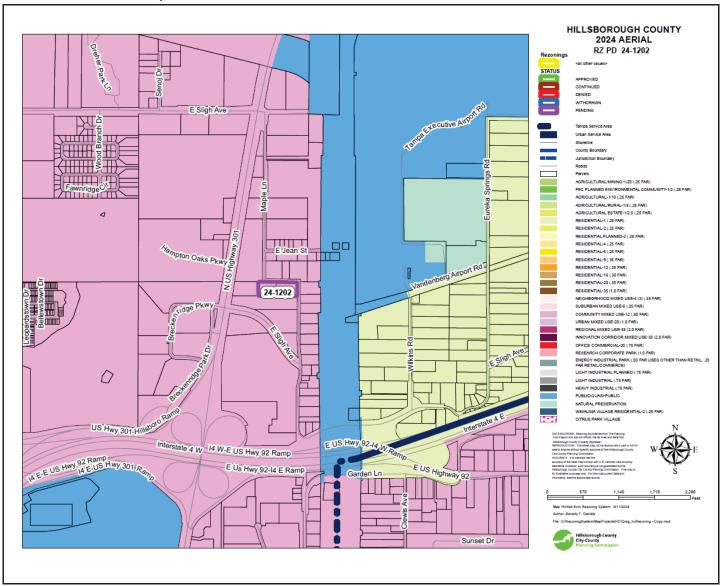
## **Context of Surrounding Area:**

The subject site is generally located at 6022 Maple Lane and will be associated with the property located at 6015 North 301 Highway. The property is within the Urban Service Area and within the East Lake/Orient Park Planned Area. Properties to the north and east, across Maple Lane, are zoned AS-1 and AR, and are developed with single-family homes. To the west, the adjacent properties are zoned CI and are developed with commercial uses. To the south lies an extended stay hotel. The area at large generally consists of intensive commercial, offices, and light industrial uses, which lie along Highway 301. Residential uses in the area lie to the east, towards the Tampa Bypass Canal.

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map

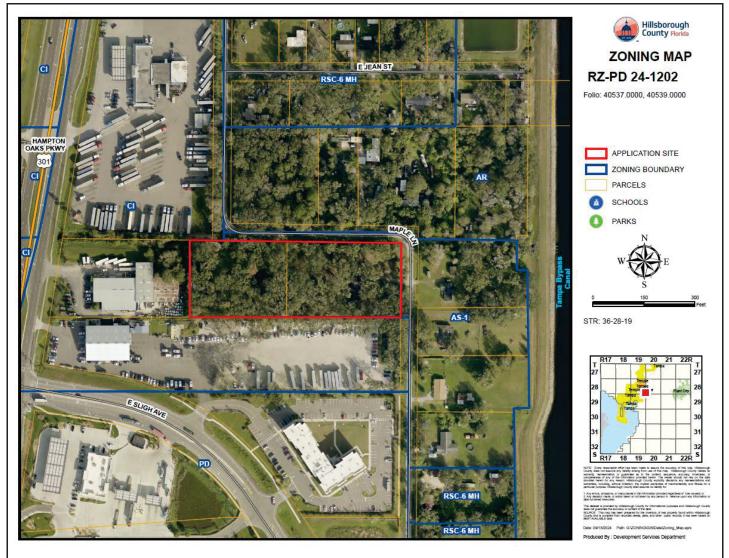


Subject Site Future Land Use Category:	Community Mixed Use- 12 (CMU-12)
Maximum Density/F.A.R.:	12.0 dwelling units per gross acre / 0.25 - 0.50 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed use.

Case Reviewer: Jared Follin

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

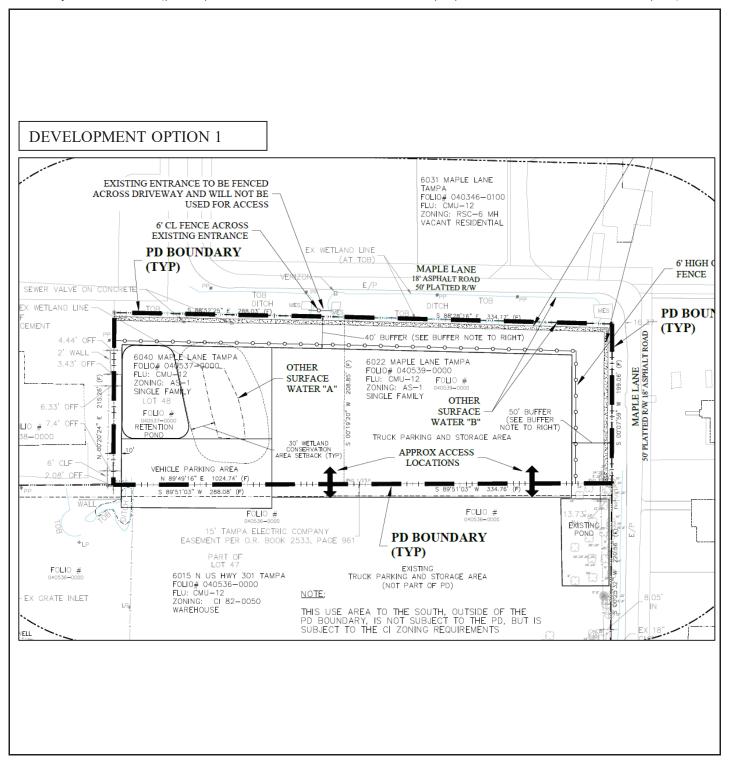


Adjacent Zonings and Uses					
Location:	ion: Zoning: Maximum Density/F.A.R. Permitted by Zoning District: Allowable Use:		Existing Use:		
North	CI	.30 FAR	Intensive Commercial	Truck Stop	
AR		1 DU per 5 acres	Agriculture, Single Family	Single-family Residential	
South	CI (82-0050)	.30 FAR	Intensive Commercial	Truck Terminal, Open Storage	
East	AS-1	1 DU per acre	Agriculture, Single-Family Conventional	Single-family Residential	
West	CI (82-0050)	.30 FAR	Intensive Commercial	Warehouse	

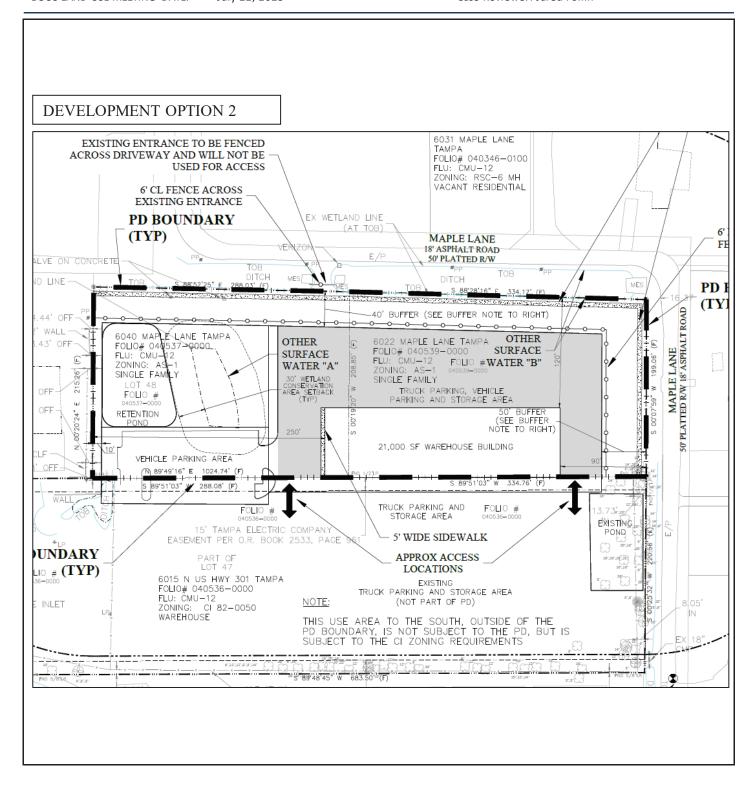
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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## 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Road Name	Road Name	Road Name	
Sligh Ave.	FDOT Collector - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements	
US 301	FDOT Principal Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>☑ Other TBD (FDOT)</li> <li>☐ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☑ Other TBD (FDOT)</li> </ul>	

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	2	
Proposed	100	28	32	
Difference (+/1)	(+) 82	(+) 27	(+) 30	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

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

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## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	<ul><li>☐ Yes</li><li>☒ No</li></ul>	Yes     □ No	Wetlands present
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	Yes     □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☑ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☑ Other Airport Height Restriction (30' ASML), Airport Incompatible Use Area (Schools and Landfills), TEA Influence Area			ce Area
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	See Staff Report
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 Warehouse (Per 1,000 sf) Mobility: \$1,337 Fire: \$34 Urban Mobility, Northeast Fire – outdoor operate.) can be subject to the mini-warehouse ra		orage (RVs, Bo	oats,	
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	

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

## 5.1 Compatibility

This is a request to rezone a 2.97-acre tract from AS-1 to a Planned Development with two development options, to allow open storage as option one and warehousing, with or without distribution with accessory open storage as option two. The development is proposed to be an extension of the existing accessory open storage existing on the property to the south. It will be required that the development operate with the existing use to the south and will not be permitted to be a standalone use.

The property is located along Maple Lane (Local Road) and is across from AR and AS-1 containing single-family homes. The applicant has applied for a variation to the screening along the northern and eastern property line to allow a 6-foot-high wood or PVC fence and utilize existing vegetation, in lieu of Type C screening (masonry wall). Type C screening will be implemented along the eastern boundary along Maple Lane. If at the time of development, the existing vegetation does not meet LDC standards, it will be required to update the screening to meet code requirements.

To supplement the variation request, the applicant is proposing enhanced buffers to the north and east boundaries to 40 feet and 50 feet, respectively. To further protect nearby residential properties, the proposed warehouse, associated with Option 2, will be setback 120 feet from the northern boundary line and 90 feet from the east property line. Properties to the west and south are zoned CI, Commercial Intensive.

Development Services does not foresee any compatibility concerns with the proposed open storage or warehouse uses. The proposal offers enhanced buffers from residential properties and increased building setbacks.

## 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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### **6.0 PROPOSED CONDITIONS**

## **Requirements Prior to Certification:**

- 1. Prior to PD site plan Certification, the developer shall revise the site plan to:
  - a. Modify the label ready "6' CL Fence Across Existing Entrance" to instead read "Access to be Removed or Restricted See Conditions of Approval

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 28<sup>th</sup>, 2025.

- 1. Development shall be limited to the following uses:
  - a. Option 1: Open Storage of commercial vehicles, passenger/domestic vehicles
  - b. Option 2: Open Storage of commercial vehicles, passenger/domestic vehicles; and a 21,000 square foot warehousing building/facility.

Development shall not be a standalone use and may only be operated as accessory to the development to the south, identified under property folio# 40536.0000.

- 2. For Option 1, the truck parking and storage areas shall have a minimum setback of 40 feet from the northern PD boundary and a minimum 50-foot setback from the eastern PD boundary.
  - a. The project shall provide a 40-foot-wide buffer along the northern PD boundary and a 50-foot-wide buffer along the eastern PD boundary. Within these buffers, Type C screening shall be provided unless otherwise noted; however, in lieu of 6-foot-high masonry wall, a 6-foot height, solid wood fence or PVC fence shall be permitted along the northern boundary. No buffering and screening shall be required along the southern and western PD boundaries
- 3. For Option 2, development standards are as follows:

Warehouse minimum front yard (north) – 120 feet Warehouse minimum front yard (east) – 90 feet Warehouse minimum side yard (south) – 0 feet Warehouse minimum rear yard (West) – 250 feet Maximum floor area ratio – 0.16 Warehouse maximum Height – 40 feet

- a. The truck parking and storage area shall have a minimum buffer width of 40 feet from the northern PD boundary and a minimum 50-foot-wide from the eastern boundary. Within these buffers, a 6-foot-high, solid wood or PVC fence shall be provided. No buffering and screening shall be required along the southern and western PD boundaries.
- 4. Notwithstanding anything herein these conditions or on the PD site plan to the contrary:
  - a. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
  - b. Sidewalks shall be provided in accordance with LDC Sec. 6.02.08 and Sec. 6.03.02; and
  - c. External sidewalks shall be spaced from the closest edge of the travel land in accordance with Transportation Technical Manual (TTM) requirements. Where sidewalks are required to be placed within the subject site, an easement for public access and maintenance purposes shall be provided in

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accordance with LDC Sec. 6.03.02.D.

- 5. No vehicular access (other than gated emergency access which may be required by the Fire Marshal (at the time of site/construction plan approval) shall be permitted to Maple Ln. Sole project access shall occur to either E. Slight Ave. and/or US 301, through adjacent folio 040536.0000, consistent with the easement provided by the applicant and in accordance with the rules and regulations of the Florida Department of Transportation (FDOT) which manages those facilities.
- 6. The developer shall be responsible for obtaining the necessary rights to construct pedestrian and vehicular access facilities (in accordance with applicable minimum FDOT and Transportation Technical Manual requirements) between the roadway(s) from which the project takes access and the access connections serving the subject PD. A lack of vehicular and pedestrian facilities meeting applicable minimum requirements, or the applicant's inability to construct within the adjacent parcel those minimum facilities required to serve the project, shall render the project unconstructible.
- 7. The applicant shall remove the existing project access connection to Maple Ln. and restore the ditch. Notwithstanding the above, in the event the Fire Marshall requires gated emergency access to serve the project, the existing access shall be modified such that it meets minimum emergency access width/design requirements. In such case the access shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.
- 8. Construction access to the site shall be restricted to those non-emergency vehicular connections specified in Condition 5, above. The developer shall include a note regarding same on each site/construction plan submittal.
- 9. Prior to site/construction approval, the developer shall record in the Official Records of Hillsborough County the vehicular and pedestrian access easement referenced in Condition 5, above. Such easement shall be shown and labeled on future construction plan submittals.
- 10. 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.
- 11. 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.
- 12. 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).
- 13. 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.
- 14. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may

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be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.

- 15. 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.
- 16. 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.
- 17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 18. 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.

J. Brian Grady

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.

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

PD Variations to buffering and screening (Option 1): Principal use of a site for open storage requires buffering of the entire site as a Group 6 use.

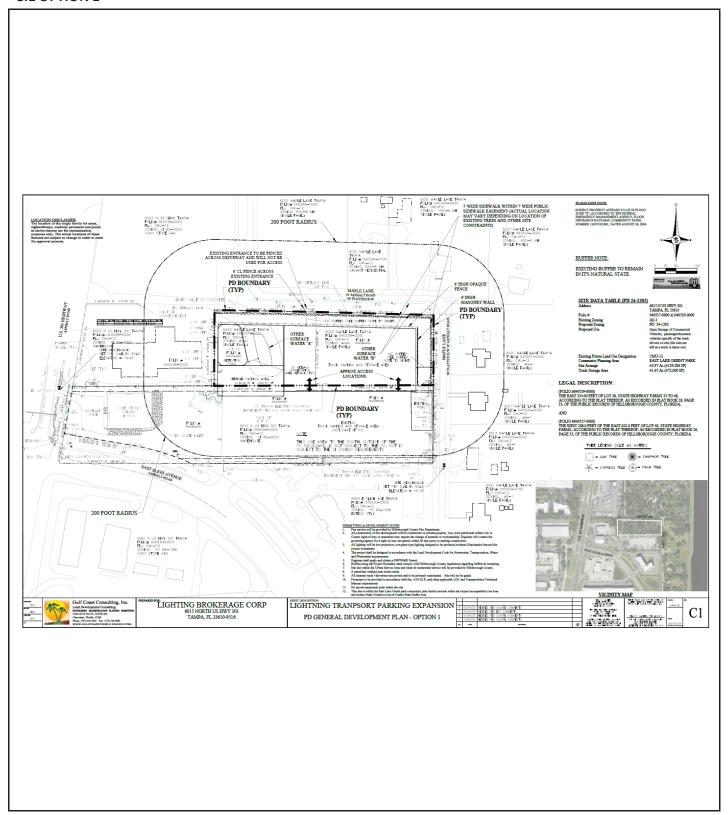
- 1. North: 30-foot-wide buffer with Type C screening required. The applicant proposes to enhance the buffer to 40 feet. Type C screening will be provided, except the masonry wall is to be replaced by a wood or PVC fence.
- 2. East: 30-foot-wide buffer with Type C screening required. The applicant proposed to enhance the buffer to 50 feet. Type C screening to be provided. will be provided, except the masonry wall is to be replaced by a wood or PVC fence.

PD Variations to buffering and screening (Option 2): Accessory use of a site for open storage requires screening when in view of a street.

1. Screening provided along Maple Lane (North/south segment) to provide the required screening at least 100 feet in the site from the street line. The applicant proposes to provide screening only along the street frontage.

## 8.0 PROPOSED SITE PLAN (FULL)

#### **8.1 OPTION 1**



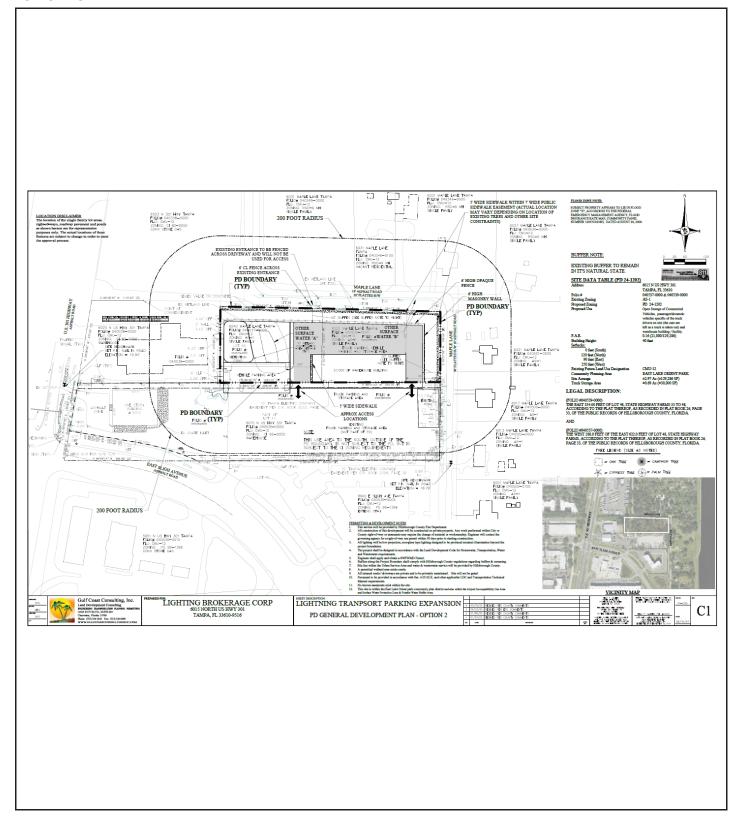
Case Reviewer: Jared Follin

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## 8.0 PROPOSED SITE PLAN (FULL)

## **8.2 OPTION 2**



Case Reviewer: Jared Follin

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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department		DATE: 05/07/2025
REVIEWER: James Ratliff, AICP, PTP, Principal Planner		AGENCY/DEPT: Transportation
PLANN	NING AREA: ELOP	PETITION NO: PD 24-1202
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed or attached cond	litions.
	This agency objects, based on the listed or attached grounds.	

## **CONDITIONS OF APPROVAL**

- 1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary:
  - a. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
  - b. Sidewalks shall be provided in accordance with LDC Sec. 6.02.08 and Sec. 6.03.02.; and,
  - c. External sidewalks shall be spaced from the closest edge of the travel lane in accordance with Transportation Technical Manual (TTM) requirements. Where sidewalks are required to be placed within the subject site, an easement for public access and maintenance purposes shall be provided in accordance with LDC Sec. 6.03.02.D.
- 2. No vehicular access (other than gated emergency access which may be required by the Fire Marshall at the time of site/construction plan approval) shall be permitted to Maple Ln. Sole project access shall occur to either E. Sligh Ave. and/or US 301, through adjacent folio 040536.0000, consistent with the easement provided by the applicant and in accordance with the rules and regulations of the Florida Department of Transportation (FDOT) which manages those facilities.
- 3. The developer shall be responsible for obtaining the necessary rights to construct pedestrian and vehicular access facilities (in accordance with applicable minimum FDOT and Transportation Technical Manual requirements) between the roadway(s) from which the project takes access and the access connections serving the subject PD. A lack of vehicular and pedestrian facilities meeting applicable minimum requirements, or the applicant's inability to construct within the adjacent parcel those minimum facilities required to serve the project, shall render the project unconstructible.
- 4. The applicant shall remove the existing project access connection to Maple Ln. and restore the ditch. Notwithstanding the above, in the event the Fire Marshall requires gated emergency access to serve the project, the existing access shall be modified such that it meets minimum emergency access width/design requirements. In such case the access shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.
- 5. Construction access to the site shall be restricted to those non-emergency vehicular connections specified in condition 2, above. The developer shall include a note regarding same on each site/construction plan submittal.

6. Prior to site/construction plan approval, the developer shall record in the Official Records of Hillsborough County the vehicular and pedestrian access easement referenced in condition 2, above. Such easement shall be shown and labeled on future construction plan submittals.

## Other Conditions

- Prior to PD site plan Certification, the developer shall revise the site plan to:
  - o Modify the label reading "6' CL Fence Across Existing Entrance" to instead read "Access to be Removed or Restricted See Conditions of Approval".

## PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone two parcels, totaling +/- 2.97 ac., from Agricultural Single-family - 1 (AS-1) to Planned Development (PD). The applicant is proposing a 21,000 s.f. Warehouse Building and +/- 0.91 ac. of open storage uses.

The applicant did not provide the required trip generation and site access analysis in accordance with the Development Review Procedures Manual (DRPM). No objections or other comments have been received by FDOT as of the date this report was written. Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's (ITE) <u>Trip Generation</u> Manual, 11th Edition, except as otherwise noted.

Staff notes that the calculations shown below are consistent with the County's methodology for calculating trip generation for open storage uses. Specifically, the acreage of the open storage area is converted into an equivalent square-footage by taking the acreage and applying the maximum FAR to the underlying future land use (in this case 0.50 FAR allowed pursuant to the CMU-12 designation). This square-footage is then analyzed as mini-warehouse (LUC 151).

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
AS-1, 2 Single-Family Detached Dwelling Units (ITE LUC 210)	18	1	2

Proposed Zoning:

I 1 II/C:	24 Hour Two- Total Peak Hour Tri		Hour Trips
Land Use/Size	Way Volume	AM	PM
PD, 21,000 Warehouse Uses (LUC 150)	72	26	29
PD, +/91 ac. Open Storage Uses (19,820 s.f. LUC 151 equivalent trips)	28	2	3
Subtotal:	100	28	32

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Net Pea	ak Hour Trips
	Way Volume	AM	PM
Difference	(+) 82	(+) 27	(+) 30

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Sligh Ave. is a 2-lane, divided, collector roadway, owned and maintained by the Florida Department of Transportation (FDOT), and characterized by +/- 11-foot-wide travel lanes in average condition. There are +/- 5 to 6-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

US 301 is a 4-lane, divided, principal arterial roadway, owned and maintained by the Florida Department of Transportation (FDOT), and characterized by +/- 11-foot-wide travel lanes in average condition. There are +/- 5-foot-wide sidewalks along both sides of the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

## **SITE ACCESS**

Access/cross-access is proposed through adjacent folio 40536.0000, with no access to Maple Ln. permitted. While the property is under the same ownership today, because it is not located within the same Planned Development (PD) zoning district, staff has ability to place zoning conditions which control site improvements within the that folio, nor does staff have the ability to prevent the other parcel from being sold to a different owner from the lands within the subject PD. The applicant has provided an easement which provides access, but staff notes that the infrastructure through that site to the subject PD has not yet been constructed, nor has the easement been recorded in the Official Records of Hillsborough County. As such, staff has proposed a series of conditions which will require the developer of this PD (which may or may not be the same owner in the future) to record the provided access easement within public records, as well as construct (or otherwise cause to be constructed) the necessary vehicular and pedestrian infrastructure within the adjacent PD as necessary to serve the subject site).

If the site is sold and the new owner does not have the necessary easements/agreements in place which allows it to construct the necessary infrastructure or does not record the easement, the project would be unconstructible, and the owner would need to go through the zoning modification process so that various aspects of the project can be reconsidered, including alternative access, whether the existing approved land uses and proposed intensities remain appropriate in light of the proposed access changes, and/or what other site plan changes, site access and/or substandard roadway improvements, etc. may be needed.

The project has an existing access connection to Maple Ln. which the applicant is proposing to fence off rather than remove. Staff reviewed this with the County Engineer who does not support such proposal. Staff notes that discontinued access connections are required to be removed and ditches restored, which helps avoid unnecessary and costly ditch maintenance and the removes a pipe which has the possibility of clogging and flooding surrounding areas during storm events. Staff also notes that "phantom driveways" can also confuse drivers, and lead to people trying to turn in where a driveway does not exist. Staff has proposed a condition which allows this connection to remain if necessary as a gated emergency access, otherwise the connection shall be removed.

## **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Sligh Ave.	US 301	Eureka Springs	D	С
US 301	I-4	Sligh Ave.	D	С
US 301	Sligh Ave.	Harney Rd.	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

## **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
Sligh Ave.	FDOT Collector - Urban	2 Lanes  □Substandard Road  □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other – TBD (FDOT)</li> </ul>		
US 301	FDOT Principal Arterial - Urban	4 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other - TBD (FDOT)</li> </ul>		
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>		
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>		

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Tri				
Existing	18	1	2		
Proposed	100	28	32		
Difference (+/-)	(+) 82	(+) 27	(+) 30		

<sup>\*</sup>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		None	None	Meets LDC	
South	Х	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC	
East		None	None	Meets LDC	
West		None	None	Meets LDC	
Notes:					

<b>Design Exception/Administrative Variance</b> ⊠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:	·		

## Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary					
Transportation Objections Conditions Additional Requested Information/Comme					
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No			

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 24-1202
Hearing date:	May 19, 2025
Applicant:	Todd Pressman
Request:	Rezone to Planned Development
Location:	6022 and 6040 Maple Lane, Tampa
Parcel size:	2.97 acres +/-
Existing zoning:	AS-1
Future land use designation:	CMU-12 (12 du/ga; 0.50 FAR)
Service area:	Urban
Community planning area:	East Lake-Orient Park Community Plan

## A. APPLICATION REVIEW

## DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** PD 24-1202

**Zoning Hearing Master Date:** May 19, 2025

**BOCC Land Use Meeting Date:** July 22, 2025



**Development Services Department** 

## 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 2.97 acres

Community

Plan Area:

East Lake/Orient Park

Overlay: None



## **Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to allow the option to permit open storage of commercial & domestic vehicles or the option to permit open storage and a 21,000 sf warehouse building/facility. Both options are required to operate in conjunction to the existing open storage to the south and not operate as a standalone use.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 24-1202
Typical General Use(s)	Typical General Use(s) Single-Family Residential/Agricultural	
Acreage	3.17 acres	3.17 acres
Density/Intensity	1 DU per acre	Option 1 – N/A Option 2 - 21,000 sf (.15 FAR)
Mathematical Maximum*	3 dwelling units	Option 1 - N/A Option 2 - 21,000 sf

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD 24-1202
Lot Size / Lot Width	1 acre / 150'	NA
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	North: 40' Buffer, 6' fence plus existing vegetation East: 50' Buffer, 6' fence masonry wall plus existing vegetation
Height	50'	40 feet

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		

APPLICATION NUMBER: PD 24-1202

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BOCC LAND USE MEETING DATE: July 22, 2025 Case Reviewer: Jared Follin

**Planning Commission Recommendation:** 

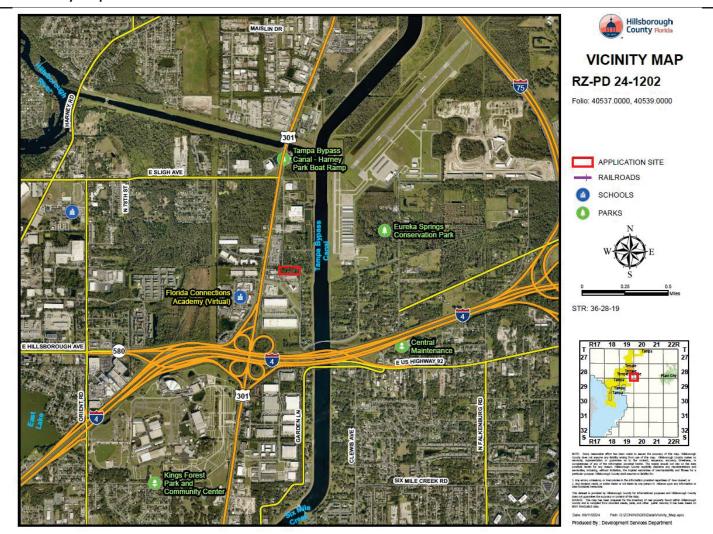
**Development Services Recommendation:** 

Consistent

Approvable

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



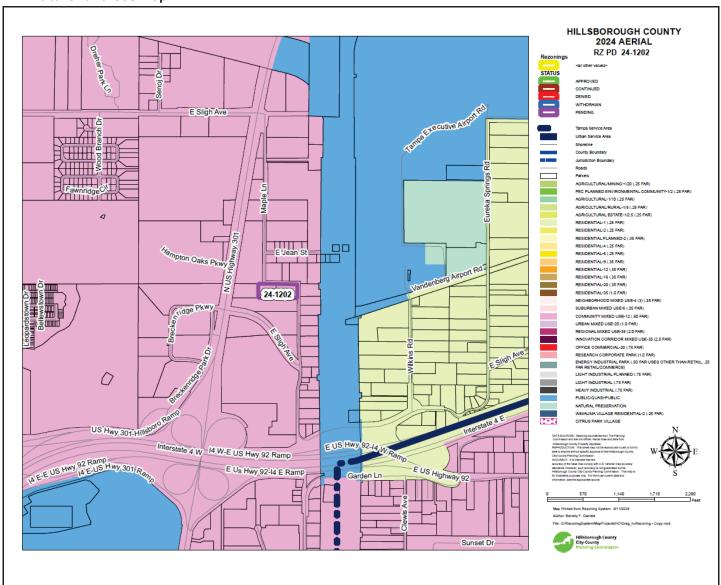
## **Context of Surrounding Area:**

The subject site is generally located at 6022 Maple Lane and will be associated with the property located at 6015 North 301 Highway. The property is within the Urban Service Area and within the East Lake/Orient Park Planned Area. Properties to the north and east, across Maple Lane, are zoned AS-1 and AR, and are developed with single-family homes. To the west, the adjacent properties are zoned CI and are developed with commercial uses. To the south lies an extended stay hotel. The area at large generally consists of intensive commercial, offices, and light industrial uses, which lie along Highway 301. Residential uses in the area lie to the east, towards the Tampa Bypass Canal.

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed Use- 12 (CMU-12)	
Maximum Density/F.A.R.:	12.0 dwelling units per gross acre / 0.25 - 0.50 FAR	
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed use.	

BOCC LAND USE MEETING DATE: July 22, 2025 Case Reviewer: Jared Follin

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

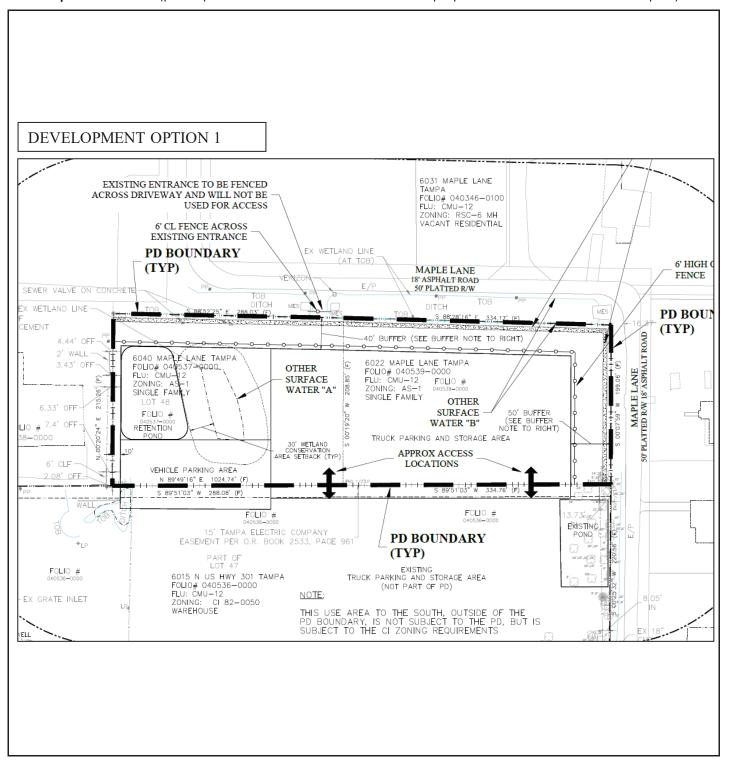


Adjacent Zonings and Uses				
Location: Zoning:		Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CI	.30 FAR	Intensive Commercial	Truck Stop
NOITH	AR	1 DU per 5 acres	Agriculture, Single Family	Single-family Residential
South	CI (82-0050)	.30 FAR	Intensive Commercial	Truck Terminal, Open Storage
East	AS-1	1 DU per acre	Agriculture, Single-Family Conventional	Single-family Residential
West	CI (82-0050)	.30 FAR	Intensive Commercial	Warehouse

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

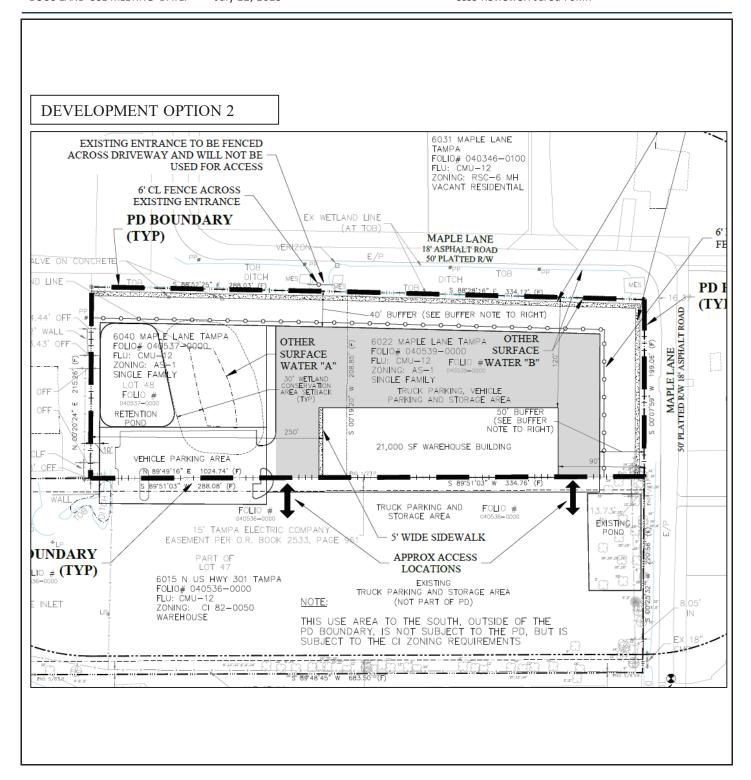
2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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## 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Road Name	Road Name	Road Name
		2 Lanes	☐ Corridor Preservation Plan
Sligh Ave.	FDOT Collector - Urban	☐ Substandard Road	☐ Site Access Improvements
Sign Ave.		Sufficient ROW Width	☐ Substandard Road Improvements
			☑ Other TBD (FDOT)
	EDOT Principal	4 Lanes	☐ Corridor Preservation Plan
US 301	FDOT Principal Arterial - Urban	☐ Substandard Road ☐ Sufficient ROW Width	☐ Site Access Improvements
			☐ Substandard Road Improvements
			☑ Other TBD (FDOT)

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	2	
Proposed	100	28	32	
Difference (+/1)	(+) 82	(+) 27	(+) 30	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance ⊠ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Notes:			

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## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	<ul><li>☐ Yes</li><li>☒ No</li></ul>	Yes     □ No	Wetlands present
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	Yes     □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☑ Surface Water Resource Protection Area	☐ Significan ☐ Coastal H ☐ Urban/Su ☐ Adjacent ☐ Other Air Use Area (Sc	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scen to ELAPP property port Height Restri hools and Landfills	ic Corridor ction (30' ASM ), TEA Influence	
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	See Staff Report
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  Warehouse Self-Storage/Mini-warehouse (Per 1,000 sf) (Per 1,000 sf)  Mobility: \$1,337 Mobility: \$725  Fire: \$34 Fire: \$32  Urban Mobility, Northeast Fire – outdoor open storage lot – if commercial storage (RVs, Boats, etc.) can be subject to the mini-warehouse rate for are to be utilized.			oats,	
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	

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

## 5.1 Compatibility

This is a request to rezone a 2.97-acre tract from AS-1 to a Planned Development with two development options, to allow open storage as option one and warehousing, with or without distribution with accessory open storage as option two. The development is proposed to be an extension of the existing accessory open storage existing on the property to the south. It will be required that the development operate with the existing use to the south and will not be permitted to be a standalone use.

The property is located along Maple Lane (Local Road) and is across from AR and AS-1 containing single-family homes. The applicant has applied for a variation to the screening along the northern and eastern property line to allow a 6-foot-high wood or PVC fence and utilize existing vegetation, in lieu of Type C screening (masonry wall). Type C screening will be implemented along the eastern boundary along Maple Lane. If at the time of development, the existing vegetation does not meet LDC standards, it will be required to update the screening to meet code requirements.

To supplement the variation request, the applicant is proposing enhanced buffers to the north and east boundaries to 40 feet and 50 feet, respectively. To further protect nearby residential properties, the proposed warehouse, associated with Option 2, will be setback 120 feet from the northern boundary line and 90 feet from the east property line. Properties to the west and south are zoned CI, Commercial Intensive.

Development Services does not foresee any compatibility concerns with the proposed open storage or warehouse uses. The proposal offers enhanced buffers from residential properties and increased building setbacks.

## 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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#### **6.0 PROPOSED CONDITIONS**

## **Requirements Prior to Certification:**

- 1. Prior to PD site plan Certification, the developer shall revise the site plan to:
  - a. Modify the label ready "6' CL Fence Across Existing Entrance" to instead read "Access to be Removed or Restricted See Conditions of Approval

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 28<sup>th</sup>, 2025.

- 1. Development shall be limited to the following uses:
  - a. Option 1: Open Storage of commercial vehicles, passenger/domestic vehicles
  - b. Option 2: Open Storage of commercial vehicles, passenger/domestic vehicles; and a 21,000 square foot warehousing building/facility.

Development shall not be a standalone use and may only be operated as accessory to the development to the south, identified under property folio# 40536.0000.

- 2. For Option 1, the truck parking and storage areas shall have a minimum setback of 40 feet from the northern PD boundary and a minimum 50-foot setback from the eastern PD boundary.
  - a. The project shall provide a 40-foot-wide buffer along the northern PD boundary and a 50-foot-wide buffer along the eastern PD boundary. Within these buffers, Type C screening shall be provided unless otherwise noted; however, in lieu of 6-foot-high masonry wall, a 6-foot height, solid wood fence or PVC fence shall be permitted along the northern boundary. No buffering and screening shall be required along the southern and western PD boundaries
- 3. For Option 2, development standards are as follows:

Warehouse minimum front yard (north) – 120 feet Warehouse minimum front yard (east) – 90 feet Warehouse minimum side yard (south) – 0 feet Warehouse minimum rear yard (West) – 250 feet Maximum floor area ratio – 0.16 Warehouse maximum Height – 40 feet

- a. The truck parking and storage area shall have a minimum buffer width of 40 feet from the northern PD boundary and a minimum 50-foot-wide from the eastern boundary. Within these buffers, a 6-foot-high, solid wood or PVC fence shall be provided. No buffering and screening shall be required along the southern and western PD boundaries.
- 4. Notwithstanding anything herein these conditions or on the PD site plan to the contrary:
  - a. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
  - b. Sidewalks shall be provided in accordance with LDC Sec. 6.02.08 and Sec. 6.03.02; and
  - c. External sidewalks shall be spaced from the closest edge of the travel land in accordance with Transportation Technical Manual (TTM) requirements. Where sidewalks are required to be placed within the subject site, an easement for public access and maintenance purposes shall be provided in

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accordance with LDC Sec. 6.03.02.D.

- 5. No vehicular access (other than gated emergency access which may be required by the Fire Marshal (at the time of site/construction plan approval) shall be permitted to Maple Ln. Sole project access shall occur to either E. Slight Ave. and/or US 301, through adjacent folio 040536.0000, consistent with the easement provided by the applicant and in accordance with the rules and regulations of the Florida Department of Transportation (FDOT) which manages those facilities.
- 6. The developer shall be responsible for obtaining the necessary rights to construct pedestrian and vehicular access facilities (in accordance with applicable minimum FDOT and Transportation Technical Manual requirements) between the roadway(s) from which the project takes access and the access connections serving the subject PD. A lack of vehicular and pedestrian facilities meeting applicable minimum requirements, or the applicant's inability to construct within the adjacent parcel those minimum facilities required to serve the project, shall render the project unconstructible.
- 7. The applicant shall remove the existing project access connection to Maple Ln. and restore the ditch. Notwithstanding the above, in the event the Fire Marshall requires gated emergency access to serve the project, the existing access shall be modified such that it meets minimum emergency access width/design requirements. In such case the access shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.
- 8. Construction access to the site shall be restricted to those non-emergency vehicular connections specified in Condition 5, above. The developer shall include a note regarding same on each site/construction plan submittal.
- 9. Prior to site/construction approval, the developer shall record in the Official Records of Hillsborough County the vehicular and pedestrian access easement referenced in Condition 5, above. Such easement shall be shown and labeled on future construction plan submittals.
- 10. 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.
- 11. 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.
- 12. 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).
- 13. 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.
- 14. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may

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be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.

- 15. 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.
- 16. 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.
- 17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 18. 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.

J. Brian Grady

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.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

## **Applicant**

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman presented the rezoning request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

## **Development Services Department**

Mr. Jared Follin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript. Mr. Follin distributed a revised staff report and submitted a copy of the revised report to the record.

## **Planning Commission**

Ms. Alexis Myers, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

## **Proponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

## **Opponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

## **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing further.

## **Applicant Rebuttal**

Mr. Pressman stated the buffer on the north would be 40 feet wide; not 50 feet wide.

The zoning master closed the hearing on RZ-PD 24-1202.

## C. EVIDENCE SUMBITTED

Mr. Pressman submitted to the record at the hearing a copy of the applicant's presentation slides, an email communication from a neighboring property owner, a revised narrative, and revised site plan.

Mr. Follin submitted to the record at the hearing a copy of the revised Development Services Department staff report.

### D. FINDINGS OF FACT

- 1. The Subject Property consists of two folio parcels with a total of approximately 2.97acres located at 6022 and 6040 Maple Lane, Tampa.
- 2. The Subject Property is designated CMU-12 on the Future Land Use Map and is zoned AS-1.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the East Lake-Orient Park Community Plan.
- 4. The general area surrounding the Subject Property consists of residential single-family, commercial, and light industrial uses. Adjacent properties include residential single-family uses to the east and north across Maple Lane; a truck stop to the northwest; a trucking operation and hotel to the south; and a window and door business to the west.
- 5. The Hillsborough County Property Appraiser's website shows folio 040539-0000 is improved with a single-family home built in 1975 and folio 040537-0000 is improved with a single-family home built in 1978.
- 6. The applicant is requesting to rezone the Subject Property to a Planned Development to allow two development options: open storage of commercial and domestic vehicles as Option 1; and a 21,000-square-foot warehouse facility with or without distribution, and open storage as an accessory use, as Option 2. The proposed Planned Development will be required to operate in conjunction with the existing trucking operation on adjacent folio 040536-0000 to the south.
- 7. The applicant is requesting a PD variation from LDC section 6.06.06.C.5.a.,b., and c. to allow a 6-foot-high opaque wood or PVC fence and existing natural vegetation in lieu of Type C screening (masonry wall) and landscaping along the Subject Property's north boundary. The applicant will be required to provide Type C screening along the Subject Property's east boundary.
- 8. For Option 1, the applicant is proposing the vehicle parking and storage areas shall have a minimum setback of 40 feet from the Subject Property's north boundary and a minimum setback of 50 feet from the Subject Property's east boundary.
- 9. For Option 2, the applicant is proposing a minimum 120-foot north front yard; a minimum 90-foot east front yard, a zero-foot south side yard, and a minimum 250-foot west front yard. The applicant is proposing a maximum building height of 40 feet. The applicant is proposing the vehicle parking and storage areas shall have a minimum buffer width of 40 feet from the Subject Property's north boundary and a minimum buffer width of 50 feet from the Subject Property's east boundary.

- 10. Development Services Department staff found no compatibility concerns with the proposed uses. Staff found the enhanced buffers and setbacks protect nearby residential uses. Staff concluded the proposed Planned Development is approvable with conditions based on the applicant's general site plan submitted April 28, 2025.
- 11. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 12. Planning Commission staff found the proposed planned development is an allowable use in the CMU-12 Future Land Use category, is compatible with the existing development pattern of the surrounding area, and supports the vision of the East Lake-Orient Park Community Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.
- 13. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for a PD variation from LDC section 6.06.06.C.5.a.,b., and c. to allow a 6-foot-high opaque wood or PVC fence and existing natural vegetation in lieu of Type C screening (masonry wall) and landscaping along the Subject Property's north boundary:
  - (1) The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations. Yes. The Subject Property has substantial existing vegetation that, together with a 6-foot-high opaque wood or PVC fence, will provide effective screening along the north boundary. The proposed use is not expected to generate excessive noise or traffic volume, and the Subject Property is separated from residential uses by the Maple Lane right-of-way. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.
  - (2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. Yes. The applicant is proposing the vehicle parking and storage areas shall have a minimum setback of 40 feet from the Subject Property's north boundary, and for Option 2 the applicant is proposing a minimum 120-foot north front yard. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.
  - (3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. The applicant is proposing vehicle parking and storage areas shall have a minimum setback of 40 feet from the Subject Property's north boundary, and for Option 2 the

applicant is proposing a minimum 120-foot north front yard. The Subject Property has substantial existing vegetation that, together with a 6-foot-high solid wood or PVC fence, will provide effective screening along the north boundary. The proposed use is not expected to generate excessive noise or traffic volume, and the Subject Property is separated from residential uses by the Maple Lane right-of-way. The evidence demonstrates the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

(4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The Subject Property has substantial existing vegetation that, together with a 6-foot-high opaque wood or PVC fence, will provide effective screening along the north boundary. The proposed use is not expected to generate excessive noise or traffic volume, and the Subject Property is separated from residential uses by the Maple Lane right-of-way. The applicant is proposing the vehicle parking and storage areas shall have a minimum setback of 40 feet from the Subject Property's north boundary, and for Option 2 the applicant is proposing a minimum 120-foot north front yard. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

### E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

### F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

### G. SUMMARY

The applicant is requesting to rezone the Subject Property to a Planned Development to allow two development options: open storage of commercial and domestic vehicles as Option 1; and a 21,000-square-foot warehouse facility with or without distribution, and open storage as an accessory use, as Option 2. The proposed Planned Development will

be required to operate in conjunction with the existing trucking operation on adjacent folio 040536-0000 to the south.

The applicant is requesting a PD variation to allow a 6-foot-high wood or PVC fence and existing vegetation in lieu of Type C screening (masonry wall) along the Subject Property's north boundary. The applicant will be required to provide Type C screening along the Subject Property's east boundary.

### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted April 28, 2025.

Pamela Jo Hatley June 5, 2025

Pamela Jo Katley PhD, JD Date:

Land Use Hearing Officer



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: May 19, 2025	Case Number: PD 24-1202	
Report Prepared: May 8, 2025	Folio(s): 40537.0000 & 40539.0000	
	General Location: North of Sligh Avenue, south of Maple Lane and east of North US Highway 301	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)	
Service Area	Urban	
Community Plan(s)	East Lake-Orient Park	
Rezoning Request	PD to allow outdoor storage of commercial and domestic vehicles and materials, commercial truck trailers and construction like materials, the loading/unloading of vehicles and possibly warehouses in the future	
Parcel Size	2.97 ± acres	
Street Functional Classification	Sligh Avenue – County Collector Maple Lane – Local North US Highway 301 – State Principal Arterial	
Commercial Locational Criteria	Not applicable	
Evacuation Area	В	

	Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Community Mixed Use-12	AS-1	Single Family Residential		
North	Community Mixed Use-12	AR + RSC-6 + PD	Single Family Residential + Vacant Land + Light Commercial + Agriculture + Light Industrial + Heavy Industrial		
South	Community Mixed Use-12	CI + PD	Light Industrial + Light Commercial + Public/Quasi- Public/Institutions		
East	Community Mixed Use-12 + Public/Quasi-Public + Natural Preservation + Residential-1	AS-1 + AR + RSC-6	Single Family Residential + Vacant Land + Public/Quasi- Public/Institutions + Agriculture		
West	Community Mixed Use-12	CI + PD	Light Industrial + Vacant Land		

### **Staff Analysis of Goals, Objectives and Policies:**

The 2.97 ± acre subject site is located north of Sligh Avenue, south of Maple Lane and east of North US Highway 301. The site is in the Urban Service Area and within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a rezoning from Agricultural Single Family (AS-1) to a Planned Development (PD) to allow outdoor storage of commercial and domestic vehicles and materials, commercial truck trailers and construction like materials, the loading/unloading of vehicles and a warehouse as a plan option.

The applicant has three proposed restrictions on the revised request which was uploaded into Optix on December 26, 2024. The first is that the use is restricted to the outdoor storage of commercial and domestic (i.e. passenger vehicles) vehicles and materials, commercial truck trailers and construction like materials and the loading or unloading of vehicles as needed, along with the possibility of warehouses.

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The second restriction is a buffer of 40' will be applied all along the Northern property line and 50' along the eastern property line. Both of those property lines are abutting a public roadway. Existing forestation will remain. In any area that does not meet code buffer and screening requirements, the code requirements will be provided. The final proposed restriction is that the proposed use will only operate in conjunction with the south abutting property, of which is the same owner as this applicant.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development 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." The subject site currently has single-family uses. Single family uses are also to the north and east of the subject property. Directly south and west are light industrial uses. Light commercial uses are to the north and south of the subject site. The proposed use is compatible with the surrounding area as it is similar to the uses directly south of the site and therefore meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Land Use category allows for the consideration of agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). 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 does meet the intent of FLUE Objective 16 and its accompanying policies 16.1,16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is of mixed uses with light industrial, single-family and light commercial uses in the immediate area. FLUE Policy 16.2 states that gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses. There should be a gradual transition of intensities between the different land uses given the residential uses to the north and east. The proposed setbacks and retention of the existing forestation will create a natural buffer to the single-family uses across Maple Lane.

There are no goals or strategies outlined in the East Lake-Orient Park Community Plan that apply to this request.

Overall, staff finds that the proposed use is an allowable use in the CMU-12 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the

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East Lake-Orient Park Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### Recommendation

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

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

### **FUTURE LAND USE ELEMENT**

### **Urban Service Area**

**Objective 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.

**Policy 1.4:** 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 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

### Relationship to Land Development Regulations

**Objective 9:** 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

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consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**Policy 9.1:** 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 9.2:** 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 16: 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 16.2:** Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

**Policy 16.3:** 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

### **Community Design Component (CDC)**

### 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

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# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 24-1202

Jurisdiction Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-2 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 9/16/2024



# GENERAL SITE PLAN FOR CERTIFICATION



### **DEVELOPMENT SERVICES**

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

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

### 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**

Christine M. Beck

### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: RZ-PD (24-120	02)
Zoning File: RZ-PD (24-1202)	Modification: None
Atlas Page: None	Submitted: 06/13/25
To Planner for Review: 06/13/25	Date Due: ASAP
Contact Person: Todd Pressman	Phone: 727-804-1760/todd@pressmaninc.com
Right-Of-Way or Land Required for I	Dedication: Yes No ✓
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Jared Follin	Date: 06/13/2025
Date Agent/Owner notified of Disapp	roval:

SPC

SIGN (TYP)

SPC SPC

# EASEMENT AGREEMENT

UPON RECORDATION, PLEASE RETURN TO:

Brown Huff Zohar Ricky Huff, Esq. 1480 Beltrees St, Ste 7 Dunedin, FL 34698

### **DECLARATION OF ACCESS EASEMENT**

THIS DECLARATION OF ACCESS EASEMENT ("Easement) is made as of the date of its recordation by Lightning Brokerage Corp, a Florida corporation ("Grantor"), with an address of 6015 N. US HWY 301, Tampa, FL 33610, upon the following recitals of fact:

WHEREAS, Grantor is the owner of certain real estate located at 6015 US HWY 301, Tampa in the County of Hillsborough, State of Florida and adjacent to Parcel 2 and Parcel 3 (described below) ("Parcel 1"), as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor is also the owner of certain real estate located at 6022 Maple Lane, Tampa, located in the County of Hillsborough, State of Florida adjacent to Parcel 1 ("Parcel 2"). Parcel 2 is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Grantor is also the owner of certain real estate located at 6040 Maple Lane, Tampa, located in the County of Hillsborough, State of Florida adjacent to Parcel 1 ("Parcel 3"). Parcel 3 is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, by this Declaration, Grantor desires to create an access easement over and across portions of Parcel 1 for the benefit of Parcel 2 and Parcel 3 and to evidence certain other matters affecting such easement.

### NOW, THEREFORE, Grantor does hereby declare as follows:

- 1. Recitals. The statements contained in the recitals of fact set forth above are true and correct and the recitals are made a part of this Agreement by reference.
- 2. <u>Access Easement</u>. Subject to the terms, conditions and limitations set forth herein, Grantor does hereby declare, establish, create, and grant for the benefit of Parcel 2 and Parcel 3, and as a burden upon Parcel 1, the non-exclusive right, privilege, and easement of vehicular and pedestrian access, ingress, and egress (but not parking) over and across the roads and sidewalks located on Parcel 1 for the purpose of accessing the public roadways adjacent to Parcel 1. Such easement is hereinafter referred to as the "Access Easement".
- 3. Reasonable Use. Any entrance upon or movement across Parcel 1 by any person whose rights arise under this Declaration shall be conducted such that it does not damage the Parcel 1 property or any improvements thereon, or unreasonably interfere with the rights of free use and enjoyment of the Parcel 1 property or any improvement located thereon by any other persons, or otherwise unreasonably increase the burden on the property. Neither Parcel 1, Parcel 2, nor Parcel 3 shall make any use of its

property which shall unreasonably interfere with any person's free use and enjoyment of the Access Easement. Any activity on the part of an owner of any Parcel, which is reasonably related to the development and sale of any portion of that Parcel, shall not be deemed an unreasonable interference.

- 4. <u>Indemnity.</u> The Parcel 2 and Parcel 3 owner(s) hereby agrees to indemnify, defend, and hold the Parcel 1 owner, its successors and assigns, harmless from and against any and all actions, causes of action, damages, liabilities, claims, demands, and fines, including reasonable attorneys' fees and costs associated with or arising out of or in any way related to such Parcel's use of the Access Easement granted herein (and the entry upon Parcel 1 by the owner of Parcel 2 or Parcel 3 and each of their respective agents, employees, customers, and invitees), including without limitation personal injuries and property damage and liability for environmental contamination.
- 5. <u>Maintenance</u>. The owner of Parcel 1 shall be responsible, at its sole cost and expense, for the maintenance and repair of the driveways and other improvements within the Access Easement other than may result from the negligence or misuse of the Access Easement by the agents, employees, customers, or invitees of Parcel 2 or Parcel 3, which shall be repaired at such Parcel owner's sole cost and expense.
- 6. <u>Covenants Running with Land</u>. The easement created and granted hereby shall be an easement and covenant running with Parcel 1, and shall inure to the benefit of, and be binding on Grantor and all future owners of all or any portion of Parcel 1, and their respective successors and assigns and all persons claiming under them.
- 7. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Venue for any action arising hereunder shall be in the applicable court having jurisdiction in Hillsborough County, Florida.
- 8. <u>Severability.</u> If any term or provision of this Agreement shall, to any extent, be invalid and unenforceable, the remainder of this Agreement shall not be affected thereby, and each term or provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.
- 9. <u>Modification</u>. Except as specifically set forth above, this Declaration may be modified only by instrument executed by the respective owners of Parcel 1 and Parcel 2 and recorded in the Public Records of Hillsborough County, Florida.

**ISIGNATURES APPEAR ON THE FOLLOWING PAGES** 

IN WITNESS WHEREOF, the parties have executed this Declaration as of the day and year first above written.

WITNESSES:

**GRANTOR:** 

**Lightning Brokerage Corp**, a Florida corporation

Carlos Peirats, its President

MAN

By:

Print Name: Nashelyn Alameda

Address: 4041 Forecast Dr.

Brandon, FL 33511

Print Name: Malay Kuince Joraldus Rivera

Address: 9424 Windermere Lake Dr.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this <u>4th</u> day of <u>March</u>, 2025, by Carlos Peirats, the President of Lightning Brokerage Corp, a Florida corporation, on behalf of such corporation.

Notary Public – (Signature)

Print Name: VISSICa Bennett

My Commission Expires: ばんし みこみで

JESSICA BENNETT
MY COMMISSION # HH 536097
EXPIRES: June 6, 2028

### **EXHIBIT "A"**

### PARCEL 1

Lot 47, State Highway Farms, according to the map or plat thereof, as recorded in Plat Book 26, Page 33, of the Public Records of Hillsborough County, Florida, LESS Right-of-Way for U.S. Highway 301, ALSO LESS AND EXCEPT that portion described in the Order of Taking recorded in Official Records Book 8474, Page 1224, Public Records of Hillsborough County, Florida

### PARCEL 2

The East 334.00 feet of Lot 48, State Highway Farms 33 to 48, as per the plat thereof, recorded in Plat Book 26, Page 33, of the Public Records of Hillsborough County, Florida.

### PARCEL 3

The West 288.0 feet of the East 622.0 feet of Lot 48, State Highway Farms, as per the plat thereof, recorded in Plat Book 26, Page 33, of the Public Records of Hillsborough County, Florida.

# AGENCY COMMENTS

### AGENCY REVIEW COMMENT SHEET

TO: ZO	NING TECHNICIAN, Development Services Department	DATE: 05/07/2025		
REVIE'	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation		
PLANN	NING AREA: ELOP	PETITION NO: PD 24-1202		
	This agency has no comments.			
	This agency has no objection.			
X	This agency has no objection, subject to listed or attached conditions.			
This agency objects, based on the listed or attached grounds.				

### **CONDITIONS OF APPROVAL**

- 1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary:
  - a. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
  - b. Sidewalks shall be provided in accordance with LDC Sec. 6.02.08 and Sec. 6.03.02.; and,
  - c. External sidewalks shall be spaced from the closest edge of the travel lane in accordance with Transportation Technical Manual (TTM) requirements. Where sidewalks are required to be placed within the subject site, an easement for public access and maintenance purposes shall be provided in accordance with LDC Sec. 6.03.02.D.
- 2. No vehicular access (other than gated emergency access which may be required by the Fire Marshall at the time of site/construction plan approval) shall be permitted to Maple Ln. Sole project access shall occur to either E. Sligh Ave. and/or US 301, through adjacent folio 040536.0000, consistent with the easement provided by the applicant and in accordance with the rules and regulations of the Florida Department of Transportation (FDOT) which manages those facilities.
- 3. The developer shall be responsible for obtaining the necessary rights to construct pedestrian and vehicular access facilities (in accordance with applicable minimum FDOT and Transportation Technical Manual requirements) between the roadway(s) from which the project takes access and the access connections serving the subject PD. A lack of vehicular and pedestrian facilities meeting applicable minimum requirements, or the applicant's inability to construct within the adjacent parcel those minimum facilities required to serve the project, shall render the project unconstructible.
- 4. The applicant shall remove the existing project access connection to Maple Ln. and restore the ditch. Notwithstanding the above, in the event the Fire Marshall requires gated emergency access to serve the project, the existing access shall be modified such that it meets minimum emergency access width/design requirements. In such case the access shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.
- 5. Construction access to the site shall be restricted to those non-emergency vehicular connections specified in condition 2, above. The developer shall include a note regarding same on each site/construction plan submittal.

6. Prior to site/construction plan approval, the developer shall record in the Official Records of Hillsborough County the vehicular and pedestrian access easement referenced in condition 2, above. Such easement shall be shown and labeled on future construction plan submittals.

### Other Conditions

- Prior to PD site plan Certification, the developer shall revise the site plan to:
  - o Modify the label reading "6' CL Fence Across Existing Entrance" to instead read "Access to be Removed or Restricted See Conditions of Approval".

### PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone two parcels, totaling +/- 2.97 ac., from Agricultural Single-family - 1 (AS-1) to Planned Development (PD). The applicant is proposing a 21,000 s.f. Warehouse Building and +/- 0.91 ac. of open storage uses.

The applicant did not provide the required trip generation and site access analysis in accordance with the Development Review Procedures Manual (DRPM). No objections or other comments have been received by FDOT as of the date this report was written. Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's (ITE) <u>Trip Generation</u> Manual, 11th Edition, except as otherwise noted.

Staff notes that the calculations shown below are consistent with the County's methodology for calculating trip generation for open storage uses. Specifically, the acreage of the open storage area is converted into an equivalent square-footage by taking the acreage and applying the maximum FAR to the underlying future land use (in this case 0.50 FAR allowed pursuant to the CMU-12 designation). This square-footage is then analyzed as mini-warehouse (LUC 151).

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips		
Land Use/Size	Way Volume	AM	PM	
AS-1, 2 Single-Family Detached Dwelling Units (ITE LUC 210)	18	1	2	

Proposed Zoning:

I 1 II/C:	24 Hour Two-	Total Peak	Hour Trips
Land Use/Size	Way Volume	AM	PM
PD, 21,000 Warehouse Uses (LUC 150)	72	26	29
PD, +/91 ac. Open Storage Uses (19,820 s.f. LUC 151 equivalent trips)	28	2	3
Subtotal:	100	28	32

Trip Generation Difference:

I and II a /C:	24 Hour Two-	Total Net Pea	ak Hour Trips
Land Use/Size	Way Volume	AM	PM
Difference	(+) 82	(+) 27	(+) 30

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Sligh Ave. is a 2-lane, divided, collector roadway, owned and maintained by the Florida Department of Transportation (FDOT), and characterized by +/- 11-foot-wide travel lanes in average condition. There are +/- 5 to 6-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

US 301 is a 4-lane, divided, principal arterial roadway, owned and maintained by the Florida Department of Transportation (FDOT), and characterized by +/- 11-foot-wide travel lanes in average condition. There are +/- 5-foot-wide sidewalks along both sides of the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

### **SITE ACCESS**

Access/cross-access is proposed through adjacent folio 40536.0000, with no access to Maple Ln. permitted. While the property is under the same ownership today, because it is not located within the same Planned Development (PD) zoning district, staff has ability to place zoning conditions which control site improvements within the that folio, nor does staff have the ability to prevent the other parcel from being sold to a different owner from the lands within the subject PD. The applicant has provided an easement which provides access, but staff notes that the infrastructure through that site to the subject PD has not yet been constructed, nor has the easement been recorded in the Official Records of Hillsborough County. As such, staff has proposed a series of conditions which will require the developer of this PD (which may or may not be the same owner in the future) to record the provided access easement within public records, as well as construct (or otherwise cause to be constructed) the necessary vehicular and pedestrian infrastructure within the adjacent PD as necessary to serve the subject site).

If the site is sold and the new owner does not have the necessary easements/agreements in place which allows it to construct the necessary infrastructure or does not record the easement, the project would be unconstructible, and the owner would need to go through the zoning modification process so that various aspects of the project can be reconsidered, including alternative access, whether the existing approved land uses and proposed intensities remain appropriate in light of the proposed access changes, and/or what other site plan changes, site access and/or substandard roadway improvements, etc. may be needed.

The project has an existing access connection to Maple Ln. which the applicant is proposing to fence off rather than remove. Staff reviewed this with the County Engineer who does not support such proposal. Staff notes that discontinued access connections are required to be removed and ditches restored, which helps avoid unnecessary and costly ditch maintenance and the removes a pipe which has the possibility of clogging and flooding surrounding areas during storm events. Staff also notes that "phantom driveways" can also confuse drivers, and lead to people trying to turn in where a driveway does not exist. Staff has proposed a condition which allows this connection to remain if necessary as a gated emergency access, otherwise the connection shall be removed.

### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Sligh Ave.	US 301	Eureka Springs	D	С
US 301	I-4	Sligh Ave.	D	С
US 301	Sligh Ave.	Harney Rd.	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
Sligh Ave.	FDOT Collector - Urban	2 Lanes  □Substandard Road  □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other – TBD (FDOT)</li> </ul>
US 301	FDOT Principal Arterial - Urban	4 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other - TBD (FDOT)</li> </ul>
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	2	
Proposed	100	28	32	
Difference (+/-)	(+) 82	(+) 27	(+) 30	

<sup>\*</sup>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		None	None	Meets LDC
South	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request			
Road Name/Nature of Request	Туре	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:	·		

### Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No			

### **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: May 19, 2025	COMMENT DATE: May 2, 2025			
PETITION NO.: 24-1202	PROPERTY ADDRESSES: 6040 and 6022 Maple Lane, Tampa			
EPC REVIEWER: Kelly M. Holland				
<b>CONTACT INFORMATION:</b> (813) 627-2600 x 1222	FOLIO #s: 0405370000 and 0405390000			
EMAIL: hollandk@epchc.org	<b>STR:</b> 36-28S-19E			

**REQUESTED ZONING:** Rezoning from CMU-12 to PD

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	April 15, 2025		
WETLAND LINE VALIDITY	VALID TO APRIL 24, 2030		
WETLANDS VERIFICATION (AERIAL PHOTO,	An isolated pond / OSW in the northwest portion		
SOILS SURVEY, EPC FILES)	of the property		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
  Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
  necessary for the development as proposed will be issued, does not itself serve to justify any
  impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

### **INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have been delineated. Knowledge of
  the actual extent of the wetland and OSW are necessary in order to verify the avoidance of
  wetland impacts pursuant to Chapter 1-11.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
  waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface
  waters are further defined as Conservation Areas or Preservation Areas and these areas must be
  designated as such on all development plans and plats. A minimum setback must be maintained
  around the Conservation/Preservation Area and the setback line must also be shown on all
  future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as
  clearing, excavating, draining or filling, without written authorization from the Executive
  Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of
  Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of
  Chapter 1-11.

Kmh / app

ec: Property Owner – <u>Ricky@bhzlaw.com</u>
Todd Pressman, Applicant – <u>todd@pressmaninc.com</u>
Sean Cashen, Engineer of Record – <u>Scashen@gulfcoastconsultinginc.com</u>
Ashley Rome, HC Zoning – <u>RomeA@hcfl.gov</u>

### **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

### **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: 9/11/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/25/2024

**PROPERTY OWNER:** Lightning Brokerage Corp. **PID:** 24-1202

**APPLICANT:** Todd Pressman

**LOCATION:** 6040 Maple Lane Tampa, FL 33610

6022 Maple Lane Tampa, FL 33610

**FOLIO NO.:** 40537.0000, 40539.0000

### **AGENCY REVIEW COMMENTS:**

The applicant seeks to rezone the properties with the uses restricted to the outdoor storage of commercial & domestic (i.e. passenger vehicles) vehicles, commercial truck trailers and construction like materials and the loading or unloading of vehicles as needed. The proposed zoning district is PD.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within the Surface Water Resource Protection Area (SWRPA). Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with the SWRPA which can be found in with <u>Sec. 3.05.03.B.</u> and <u>Sec. 3.05.04.B.</u> of the Hillsborough County Land Development Code (LDC). Prohibited and Restricted Activities that may be applicable to the proposed uses including, but not limited to the following:

- The use, handling, production, disposal, and storage of Regulated Substances associated with nonresidential activities is prohibited in the SWRPAs. Regulated Substances are generally exempt if contained within their original and unopened containers.
- New land use activities which are classified under the definition of Heavy Industrial are prohibited.
- Heavy Manufacturing is prohibited.
- New underground storage tank systems and aboveground storage tank systems are prohibited.

• New hazardous waste treatment, storage, disposal, and transfer facilities requiring permits under Chapter 62-730, F.A.C., are prohibited.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Potable Water Wellfield Protection Area (PWWPA), Wellhead Resource Protection Area (WRPA) Zone 1, and or WRPA Zone 2 as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).



### **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: 05/05/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Todd Pressman **PETITION NO:** 24-1202

LOCATION: 6040 & 6022 Maple Lane

**FOLIO NO:** 40537.0000 40539.0000

### **Estimated Fees:**

Warehouse Self-Storage/Mini-Warehouse

(Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$1,337 Mobility: \$725

Fire: \$34 Fire: \$32

### **Project Summary/Description:**

Urban Mobility, Northeast Fire - outdoor open storage lot - if commercial storage (RVs, Boats, etc.) can be subject to the mini-warehouse rate for area to be utilized.

### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 02/07/2025

**Agency:** Natural Resources **Petition #: 24-1202** 

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. 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.
- 3. 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.
- 4. 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.

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

PETIT	FION NO.: RZ-PD 24-1202 REVIEWED BY: Clay Walker, E.I. DATE: 9/24/2024			
FOLIC	O NO.: 40537.0000			
	WATER			
$\boxtimes$	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.			
	A inch water main exists \[ \text{ (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				
$\boxtimes$	The property lies within the <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A inch wastewater force main exists \bigsiz (adjacent to the site), \bigsiz (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.			
COMN	ИENTS:			



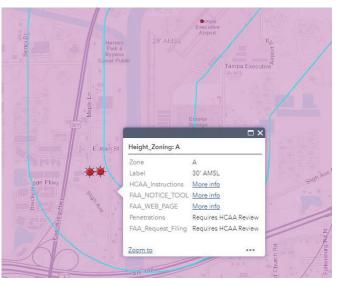
### **AVIATION AUTHORITY LAND USE REVIEW**

### **Hillsborough County - OPTIX**

DATE: September 23, 2024				
PROPOSED USE INFORMATION:				
Case No.: 24-1202 Reviewer: Tony Mantegna				
Location: 6040 Maple Ln				
Folio: <u>40537.0000</u>				
Current use of Land: Residential				
Zoning: <u>AS-1</u>				
REQUEST: Proposed ooutdoor storage				
COMMENTS:				
The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 30 feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.				
Compatible without conditions (see comments above)				
☐ Not compatible (comments)				
Compatible with conditions (see comments above) – <u>The use is compatible however the property is within the approach and departure surfaces to Runway 5-23 at VDF and the Authority and FAA would like to review potential heights and equipment to be used (10' AGL). </u>				
cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records				









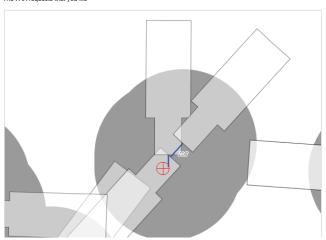
Results

You exceed the following Notice Criteria:

Your proposed structure exceeds an instrument approach area by 11 feet and aeronautical study is needed to determine if it will exceed a standard of subpart C of 14CFR Part 77. The FAA, in accordance with 77.9, requests that you file.

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

The FAA requests that you file





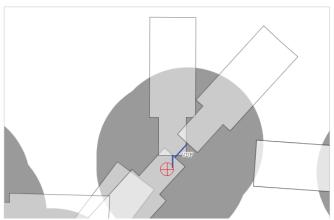
#### Results

You exceed the following Notice Criteria:

Your proposed structure exceeds an instrument approach area by 9 feet and aeronautical study is needed to determine if it will exceed a standard of subpart C of 14CFR Part 77. The FAA, in accordance with 77.9, requests that you file.

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

The FAA requests that you file



### AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING</b>	<b>TECHNICIAN, Planning Growth Mana</b>	gement	<b>DATE:</b> 11 Sep. 2024
REV	IEWER:	Bernard W. Kaiser, Conservation and E	Environmental La	nds Management
APPI	LICANT:	Todd Pressman	PETITION NO:	RZ-PD 24-1202
LOC	ATION:	6040 Maple Ln., Tampa, FL 33610		
FOL	IO NO: 4	40537.0000, 40539.0000	SEC: <u>36</u> TWN:	28 RNG: 19
$\boxtimes$	This age	nov boo no commente		
	rnis age	ncy has no comments.		
	This age	ncy has no objection.		
☐ This agency has no objection, subject to listed or attached conditions.				
_	·····e age		or allacina a coma	NIOTIO.
	This age	ncy objects, based on the listed or atta	ched conditions.	
COMMENTS:				

### VERBATIM TRANSCRIPT

### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley

Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom

601 East Kennedy Boulevard

Tampa, Florida 33602

Reported by: Diane DeMarsh, AAERT No. CER-1654 Digital Reporter

MS. HEINRICH: Our next application is Item D.4., PD Rezoning 24-1202. The applicant is requesting to rezone property from AS-1 to Planned Development. Jared Follin with Development Services will provide staff findings after the applicant's presentation.

MR. PRESSMAN: Good evening, Hearing Officer and staff. Todd Pressman. 200 2nd Avenue South, Number 451, Saint Petersburg. This is PD 24-1202. Planning Commission and Development Services support with no agency objections. Issue is AS-1 to PD in the USA. Two options, is open the storage of commercial and domestic vehicles and/or warehouse located in the East Lake/Orient Park area, just north of I-4, located on 301.

Looking a little closer, US 31, there are 32,500 vehicles per day in 2020; major arterial truck path and very intensive uses, 31 truck stops to the north. The applicant already exists, as indicated here. The yellow area is proposed for the applicant now. A racetrack was shown to the south and logistics trucking further to the south.

So two parcels are today's PD site, and would be in conjunction with the applicant's existing truck site that you can see here. This is just a photo from 301, Lightning Transport is the user; they've been there for quite some time. Development Option one is open storage of commercial domestic vehicles, must operate with the same owner's use to the south, can't be standalone.

Second option is open storage of commercial domestic vehicles and warehouse 21,000 square feet, again with the same requirement that the owners use to the south, must be integrated and can't be standalone. Access is only out to either Sligh or 301, not into the residential streets, of course. When you look at the zoning, we're zoned AS-1, CI covers a majority of the surrounding, AS-1 to the south, light industrial is at PD-1396.

Importantly, Future Land Use category is CMU-12, which includes light industrial, community retail, and commercial; covers the entire area. And the light industrial, as I mentioned before, is -- was approved 99-1396.

Now, we had added to the north, a 40-foot buffer, and a 50-foot buffer to the east, which would be remaining with existing natural forestation, which is very high, dense, very high, very thick. Variations for buffering, and being cautious of citizens, is that the northeast property line will allow a six-foot-high wood -- wood or PVC fence. And we do have a change to that that I'll walk you through in just a minute.

We would utilize existing vegetation in lieu of the Type C screening. And at the time of the development, if the existing vegetation does not meet LDC standards, it will be required to update the screening and to meet Code requirements. Now, I've spoken with residents over the last few days, and we have agreed to one change, which on the east boundary shown behind, would be a six-foot-high masonry wall. And I have put

into the record, on both the PD plans, those changes as well as the narrative.

2.4

So the neighbors on the east side felt better where they had previously submitted an email in opposition. I do have an email to put into the record from them as well, that they are now supporting the request. Which I -- if I do that now. So we were happy to work with the residents on the east side, happy to do the six-foot-high masonry wall on that east side. Not on the north, but they just were -- their neighbors, primarily, are completely on the east side, and that met some of their concerns that they originally had.

When you look at the aerial, you can see on the site that it is very intensive forestation. And looking down Maple Lane, again, you can see that's very intensive screening, which many, many times exceeds code. And this is the other side of Maple Line (sic), where there'd be a 50-foot buffer.

In regard to the warehouse, the warehouse itself would be extreme distance from the property lines; 90 feet to the east, 120 feet to the north. So the use proposed is quiet and slow trips, little infrastructure, no access to the residential streets. Development Services did not foresee any compatibility concerns. They felt that the enhanced buffers were positive and offer residential property increased building setbacks for the warehouse.

Planning Commission finding was compatible that the

forestation will create natural forest or buffer to the single-1 family homes, and it does support the vision of East Lake/Orient 2 Park Community Plan. Planning Commission also filed, under 3 Policy 16.2, that gradual transitions in the intensities through use of site planning, buffering, and screening control of specific land uses is used and meets that policy for new 6 development, as proposed. So with that, the changes have been put into the file 8 by the thumb drive, and I also have a hard copy that we'll put 9 10 in as well. HEARING MASTER: Okay. And just a quick question, 11 make sure I understand everything you said there. So two 12 13 options, and the change to the -- instead of the fence on the 14 east side, it will be a masonry wall. Is -- and that's going to 15 be a condition -- additional condition? 16 MR. PRESSMAN: Yes, and that's part of the narrative and is included in the -- all PD plans that I submitted this 17 18 evening. 19 HEARING MASTER: All right. And you put language for 20 that condition in the --21 MR. PRESSMAN: Yes. 22 HEARING MASTER: Okay. And that condition applies to 23 either option of development -- either --2.4 MR. PRESSMAN: Correct. 25 HEARING MASTER: -- development option?

1 MR. PRESSMAN: Both options, correct. HEARING MASTER: Okay. All right. That's all for the 2 3 questions. Thank you. 4 MR. FOLLIN: I have a revised report that reflects 5 that change, if you'd like me to pass it out right now. 6 HEARING MASTER: I would appreciate that. Thank you. MR. FOLLIN: So this is a request to rezone a parcel from AS-1 to Planned Development to allow two development 8 9 One, to permit open storage of commercial and domestic 10 vehicles, and the other to allow open storage in addition to a 21,000 square foot warehouse facility with a max height of 40 11 12 This development will be required to operate in tandem 13 with the existing use to the south, which is -- which is a truck 14 facility with open storage and will not be permitted to operate as a standalone use. 15 16 The subject site is located at 6022 Maple Lane and is 17 located within the East Lake/Orient Park land area. 18 property -- the property's development it is to operate in 19 tandem with is addressed 6015 North Highway 301. In the 20 vicinity, several properties are zoned Commercial Intensive, mostly located along the highway. Adjacent to the north and 21 22 east of the subject site, across Maple Lane, lies a small 23 residential area, primarily zoned agricultural rural with a 2.4 number of residential homes.

25

Type C buffer and screening is proposed along these

1 buffers, except along the northern boundary, where the applicant has requested a variation to allow a six-foot-high wood or PVC 2 fence instead of the six-foot-high masonry wall. 3 4 development will still be required to construct a wall along the eastern boundary. To further protect the residential properties, the applicant is proposing enhanced buffer widths, 6 those being 50 feet along the north and 50 feet along the east. In addition, these buffer areas will be required to 8 9 maintain the existing vegetation in accordance with Type C 10 screening. If the existing vegetation does not meet these standards at the time of development, the applicant will be 11 12 required to bring the vegetation up to code. 13 Based on these considerations, the proposed variation 14 is acceptable as there are no homes directly located along the 15 land to the north. With both the enhanced buffers, we believe 16 this adequately protects the residential areas to the north and 17 east. We find the proposed PD approvable. And I'm happy to 18 answer any questions. 19 HEARING MASTER: All right. Just quickly, because we 20 were focusing on that additional condition. Did you state your 21 name on the record? 22 MR. FOLLIN: Oh, Jared Follin. Development Services. 23 HEARING MASTER: All right. Thank you. 2.4 MR. FOLLIN: Okay. 25 HEARING MASTER: I believe that's it. No questions

1	for you.
2	MR. FOLLIN: All right. Thank you.
3	HEARING MASTER: All right. Planning Commission,
4	please.
5	MS. MYERS: Yes. Alexis Myers. Planning Commission
6	Staff. The subject site is in the Community Mixed Use-12 Vacant
7	Land Use category. It is an Urban Service Area within the
8	limits of the East Lake/Orient Park Community Plan. The
9	proposed use is compatible with the surrounding area, as it is
10	similar to the use south of the site, and therefore, the intent
11	of Future Land Use Element Objective 1 and Objective 16.
12	Based upon those considerations, Planning Commission
13	Staff find the proposed plan development consistent with the
14	Unincorporated Hillsborough County Comprehensive Plan, subject
15	to the proposed conditions by the Development Services
16	Department.
17	HEARING MASTER: All right. Thank you. Okay. Is
18	there anyone here or online who wishes to speak in support of
19	this application? I do not hear anyone. Is there anyone here
20	or online who wishes to speak in opposition to this application?
21	I do not hear anyone. Development Services, anything further?
22	MS. HEINRICH: Nothing further.
23	HEARING MASTER: Okay. Mr. Pressman, anything
24	further?
25	MR. PRESSMAN: Just the smallest of corrections. I

1	know Jared's aware of this. On the north, it's a 40-foot
2	buffer. He said 50, but that was just a verbal thing. But I
3	wanted to clarify the record, that's all.
4	MR. FOLLIN: I appreciate it, sir.
5	HEARING MASTER: I see that now. All right. Thank
6	you for that clarification.
7	HEARING MASTER: All right. This will close the
8	hearing on Rezoning PD 24-1202.
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### Zoning Hearing Master Hearing March 24, 2025

HILLSBOROUGH COUNTY, FLORIDA			
	of County Commissioners		
	Y		
	)		
IN RE:	) )		
ZONE HEARING MASTER HEARINGS	) )		
	) X		
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS		
BEFORE:	Susan Finch and		
	Pamela Jo Hatley Land Use Hearing Master		
DATE:	Monday, March 24, 2025		
TIME:	Commencing at 6:02 p.m. Concluding at 11:24 p.m.		
LOCATION:	Hillsborough County Commission 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33602		
Reported by:			
Diane DeMarsh, AAERT No. DIGITAL REPORTER	. 1654		

### Zoning Hearing Master Hearing March 24, 2025

April 15, 2025 ZHM Hearing. 1 Item A.2, PD 24-0921. This application is out of order to be heard and is being continued to the April 15, 2025 3 ZHM Hearing. Item A.3, PD 24-0924. This application is being continued by the applicant to the April 15, 2025 ZHM hearing. Item A.4, PD 24-1013. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing. 9 Item A.5, PD 24-1116. This application is out of 10 11 order to be heard and is being continued to the May 19, 2025 ZHM Hearing. 12 13 Item A.6, Major Mod 24-1141. This application is out of order to be heard and is being continued to the 14 15 April 15, 2025 ZHM Hearing. Item A.7, Major Mod 24-1152. This application is out 16 17 of order to be heard and is being continued to the 18 April 15, 2025 ZHM Hearing. 19 Item A.8, PD 24-1155. This application is out of order to be heard and is being continued to the April 15, 2025 20 21 ZHM Hearing. 22 Item A.9, PD 24-1202. This application is being 23 continued by the applicant to the May 19, 2025 ZHM Hearing. Item A.10, PD 24-1240. This application is out of 24 order to be heard and is being continued to the May 19, 2025 ZHM 25

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                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
 2
 3
 4
    IN RE:
    ZONE HEARING MASTER
 5
    HEARINGS
 6
 7
                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
 8
 9
              BEFORE:
                              Pamela Jo Hatley
10
                              Land Use Hearing Master
11
              DATE:
                              Tuesday, February 18, 2025
12
              TIME:
                              Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
13
14
15
16
                              Hillsborough County BOCC
17
                  LOCATION:
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
18
19
20
21
22
23
    Reported by:
    Crystal Reyes, AAERT No. 1660
24
25
```

order to be heard and is being continued to be April 15, 2025 1 2 ZHM hearing. Item A.10, PD  $\frac{24-1202}{1}$ . This application is out of 3 order to be heard and is being continued to the March 24, 2025 ZHM hearing. Item A.11, PD 24-1263. This application is out of 6 order to be heard and is being continued to be April 15, 2025 8 ZHM hearing. 9 Item A.12, PD 24-1264. This application is being continued by the applicant to the March 24, 2025 ZHM hearing. 10 11 Item A.13, PD 24-1311. This application is out of order to be heard and is being continued to the March 24, 2025 12 13 ZHM hearing. 14 Item A.14, PD 24-1353. This application is being 15 continued by staff to the April 15, 2025 ZHM hearing. Item A.15, PD 25-0070. This application is out of 16 order to be heard and is being continued to the April 15, 2025 17 18 ZHM hearing. 19 Item A.16, Major Mod 25-0071. This application is out of order to be heard and is being continued to the 20 21 March 24, 2025 ZHM hearing. 22 Item A.17, Major Mod 25-0133. This application is 23 being continued by staff to the March 24, 2025 ZHM hearing. Item A.18, Major Mod 25-0134. This application has 24 25 been withdrawn from the hearing process.

### Zoning Hearing Master Hearing January 14, 2025

	January 11, 2023		
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
	X		
IN RE:	) )		
ZONE HEARING MASTER HEARINGS	)		
	, ) X		
	22		
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
BEFORE:	Susan Finch Land Use Hearing Master		
DATE:	Tuesday, January 14, 2025		
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.		
LOCATION	: Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601		
Reported by:	2 1660		
Crystal Reyes, AAERT No DIGITAL REPORTER	J. 100U		

### Zoning Hearing Master Hearing January 14, 2025

being continued to the February 18, 2025 Zoning Hearing Master 1 Hearing. 2 3 Item A.14, Rezoning 24-1155. The applicant is Todd Pressman, Pressman and Associates Incorporated. This application is out of order to be heard and is being continued to the March 25, 20 -- March 24, 2025 Zoning Hearing Master Hearing. Item A.15, Rezoning 24-1202. The applicant is 8 Todd Pressman. This application is out of order to be heard and 9 is being continued to the February 18, 2025 Zoning Hearing 10 11 Master Hearing. Item A.16, Rezoning 24-1240. The applicant is 12 13 Todd Pressman. This application is out of order to be heard ad 14 being continued to the March 24, 2025 Zoning Hearing Master 15 Hearing. 16 Item A.17, Rezoning 24-1257. The applicant is Big Bend Lakes, LLC. This application is being continued by the 17 18 applicant to the March 24, 2025 Zoning Hearing Master Hearing. Item A.18, Rezoning 24-1263. The applicant is 19 HBWB Development Services, LLC. This application is out of 20 order to be heard and is being continued to the 21 22 February 18, 2025 Zoning Hearing Master Hearing. 23 Item A.19, Rezoning 24-1264. The applicant is Sweetheart Ice Cream Incorporated. This application is being 24 continued by staff to the February 18, 2025 Zoning Hearing 25

### Zoning Hearing Master Hearing CORRECTED December 16, 2024

	0011201 107 1011
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:	X ) ) ) )
ZONE HEARING MASTER HEARINGS	) ) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

### Zoning Hearing Master Hearing CORRECTED December 16, 2024

1 Item A.16, PD 24-1139. This application is being continued by the applicant to the January 14, 2025 ZHM Hearing. 2 Item A.17, Major Mod 24-1141. This application is out 3 of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. Item A.18, PD 24-1147. This application, is out of 6 order to be heard and is being continued to the February 18, 2025 ZHM -- 2025 ZHM Hearing. 8 Item A.19, Major Mod 24-1152. This application is 9 being continued by staff to the January 14, 2025 ZHM Hearing. 10 11 Item A.20, PD 24-1155. This application is out of order to be heard and is being continued January 14, 2025 ZHM 12 13 Hearing. 14 Item A.21, PD 24-1169. This application is out of 15 order to be heard and is being continued to the February 18, 2025 ZHM Hearing. 16 Item A.22, PD 24-1172. This application has been 17 18 withdrawn from the hearing process. 19 Item A.23, Standard Rezoning 24-1180. This 20 application is out of order to be heard and is being continued 21 to the January 14, 2025 ZHM Hearing. Item A.24, PD Rezoning 24-1202. This application is 22 23 being continued by the applicant to January 14, 2025 ZHM Hearing. 24 25 Item A.25, Standard Rezoning 24-1210. This

### EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE 1 OF 4

DATE/TIME: 5/19125 OGPM HEARING MASTER: Pamera 30 Hatley

<b>PLEASE</b>	PRINT CLEARLY,	THIS INFORMATION WILL BE USED FOR MAILING
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PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Kami Corbett		
MM	MAILING ADDRESS 101 & Kems & Blud Ste 3700		
24-0675.	CITY AMPA STATE + ZIP 3360 PHONE 813 - 227842		
APPLICATION #	NAME DULIUS P. COBLIMSKAS SR		
22	MAILING ADDRESS 806 P JAMES ST.		
25 - 0514	CITY TAMOR STATE PL ZIP 33603 PHONE 727-543-6061		
APPLICATION #	PLEASE PRINT CONSULT		
RZ. 25 - 0639	MAILING ADDRESS 101 & 16 mely Blid 3700		
25 7005.	CITY TAMUM STATE ZIP 3400 PHONE 3-227 814		
APPLICATION #	NAME Helvin A. Ready		
RZ	MAILING ADDRESS Ohe Lave Moston Dr		
24-1147	CITY Luveland STATE FL ZIP 380 PHONE 863-307-27		
APPLICATION #	PLEASE PRINT JUE MONCH		
mm	MAILING ADDRESS MOD / /s/ley		
24-1152	CITY STATE ZIP ZIP		
APPLICATION #	PLEASE PRINT RAME OUT TOUS TOUR CO		
RZ	MAILING ADDRESS 100 July for 5-45		
24-1202	CITY CE STATE ZIP PHONE TO		
	12		

PAGE 2 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME 22 MAILING ADDRESS //C 24-1240 STATE ZIP ZIP PHONE PLEASE PRINT
NAME MARYANA A/MALAR **APPLICATION #** B2 MAILING ADDRESS 10414 Traite Lune 24-1240 CITY Cibiston STATE EL ZIP 3853 4 PHONE 727-282-9785 PLEASE PRINT NAME Le / / / YOU **APPLICATION #** BZ MAILING ADDRESS POBOX 1822 24-1240 CITY ( 1 BS ENV ) STATE FL ZIP STE PHONE 813484 1927 PLEASE PRINT **APPLICATION #** NAME MAN CACKUNG RZ MAILING ADDRESS PO BOX 1808 74-1240 CITY GBSONTON STATE FL ZIP 335 PHONE 8136243564 PLEASE PRINT RIChard Carlyling **APPLICATION #** B2 MAILING ADDRESS PO BOX 1908 24-1240 CITY (3697) STATE <u>F/A</u> ZIP 3334 PHONE 8/3671 1650 PLEASE PRINT COLM RICE **APPLICATION #** mm MAILING ADDRESS (COC W Cass St 25-0243 CITY Tampy STATE FL ZIP 33606 PHONE 273-915-6371

PAGE 3 OF 4

DATE/TIME: 5/19/25 HEARING MASTER: Panela To Hat ley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

PLEASE FRINT CLE	ARLI, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION # PLEASE PRINT NAME COV LAST			
RZ.			
25-0333	MAILING ADDRESS 10 [ & Hemody Blud St 3700] CITY TOWN A STATE FL ZIP 3360 PHONE 813-22-842]		
APPLICATION #	PLEASE PRINT NAME Thea Hunter		
RZ.	MAILING ADDRESS 10150 Highland Manner Dr. Swite 450, Tampa, FL 33610		
25-0333	CITY TAMER STATE FL ZIP 33610 PHONE 607-211-2340		
APPLICATION #	PLEASE PRINT NAME Stephen mount		
R2	MAILING ADDRESS 6906 Simus Loop		
25-0333	CITY Riverviw STATE FI ZIP 33512 PHONE 813-475-9336		
APPLICATION #	NAME Brice PINSON		
R2	MAILING ADDRESS 1000 N AShley Dr Ste 900		
25-0423	CITY TAMPA STATE FL ZIP331002 PHONE 813-1025-4500		
APPLICATION #	PLEASE PRINT. NAME LAW! Corbat		
K 2	MAILING ADDRESS 101 & Cemels Bhd 843700		
25-0460	CITY MANA STATE GE ZIP 3362 PHONE (13 22) 842		
APPLICATION #	PLEASE PRINT NAME TSO VEIGO		
RZ (VS)	MAILING ADDRESS 127 N ZOTA ST		
25-0460	CITY Tam STATE FL ZIP 33613 PHONE		

PAGE 4 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME MICHAEL YATES
RZ	MAILING ADDRESS 4006 S MACDILL AVE
25-0460	CITY Tampa STATE FC ZIP 33611 PHONE 813205 8057
APPLICATION #	PLEASE PRINT NAME Gerry Dedenbach
$\omega$	MAILING ADDRESS 11801 Research Drive
25-0479	CITY Alackua STATE FC ZIP 32615 PHONE 352 538 5195
APPLICATION #	PLEASE PRINT NAME Nathan Boyd
mm	MAILING ADDRESS 12116 Creek Preserve Orive
25-0479	CITY Wimauma STATE FZ ZIP 3357 PHONE 813-422-856
APPLICATION #	PLEASE PRINT NAME Tephen Gran
MM	MAILING ADDRESS 5339 CA 579
25-0479	CITY SEATE FL ZIP3 PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: May 19, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1147	Sam Ball	Revised Staff Report	Yes
RZ 24-1202	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1202	Jared Follin	2. Revised Staff Report	Yes
RZ 24-1240	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1240	Mary Cackling	2. Proponent Presentation Packet	No
MM 25-0243	Colin Rice	Applicant Presentation Packet	No
RZ 25-0423	Chris Granlienard	Revised Staff Report	Yes
RZ 25-0460	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0460	Ashley Rome	2. Revised Staff Report	Yes
MM 25-0479	Gerry Dedenbach	Applicant Presentation Packet	No
RZ 25-0639	Logan McKaig	Revised Staff Report	Yes

### MAY 19, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 19, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

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

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

### C.1. RZ 25-0514

Michelle Heinrich, DS, called RZ 25-0514.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0514.

### C.2. RZ 25-0639

Michelle Heinrich, DS, called RZ 25-0639.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0639.

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

### D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

Testimony provided.

### MONDAY, MAY 19, 2025

Pamela Jo Hatley, ZHM, continued MM 24-0675 to June 16, 2025, ZHM Hearing D.2. RZ 24-1147

Michelle Heinrich, DS, called RZ 24-1147.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1147.

### D.3. MM 24-1152

Michelle Heinrich, DS, called MM 24-1152.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ MM 24-1152.

### D.4. RZ 24-1202

Michelle Heinrich, DS, called RZ 24-1202.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1202.

### D.5. RZ 24-1240

Michelle Heinrich, DS, called RZ 24-1240.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1240.

### D.6. MM 25-0243

Michelle Heinrich, DS, called MM 25-0243.

Elestimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0243.

### D.7. RZ 25-0333

Michelle Heinrich, DS, called RZ 25-0333.

- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0333.

### D.8. RZ 25-0423

- Michelle Heinrich, DS, called RZ 25-0423.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0423.

### D.9. RZ 25-0460

- Michelle Heinrich, DS, called RZ 25-0460.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0460.

### D.10. MM 25-0479

- Michelle Heinrich, DS, called MM 25-0479.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0479.
- E. ZHM SPECIAL USE None.

### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:17 p.m.

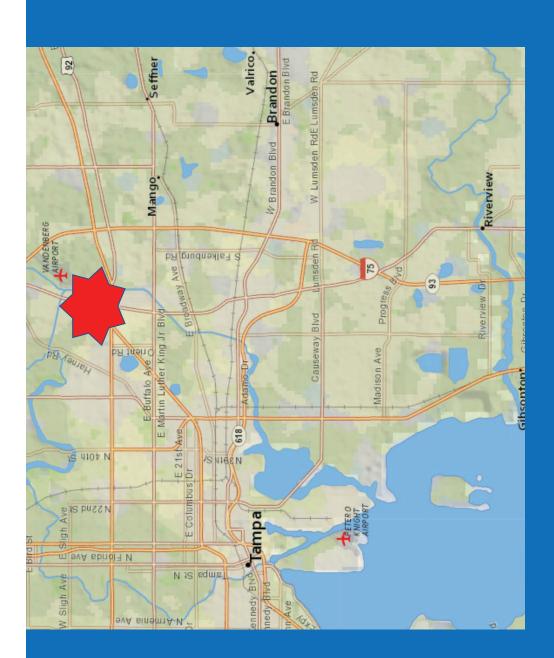
# RZ-PD 24-1202

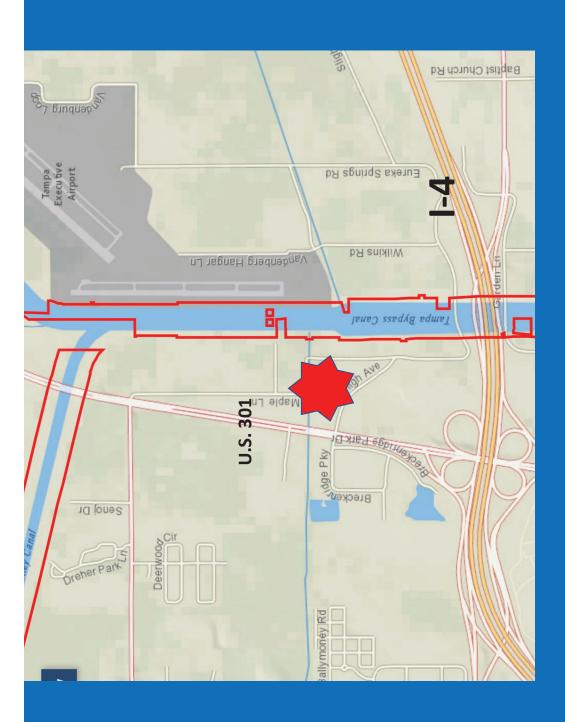
Plan. Comm. & DSD Supports. No Agency Objections. RZ 24-1202 Submitted by Todd Pressman 5-19-2025 ZHM Exhibit 1

# 2.97 acres. ISSUE: AS-1 to PD. In USA.

2 options; open storage of commercial and domestic vehicles and/or warehouse

## East Lake Orient Park

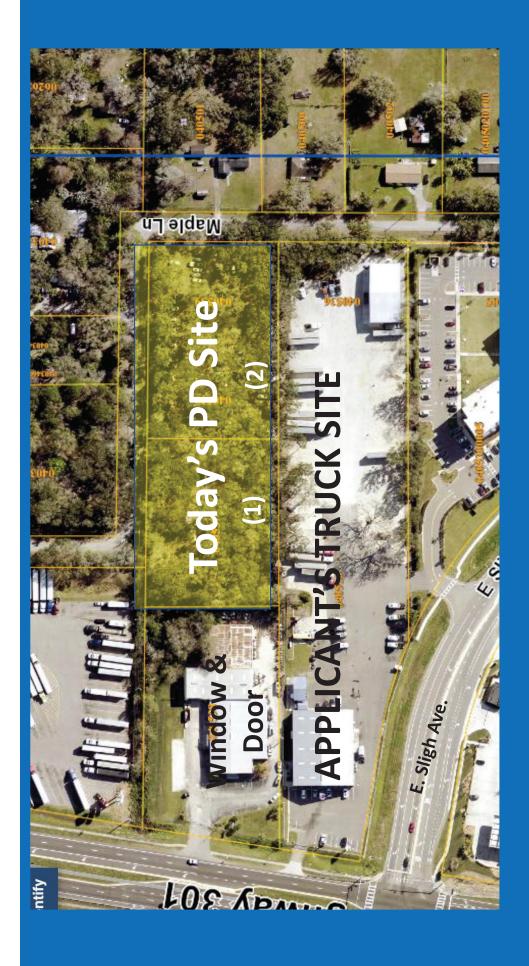


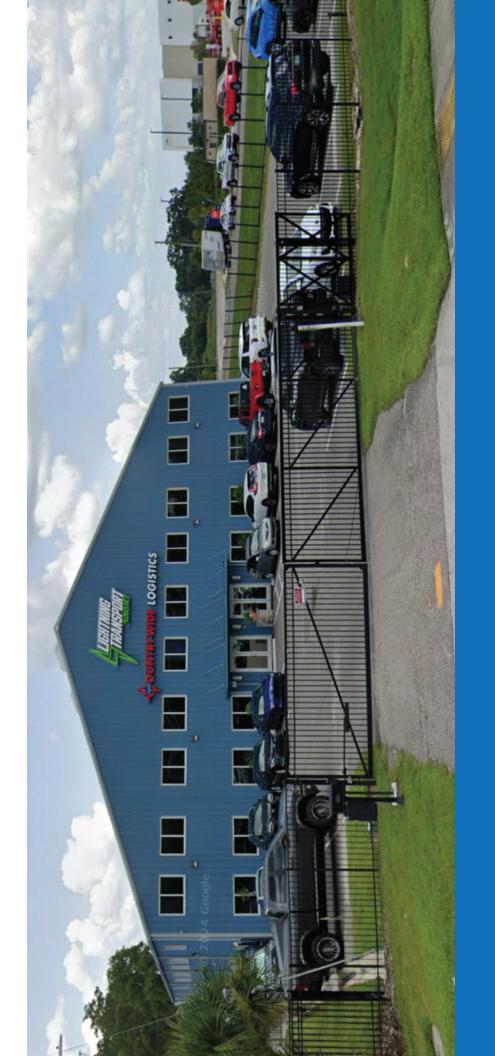


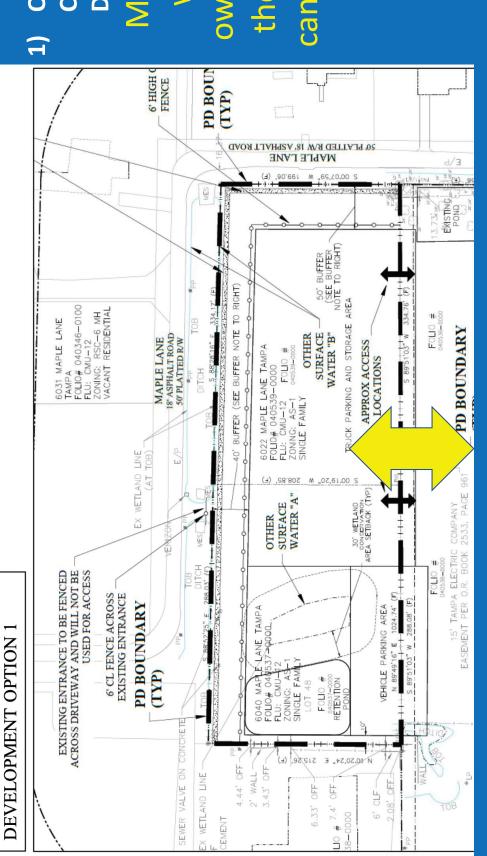


U.S 301, 32,500 Vehicles/day, 2020. Major arterial, truck path

# Vandenberg Airport lenes seed ya equiel 30 P. HIGHWAY 307







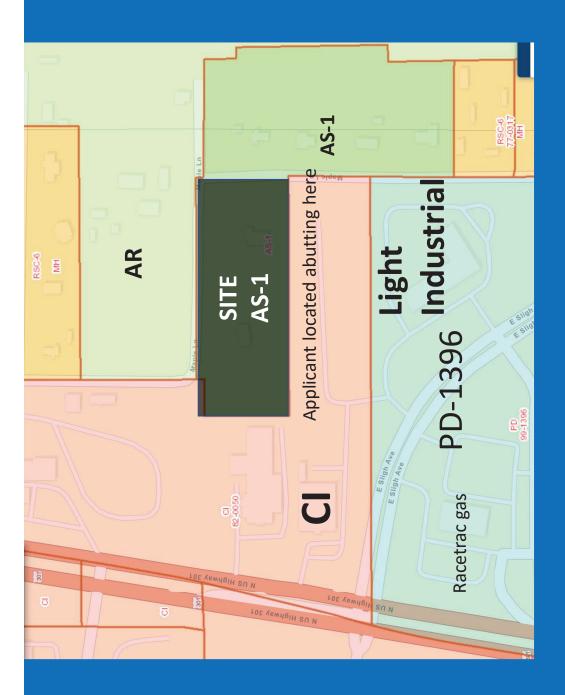
1) Open Storage
Commercial &
Domestic Vehicles
Must operate
with same
owner's use on
the South and
cannot be stand
alone

### PD I (TY S 00.03,28, M 188'08, (E) POND SC BUFFER - (SEE BUFFER - NOTE TO RIGHT) 40' BUFFER (SEE BUFFER NOTE TO RIGHT) 334,17" (F) SURFACE FOUD #WATER "B" OTHER FOLIO# 040346-0100 FLU: CMII-12 FLU: CMU-12 ZONING: RSC-6 MH VACANT RESIDENTIAL FOLIO # 6031 MAPLE LANE TRUCK PARKING, VEHICLE PARKING AND STORAGE AREA SF WAREHOUSE BUILDING 18' ASPHALT ROAD MAPLE LANE 50' PLATTED R/W 6022 MAPLE LANE TAMPA 5' WIDE SIDEWALK DITCH ARKING AND TAMPA FLU: CMU-12 ZONING: AS-1 SINGLE FAMILY EX WETLAND LINE (AT TOB) WATER "A" 30' WETLAND CONSERVATION AREA SETBACK (TYP) SURFACE OTHER 15' TAMPA ELECTRIC EASEMENT PER O.R. BOOK EXISTING ENTRANCE TO BE FENCED ACROSS DRIVEWAY AND WILL NOT BE USED FOR ACCESS 6' CL FENCE ACROSS EXISTING ENTRANCE **DEVELOPMENT OPTION 2** PD BOUNDARY ELANE TAMPA VEHICLE PARKING AREA (TYP) FLU: CMU-SINGLE FAMI FOLIO # 6040 MAP FOLIO# 04 ETENTION CONCRETE 44' OFF~ D LINE OFF-OFF.

2) Open storage of Comm. & domestic vehicles & Warehouse 21,000 SF with same owner's use on the South and cannot be stand alone



## Access only out to E. Sligh or Hwy. 301



## Maple Ln Naple Ln N US HIGHWAY 301

### FLU:

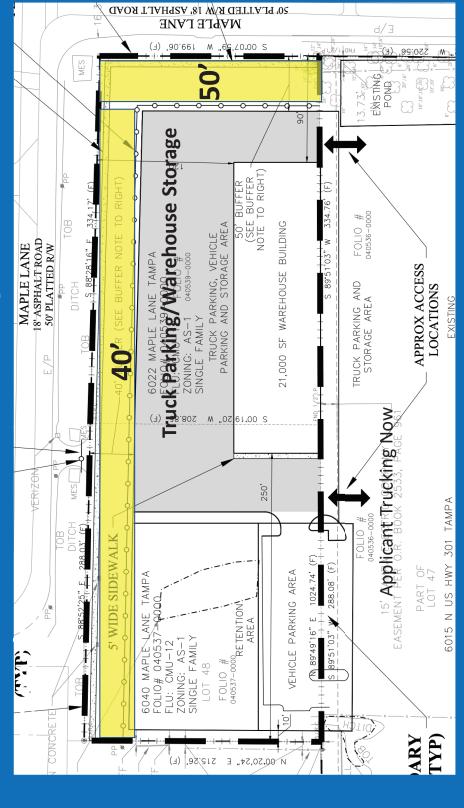
### **CMU-12**

Includes light industrial, community retail commercial

## PD 99-1396

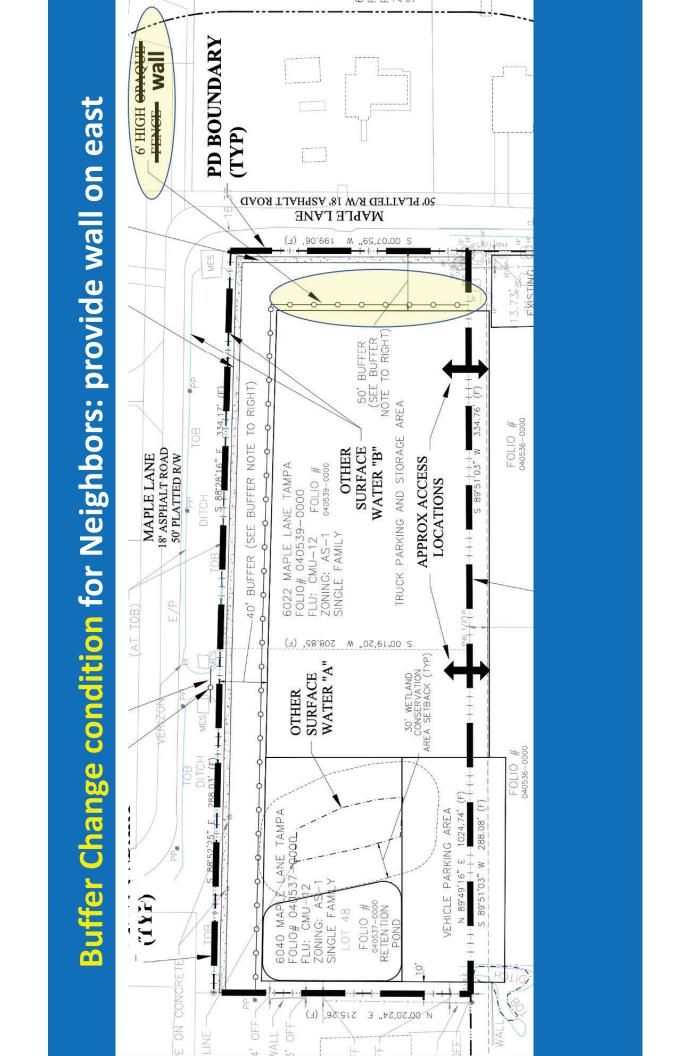


# 40' and 50' buffer with existing natural forest

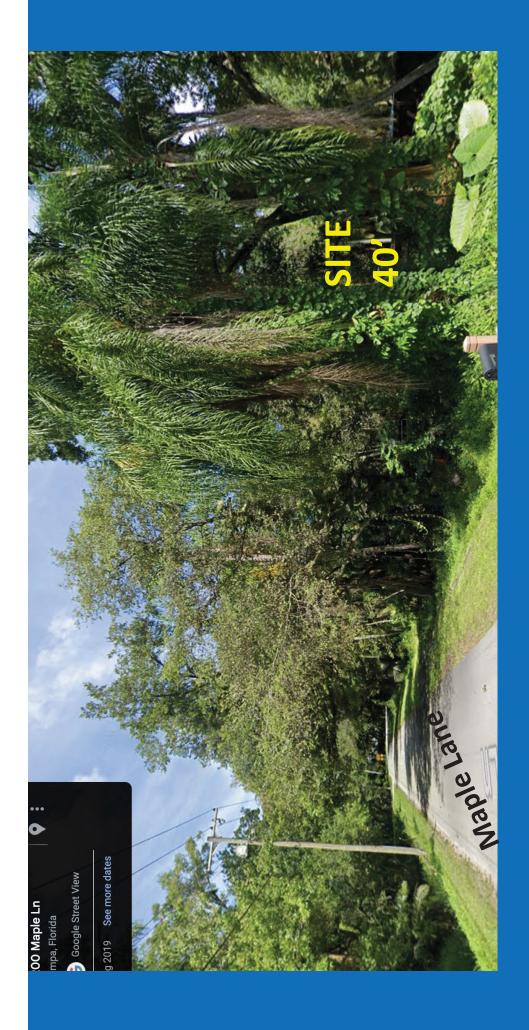


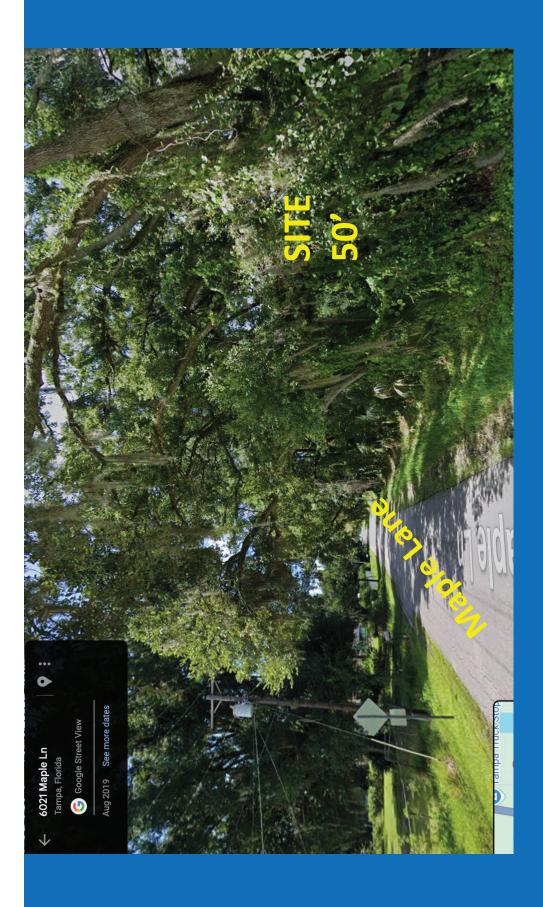
# Variation for better buffering...higher, wider & more dense:

- northern and eastern property line to allow a 6- foot-high wood or PVC fence
- - utilize existing vegetation, in lieu of Type C screening (masonry wall).
- If at the time of development, the existing vegetation does not meet LDC standards, it will be required to update the screening to meet code requirements.









### PD I (TY SO PLATTED R/W 18' ASPHALT ROAD (H) ,90.681 W "82'70'00 S POND SO' BUFFER (SEE BUFFER NOTE TO RIGHZ BUFFER NOTE TO RIGHT) . \$ 88'28'16" E 334,17' (F) Contraction of the second second OTHER SURFACE F□U□ #WATER "B" FOLIO# 040346-0100 FLU: CMU-12 ZONING: RSC-6 MH VACANT RESIDENTIAL FOLIO # 6031 MAPLE LANE KING, VEHICLE STORAGE AREA 21,000 SF WAREHOUSE BUILDING MAPLE LANE 18' ASPHALT ROAD 50' PLATTED R/W ANE TAMPA 5' WIDE SIDEWALK TRUCK PARKING AND STORAGE AREA DITCH EX WETLAND LINE (AT TOB) SURFACE WATER "A" 30' WETLAND CONSERVATION AREA SETBACK (TYP) 15' TAMPA ELECTRIC COMPANY OTHER EASEMENT PER O.R. BOOK 2533, EXISTING ENTRANCE TO BE FENCED ACROSS DRIVEWAY AND WILL NOT BE USED FOR ACCESS FOLIO N 89'49'16" E 1024.74' (F) 6' CL FENCE ACROSS EXISTING ENTRANCE **DEVELOPMENT OPTION 2** PD BOUNDARY VEHICLE PARKING AREA 6040 MAPLE LANE TAMPA FLU: CMU-12 ZONING: AS SINGLE FAM (TYP) LOT 48 FOLIO # 040537-0000 RETENTION LVE ON CONCRETE OFF ID LINE OFF

## Exceeding setback for warehouse building

Use is:

- Quiet

- Low trips

- Little infrastructure

- No access to residential streets

### D.S.D.:

proposed open storage or warehouse uses. The proposal offers enhanced buffers from residential properties and increased ...does not foresee any compatibility concerns with the building setbacks.

## Planning Commission

"The proposed use is compatible with the surrounding area as it is similar to the uses directly south of the site and therefore meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

The proposal does meet the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3, 16.5 and 16.10 that require new development to be compatible...the proposed setbacks and retention of the existing forestation will create a natural buffer to the singlefamily uses across Maple Lane.

...Does support the vision of the East Lake-Orient Park Community Plan".

## Planning Commission

professional site planning, buffering and screening techniques "FLUE Policy 16.2 states that gradual transitions of intensities development is proposed and approved, through the use of between different land uses shall be provided for as new and control of specific land uses".



PRESSMAN TODD

Re: Pressman: Wall On East side/24-1202 Hwy 301 and Maple Lane

To: William Womack, Cc: PRESSMAN TODD

12:20 PM

Details

William, please clarify the 6' masonry wall is for the east side of the project - the segment that runs North-South along Maple Lane & not along the North side of the project.

Thank you.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701

Cell. 727-804-1760 Fx. 1-800-977-1179

CAUTION: The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner

CONFIDENTIALITY NOTICE: this email communication and any attachments may contain confidential and privileged information for the use of the designated recipients - if you are not the intended recipient, you are hereby notified that you received this communication in error and that any review, disclosure, dissemination, distribution or copying of its contents is prohibited - if you have received this communication in error please destroy all copies of this communication and any attachments and contact the sender by reply by email or telephone at 727-894-1760.

On May 19, 2025, at 12:17 PM, William Womack < wwomack171@gmail.com > wrote:

RZ-pd-24-1202, Maple Lane.

I, along with neighbors, accept Mr Pressman's assurance of a wall to ameliorate our concerns for excessive light, noise, & general litter found at the junction of commercial & residential.

Will Womack Maple Lane

4 MESSAGES

12:32 PM

Found in Inbox - Google Mailbox



William Womack

Re: Pressman: Wall On East side/24-1202 Hwy 301 and Maple Lane

To: PRESSMAN TODD

To clarify, we as immediate residential neighbors, accept a six foot masonry wall on the east of applicant's property represented by Mr Pressman.

Will Womack Maple Lane

See More from Pressman Todd

GOVERNMENTAL AND PUBLIC AFFAIRS 200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701 727-804-1760, FX. (888) 977-1179 E-MAIL, TODD@PRESSMANINC.COM

### Folio # 40537.0000 & 40539.0000 24-1202/Narrative

The proposed zoning district is PD to allow Open Storage of Commercial Vehicles & passenger/domestic vehicles specific of the truck drivers on site (the cars are left as a truck is taken out) at 72,000 SF, mol and a warehouse as a plan option, at 21,0000 square feet, mol. The site has a very high FLU category of CMU-12. The property is adjacent to CI on the West and South, of which the South CI category is very deep into the area.

We are restricting the use and also providing extreme buffers with this application to ensure that the use is quiet with little activity as the proposed use being outdoor storage. Please see the restrictions, below. The use of exterior vehicle and materials storage is a common and widespread use in the immediate area both to the North and South and Southeast.

Utilities run along US 301. The site or project will meet all Service Area policies, the Comprehensive plan and minimum standards of the proposed zoning district. The project will meet the same capacity and general use of businesses in the immediate area as well as the zoning and comp plan category of the immediate area. There are no wetlands and 100% uplands.

### **Proposed Restrictions:**

- 1) The use is restricted to the outdoor storage of commercial & domestic (i.e. passenger vehicles) vehicles, commercial truck trailers & the loading or unloading of vehicles as needed as well as the warehouse use as one plan option.
- 2) A buffer of 40' will be applied all along the Northern property line and 50' along the East property line. Note, both of those property lines are abutting a public roadway. Existing forestation will remain, of which is much higher, denser and wider than required by code. In any area that does not meet code buffer and screening requirements, the code requirements will be provided.
- 3) The proposed use will only operate in conjunction with the south abutting property, of which is the same owner as this applicant and an easement is provided.

See the engineer's response to the DPRM Transportation narrative as well as here.

GOVERNMENTAL AND PUBLIC AFFAIRS 200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701 727-804-1760, FX. (888) 977-1179 E-MAIL, TODD@PRESSMANINC.COM

Pg 2/24-1202

### **Proposed Condition**

In response to citizen's concerns' we are proposing a condition that the east side of the project, that segment that runs North-South along the Maple Lane roadway, be a 6' wall versus a 6' fence.



GOVERNMENTAL AND PUBLIC AFFAIRS 200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701 727-804-1760, FX. (888) 977-1179 E-MAIL, TODD@PRESSMANINC.COM

### Transportation Infrastructure Serving the Site

The project's sole access is from the existing site to the south (Lightning Transport) which has an access to US Highway 301 North to the southwest. The Lightning Transport drive aisle to the south of the PD parcel provides access to this site and this site (Lightning) has an access connection to US Highway 301 North. US Highway 301 North is a 4-lane divided, 200-foot right-of-way, Principal Arterial Class 4 roadway maintained by the Florida Department of Transportation (FDOT

### External Connectivity

Cross access to the PD Site parcels is provided by way of two access connections to the existing drive aisle within the existing Lightning Transport site to the south. Cross-access easements will be procured between the two properties which are owned by the same entity.

The existing access to the north from Maple Lane is not proposed as an access connection for this proposed PD area. or connected to as part of this proposed PD. A 6' high Chain Link fence will close off this access with the property boundary. Also, a 40-wide buffer including landscaping (per County regulations) and a 6' high opaque fence is proposed along the entire north frontage adjacent to Maple Lane preventing access from Maple Lane.

See the estimated Trip generation Tables 1, 2 and 3 below (AM and PM Peak Hour) for the existing traffic and proposed PD plan traffic.

Existing Traffic for the south site abutting this PD Plan area is estimated per Table 1 and Table 2 below.

GOVERNMENTAL AND PUBLIC AFFAIRS 200 2ND AVENUE, SOUTH, #451, ST. PETERSBURG, FL. 33701 727-804-1760, FX. (888) 977-1179 E-MAIL, TODD@PRESSMANINC.COM

Table 1 estimates the existing traffic for the western portion of the existing site to the south which is comprised of an existing 12,765 sf Warehouse. Trip Generation based on the Institute of Transportation Engineers (ITE) Trip Generation Manual Land Use Code 030, 11<sup>th</sup> Edition. Average Daily Trips was Not Studied per ITE for this LUC but we have assumed the Average Daily Traffic as ten times (10x) the peak traffic (Minus the peak trips—90/10 rule) to estimate this Average Daily Traffic. In this case, this would be 25 AM peak trip x 10 = 250 trips minus the 25 AM peak trips = 225 Average Daily Trips.

TABLE 1: Trip Generation West side of Existing site to south of PD Plan Area

ITE Code	Land Use Type	GFA 12,765 sf	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trip Out	PM Peak-Hour Trips	PM Peak- Hour Trips Out
030	Intermodal Truck Terminal		225	12	13	12	12
	SUBTOTAL		225	12	13	12	12

Table 2 estimates the existing traffic for the east side of the existing site to the south of the PD plan area. This area is used for truck and vehicle storage and since ITE does not have any studies for this use, a comparable type of use would be Mini-Warehouse per ITE. Below is the Traffic Generation for Mini-Warehouse (LUC 151) from ITE, 11<sup>th</sup> Edition, September 2021, and we are using the 2.75 acre east portion of this existing south site at the maximum FAR at 0.50 (for CMU-12 Land Use) to yield the 60,000 sf potential miniwarehouse area to calculate the traffic in the ITE Trip Generation calculations below.

TABLE 2: Trip Generation East 2.75 acre side of Existing site to south of PD Plan Area

ITE Code	Land Use Type	Area (sf)	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trip	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
151	Mini-Warehouse	60,000	87	3	2	4	5
	SUBTOTAL	60,000	87	3	2	4	5

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Table 3 estimates the projected traffic for the proposed 2.97 acre PD Plan area. This area is proposed to be used for truck and vehicle storage and since ITE does not have any studies for this use, a comparable type of use would be Mini-Warehouse per ITE. Below is the Traffic Generation for Mini-Warehouse (LUC 151) from ITE, 11<sup>th</sup> Edition, September 2021, and we are using the 2.97 acre east portion of this existing south site at the maximum FAR at 0.50 (for CMU-12 Land Use) to yield the 64,690 sf potential miniwarehouse area to calculate the traffic in the ITE Trip Generation calculations below.

TABLE 3: Trip Generation for 2.97 acre PD Plan Area

ITE Code	Land Use Type	Area (sf)	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trip Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
151	Mini-Warehouse	64,690	94	4	2	5	5
	SUBTOTAL	64,690	94	4	2	5	5



### **Additional / Revised Information Sheet**

	Office Use Only	
Application Number: 24-1202	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter

project size the cover letter mu	•	nal information provided. If there is a change in ditionally, the second page of this form must be with this form.
24-1202 Application Number:	2     Applicant's Name:	nuff/pressman
Jai	red Follin	5.19.25 Date:
Application Type:  Planned Development (PD)	☐ Minor Modification/Personal Appeara	nce (PRS)   Standard Rezoning (RZ)
☐ Variance (VAR)	Development of Regional Impact (DRI)	☐ Major Modification (MM)
Special Use (SU)	Conditional Use (CU)	Other
Current Hearing Date (if application	5/19/25 able):	
Will this revision add land to the If "Yes" is checked on the above Will this revision remove land f	ult in a new hearing date as all reviews will I	with * on the last page.
Email this form alo	ong with all submittal items indicated zoningIntake-DSD@hcflgov.	
titled according to its contents	•	item should be submitted as a separate file ail with application number (including prefix)
For additional help and sub	mittal questions, please call (813) 277-163	3 or email ZoningIntake-DSD@hcflgov.net.
I certify that changes described will require an additional subm		en made to the submission. Any further changes
/		5.19.25
S	ignature	Date



### Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to <u>Chapter 119 Florida Statutes</u>, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact <u>Hillsborough County Development Services</u> to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> <u>Services</u> to obtain a release of exempt parcel information.

Are you see to Chapter		ed information submitted with your application pursuant
I hereby cor	nfirm that the material submitted with application _ Includes sensitive and/or protected information.	24-1202
	Type of information included and location	
X	Does not include sensitive and/or protected inform	
If an exemp	The second secon	determine if the applicant can be processed with the data
	from public view. Also, by signing this form I ackno blic information if not required by law to be protecte	whedge that any and all information in the submittal will ed.
Signature: _	(Must be signed by applicant or	authorized representative)
Intake Staff	Signature:	Date:



### Additional / Revised Information Sheet

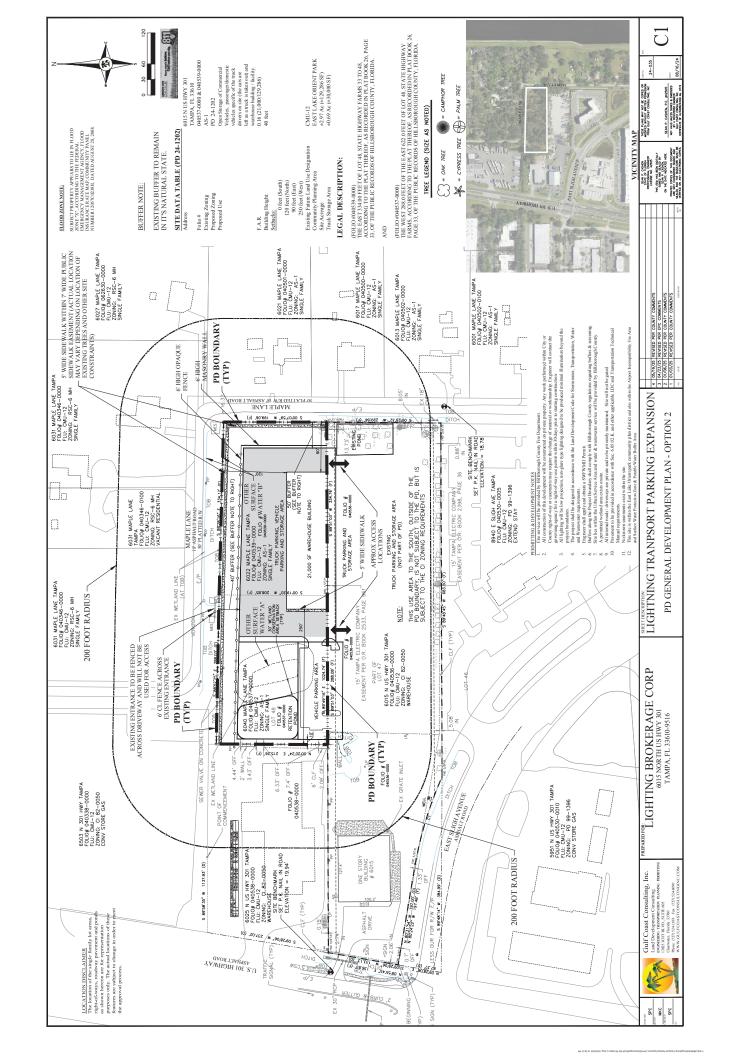
Please indicate below which revised/additional items are being submitted with this form.

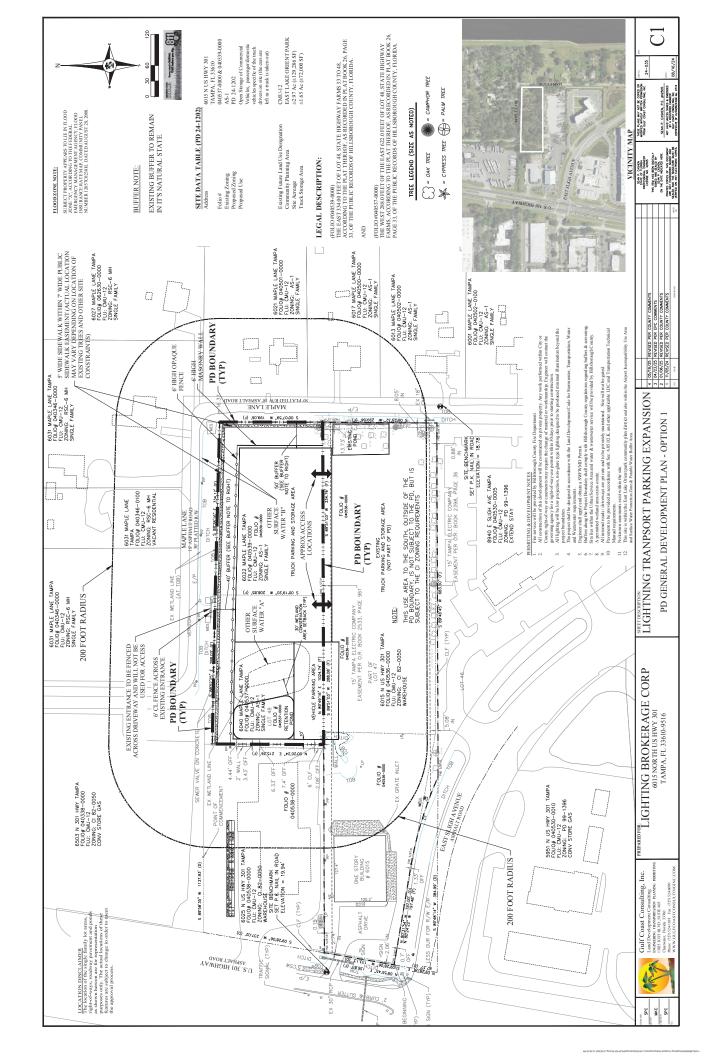
Incl	uded	Submittal Item
1	$\boxtimes$	Cover Letter*+ If adding or removing land from the project site, the final list of folios must be included
2		Revised Application Form*+
3		Copy of Current Deed* Must be provided for any new folio(s) being added
4		Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5		Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6		Property Information Sheet*+
7		Legal Description of the Subject Site*+
8		Close Proximity Property Owners List*+
9	$\boxtimes$	Site Plan*+ All changes on the site plan must be listed in detail in the Cover Letter.
10		Survey
11		Wet Zone Survey
12		General Development Plan
13	$\boxtimes$	Project Description/Written Statement
14		Design Exception and Administrative Variance requests/approvals
15		Variance Criteria Response
16		Copy of Code Enforcement or Building Violation
17		Transportation Analysis
18		Sign-off form
19	$\boxtimes$	Other Documents (please describe):
		Email support from neighbors

3 of 3 02/2022

<sup>\*</sup>Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

<sup>\*</sup>Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.





PRESSMAN AND ASSOC., INC.

PRESSMAN AND PUBLIC AFFAIRS

PRESSMAN AND PUBLIC AFFAIRS

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PRESSMAN AND PUBLIC AFFAIRS 727-804-1760, FX. (888) 977-1179 E-MAIL, TODD@PRESSMANINC.COM



### Folio # 40537.0000 & 40539.0000 24-1202/Narrative

The proposed zoning district is PD to allow Open Storage of Commercial Vehicles & passenger/domestic vehicles specific of the truck drivers on site (the cars are left as a truck is taken out) at 72,000 SF, mol and a warehouse as a plan option, at 21,0000 square feet, mol. The site has a very high FLU category of CMU-12. The property is adjacent to CI on the West and South, of which the South CI category is very deep into the area.

We are restricting the use and also providing extreme buffers with this application to ensure that the use is quiet with little activity as the proposed use being outdoor storage. Please see the restrictions, below. The use of exterior vehicle and materials storage is a common and widespread use in the immediate area both to the North and South and Southeast.

Utilities run along US 301. The site or project will meet all Service Area policies, the Comprehensive plan and minimum standards of the proposed zoning district. The project will meet the same capacity and general use of businesses in the immediate area as well as the zoning and comp plan category of the immediate area. There are no wetlands and 100% uplands.

### **Proposed Restrictions:**

- 1) The use is restricted to the outdoor storage of commercial & domestic (i.e. passenger vehicles) vehicles, commercial truck trailers & the loading or unloading of vehicles as needed as well as the warehouse use as one plan option.
- 2) A buffer of 40' will be applied all along the Northern property line and 50' along the East property line. Note, both of those property lines are abutting a public roadway. Existing forestation will remain, of which is much higher, denser and wider than required by code. In any area that does not meet code buffer and screening requirements, the code requirements will be provided.
- 3) The proposed use will only operate in conjunction with the south abutting property, of which is the same owner as this applicant and an easement is provided.

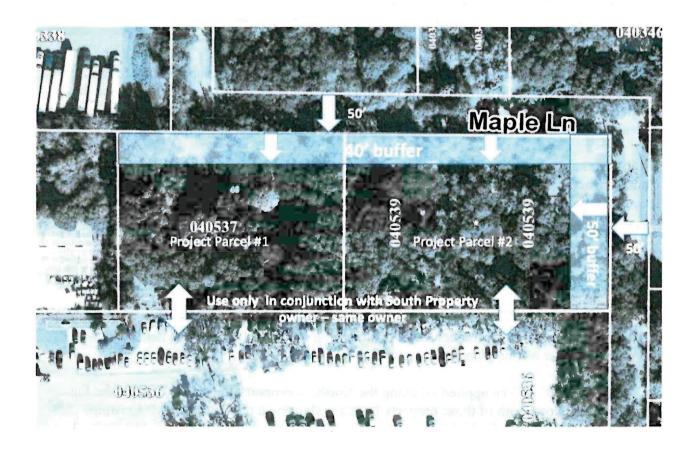
See the engineer's response to the DPRM Transportation narrative as well as here.

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Pg 2/24-1202

### **Proposed Condition**

In response to citizen's concerns' we are proposing a condition that the east side of the project, that segment that runs North-South along the Maple Lane roadway, be a 6' wall versus a 6' fence.



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### Transportation Infrastructure Serving the Site

The project's sole access is from the existing site to the south (Lightning Transport) which has an access to US Highway 301 North to the southwest. The Lightning Transport drive aisle to the south of the PD parcel provides access to this site and this site (Lightning) has an access connection to US Highway 301 North. US Highway 301 North is a 4-lane divided, 200-foot right-of-way, Principal Arterial Class 4 roadway maintained by the Florida Department of Transportation (FDOT

### **External Connectivity**

Cross access to the PD Site parcels is provided by way of two access connections to the existing drive aisle within the existing Lightning Transport site to the south. Cross-access easements will be procured between the two properties which are owned by the same entity.

The existing access to the north from Maple Lane is not proposed as an access connection for this proposed PD area. or connected to as part of this proposed PD. A 6' high Chain Link fence will close off this access with the property boundary. Also, a 40-wide buffer including landscaping (per County regulations) and a 6' high opaque fence is proposed along the entire north frontage adjacent to Maple Lane preventing access from Maple Lane.

See the estimated Trip generation Tables 1, 2 and 3 below (AM and PM Peak Hour) for the existing traffic and proposed PD plan traffic.

Existing Traffic for the south site abutting this PD Plan area is estimated per Table 1 and Table 2 below.

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151	Mini-Warehouse	64,690	94	4	2	5	5
	SUBTOTAL	64,690	94	4	2	5	5



Re: Pressman: Wall On East side/24-1202 Hwy 301 and Maple Lane

To: William Womack, Cc: PRESSMAN TODD

Details

William, please clarify the 6' masonry wall is for the east side of the project - the segment that runs North-South along Maple Lane & not along the North side of the project.

Thank you.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

CAUTION: The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner

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On May 19, 2025, at 12:17 PM, William Womack <wwwmack171@gmail.com> wrote:

RZ-pd-24-1202, Maple Lane.

I, along with neighbors, accept Mr Pressman's assurance of a wall to ameliorate our concerns for excessive light, noise, & general litter found at the junction of commercial & residential.

Will Womack Maple Lane

4 MESSAGES

Summary



William Womack

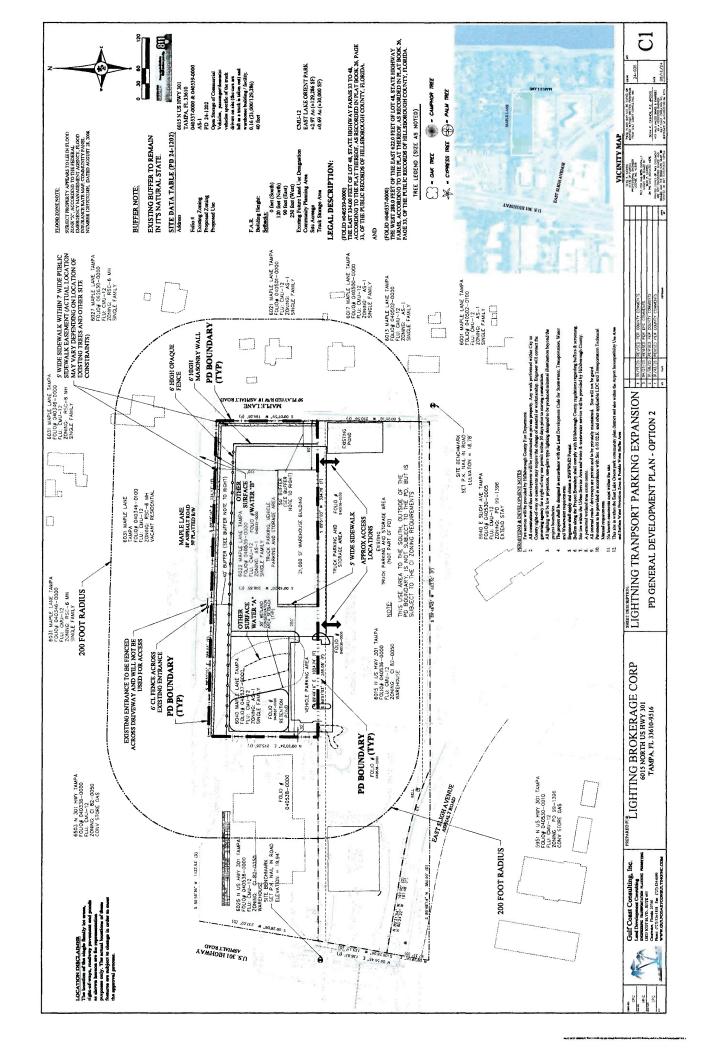
Re: Pressman: Wall On East side/24-1202 Hwy 301 and Maple Lane

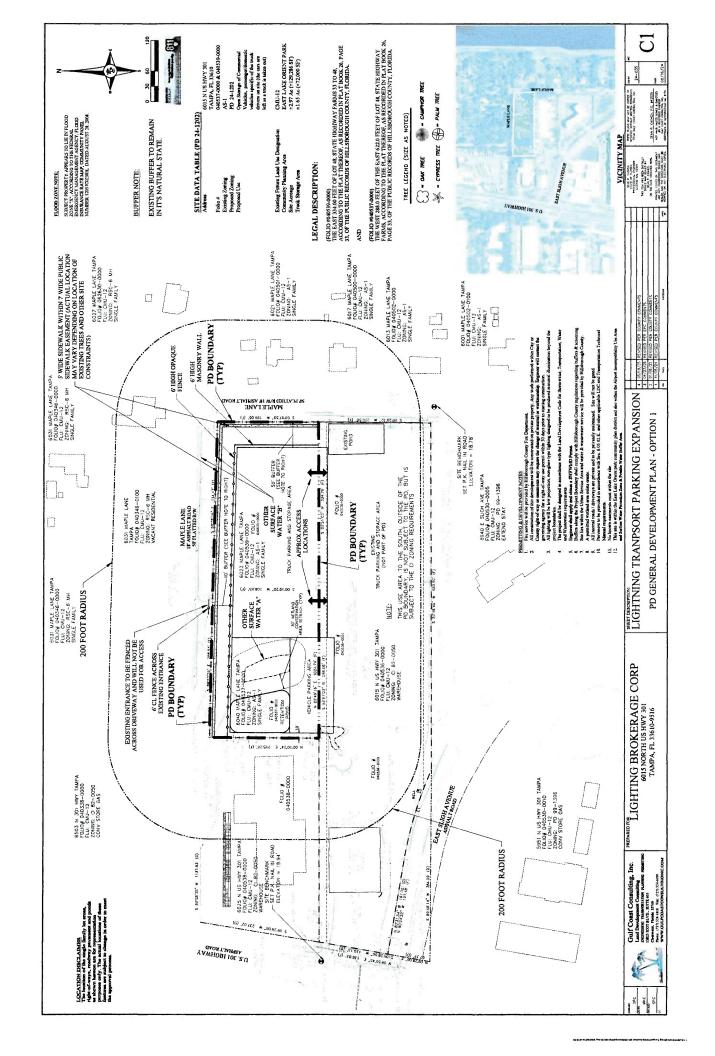
To: PRESSMAN TODD

To clarify, we as immediate residential neighbors, accept a six foot masonry wall on the east of applicant's property represented by Mr Pressman.

Will Womack Maple Lane

See More from Prosentary Todd





**Rezoning Application:** 

PD 24-1202

**Zoning Hearing Master Date:** 

May 19, 2025

**BOCC Land Use Meeting Date:** 

July 22, 2025



**Development Services Department** 

### 1.0 APPLICATION SUMMARY

Applicant:

Todd Pressman

FLU Category:

CMU-12

Service Area:

Urban

Site Acreage:

2.97 acres

Community

Plan Area:

East Lake/Orient Park

Overlay:

None



### Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow the option to permit open storage of commercial & domestic vehicles or the option to permit open storage and a 21,000 sf warehouse building/facility. Both options are required to operate in conjunction to the existing open storage to the south and not operate as a standalone use.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 24-1202
Typical General Use(s)	Single-Family Residential/Agricultural	Open Storage, warehousing
Acreage	3.17 acres	3.17 acres
Density/Intensity	1 DU per acre	Option 1 – N/A Option 2 - 21,000 sf (.15 FAR)
Mathematical Maximum*	3 dwelling units	Option 1 - N/A Option 2 - 21,000 sf

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD 24-1202
Lot Size / Lot Width	1 acre / 150'	NA
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	North: 40' Buffer, 6' fence plus existing vegetation East: 50' Buffer, <del>6' fence</del> <u>masonry wall</u> plus existing vegetation
Height	50'	40 feet

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

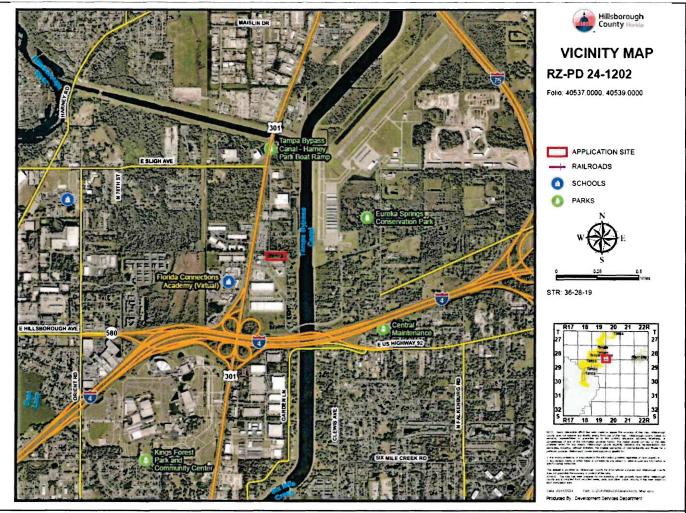
RZ 24-1202 Submitted by Jared Follin 5-19-2025 ZHM

APPLICATION NUMBER:	PD 24-1202	
ZHM HEARING DATE:	May 19, 2025	
BOCC LAND USE MEETING DATE:	July 22, 2025	Case Reviewer: Jared Follin

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



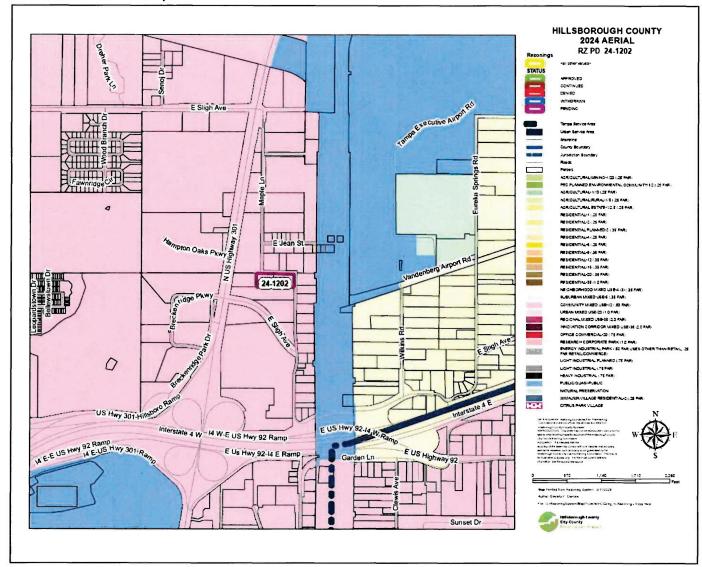
# **Context of Surrounding Area:**

The subject site is generally located at 6022 Maple Lane and will be associated with the property located at 6015 North 301 Highway. The property is within the Urban Service Area and within the East Lake/Orient Park Planned Area. Properties to the north and east, across Maple Lane, are zoned AS-1 and AR, and are developed with single-family homes. To the west, the adjacent properties are zoned CI and are developed with commercial uses. To the south lies an extended stay hotel. The area at large generally consists of intensive commercial, offices, and light industrial uses, which lie along Highway 301. Residential uses in the area lie to the east, towards the Tampa Bypass Canal.

APPLICATION NUMBER:	PD 24-1202	
ZHM HEARING DATE:	May 19, 2025	
BOCC LAND USE MEETING DATE:	July 22, 2025	Case Reviewer: Jared Follin

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.2 Future Land Use Map



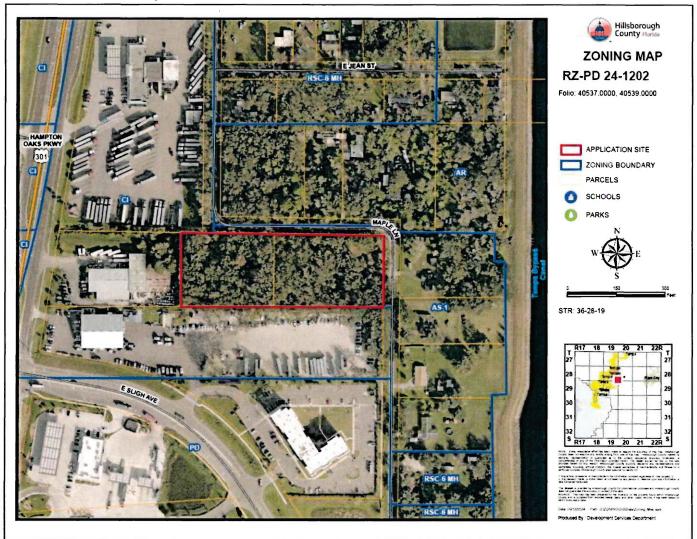
Subject Site Future Land Use Category:	Community Mixed Use- 12 (CMU-12)
Maximum Density/F.A.R.:	12.0 dwelling units per gross acre / 0.25 - 0.50 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed use.

May 19, 2025 July 22, 2025

Case Reviewer: Jared Follin

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map

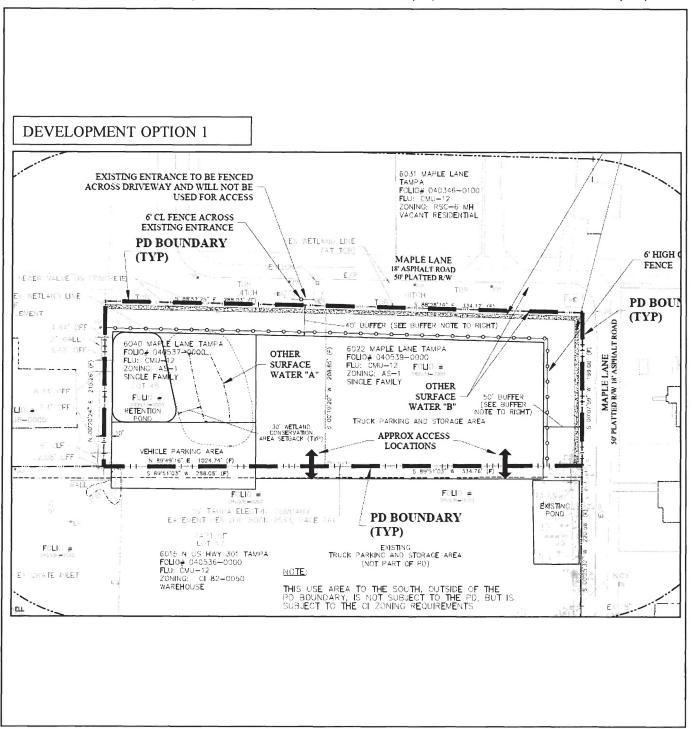


Adjacent Zonings and Uses					
Location:	Zoning: Maximum Density/F.A.R. Permitted by Zoning District:		ion: Zoning: Density/F.A.R. Permitted by Zoning Allowable Use:		Existing Use:
North	CI	.30 FAR	Intensive Commercial	Truck Stop	
North	AR		Agriculture, Single Family	Single-family Residential	
South	CI (82-0050)	.30 FAR	Intensive Commercial	Truck Terminal, Open Storage	
East	AS-1	1 DU per acre	Agriculture, Single-Family Conventional	Single-family Residential	
West	CI (82-0050)	.30 FAR	Intensive Commercial	Warehouse	

APPLICATION NUMBER:	PD 24-1202	
ZHM HEARING DATE:	May 19, 2025	
BOCC LAND USE MEETING DATE:	July 22, 2025	Case Reviewer: Jared Follin

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



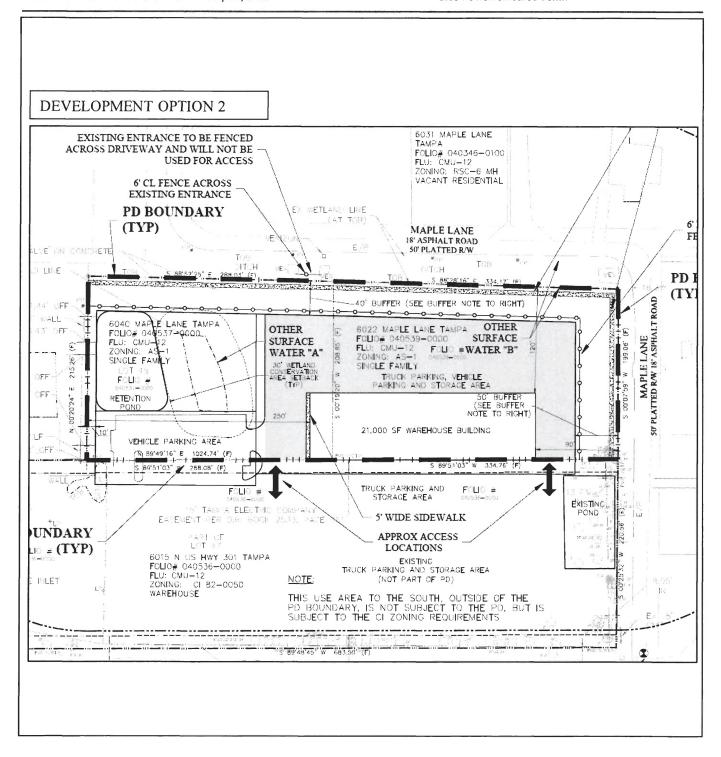
ZHM HEARING DATE:

May 19, 2025

BOCC LAND USE MEETING DATE:

July 22, 2025

Case Reviewer: Jared Follin



APPLICATION NUMBER: PD 24-1202 ZHM HEARING DATE: May 19, 2025 Case Reviewer: Jared Follin

BOCC LAND USE MEETING DATE:

July 22, 2025

# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Road Name	Road Name	Road Name	
Sligh Ave.	FDOT Collector - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>☐ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other TBD (FDOT)</li> </ul>	
US 301	FDOT Principal Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>☐ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other TBD (FDOT)</li> </ul>	

<b>Project Trip Generat</b>	ion		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	100	28	32
Difference (+/1)	(+) 82	(+) 27	(+) 30

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance	e ⊠Not applicable for this	request	
Road Name/Nature of Request	Туре	Finding	
Notes:			

APPLICATION NUMBER:	PD 24-1202	
ZHM HEARING DATE:	May 19, 2025	
BOCC LAND USE MEETING DATE:	July 22, 2025	Case Reviewer: Jared Follin

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Faving and Duck ation Commission	⊠ Yes	☐ Yes	X Yes	
Environmental Protection Commission	□No	⊠ No	□ No	Wetlands present
Natural Resources	⊠ Yes □ No	│ □ Yes │ ⊠ No	⊠ Yes	
	☐ NO ☐ Yes	□ Yes	☐ No☐ Yes☐	
Conservation & Environ. Lands Mgmt.	□ No	⊠ No	⊠ No	
Check if Applicable:		Vater Wellfield Pro	tection Area	
		t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land		ligh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property	,	
☑ Surface Water Resource Protection Area				IL), Airport Incompatible
	Use Area (Schools and Landfills), TEA Influence Area  Comments Conditions Additiona			ce Area Additional
Public Facilities:	Received	Objections	Requested	Information/Comments
Transportation	⊠ Yes	☐ Yes	☐ Yes	
☐ Design Exc./Adm. Variance Requested	□ No	□ res □ No	□ No	See Staff Report
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	⊠ Yes			
□Urban 🛛 City of Tampa	□ No	☐ Yes	☐ Yes	
☐Rural ☐ City of Temple Terrace	LI NO	⊠ No	⊠ No	
Hillsborough County School Board	☐ Yes	□Yes	☐ Yes	
Adequate $\square$ K-5 $\square$ 6-8 $\square$ 9-12 $\boxtimes$ N/A	⊠ No	□ res □ No	□ res □ No	
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A		ZNO		
Impact/Mobility Fees				
Warehouse (Per 1,000 sf)	-	Mini-warehouse		
(Per 1,000 st)   Mobility: \$1,337	(Per 1,000 sf) Mobility: \$725	:		
Fire: \$34	Fire: \$32	•		
Urban Mobility, Northeast Fire – outdoor ope	•	– if commercial st	orage (RVs, Bo	pats,
etc.) can be subject to the mini-warehouse r	ate for are to b	oe utilized.		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent	□Yes	
☐ Locational Criteria Waiver Requested	□No	□ Consistent	⊠ No	
☐ Minimum Density Met				

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#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

# 5.1 Compatibility

This is a request to rezone a 2.97-acre tract from AS-1 to a Planned Development with two development options, to allow open storage as option one and warehousing, with or without distribution with accessory open storage as option two. The development is proposed to be an extension of the existing accessory open storage existing on the property to the south. It will be required that the development operate with the existing use to the south and will not be permitted to be a standalone use.

The property is located along Maple Lane (Local Road) and is across from AR and AS-1 containing single-family homes. The applicant has applied for a variation to the screening along the northern and eastern property line to allow a 6-foot-high wood or PVC fence and utilize existing vegetation, in lieu of Type C screening (masonry wall). Type C screening will be implemented along the eastern boundary along Maple Lane. If at the time of development, the existing vegetation does not meet LDC standards, it will be required to update the screening to meet code requirements.

To supplement the variation request, the applicant is proposing enhanced buffers to the north and east boundaries to 40 feet and 50 feet, respectively. To further protect nearby residential properties, the proposed warehouse, associated with Option 2, will be setback 120 feet from the northern boundary line and 90 feet from the east property line. Properties to the west and south are zoned CI, Commercial Intensive.

Development Services does not foresee any compatibility concerns with the proposed open storage or warehouse uses. The proposal offers enhanced buffers from residential properties and increased building setbacks.

#### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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#### 6.0 PROPOSED CONDITIONS

### **Requirements Prior to Certification:**

- 1. Prior to PD site plan Certification, the developer shall revise the site plan to:
  - a. Modify the label ready "6' CL Fence Across Existing Entrance" to instead read "Access to be Removed or Restricted See Conditions of Approval

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 28<sup>th</sup>, 2025.

- 1. Development shall be limited to the following uses:
  - a. Option 1: Open Storage of commercial vehicles, passenger/domestic vehicles
  - b. Option 2: Open Storage of commercial vehicles, passenger/domestic vehicles; and a 21,000 square foot warehousing building/facility.

Development shall not be a standalone use and may only be operated as accessory to the development to the south, identified under property folio# 40536.0000.

- 2. For Option 1, the truck parking and storage areas shall have a minimum setback of 40 feet from the northern PD boundary and a minimum 50-foot setback from the eastern PD boundary.
  - a. The project shall provide a 40-foot-wide buffer along the northern PD boundary and a 50-foot-wide buffer along the eastern PD boundary. Within these buffers, Type C screening shall be provided unless otherwise noted; however, in lieu of 6-foot-high masonry wall, a 6-foot height, solid wood fence or PVC fence shall be permitted along the northern boundary. No buffering and screening shall be required along the southern and western PD boundaries
- 3. For Option 2, development standards are as follows:

Warehouse minimum front yard (north) – 120 feet Warehouse minimum front yard (east) – 90 feet Warehouse minimum side yard (south) – 0 feet Warehouse minimum rear yard (West) – 250 feet Maximum floor area ratio – 0.16 Warehouse maximum Height – 40 feet

- a. The truck parking and storage area shall have a minimum buffer width of 40 feet from the northern PD boundary and a minimum 50-foot-wide from the eastern boundary. Within these buffers, a 6-foot-high, solid wood or PVC fence shall be provided. No buffering and screening shall be required along the southern and western PD boundaries.
- 4. Notwithstanding anything herein these conditions or on the PD site plan to the contrary:
  - a. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
  - b. Sidewalks shall be provided in accordance with LDC Sec. 6.02.08 and Sec. 6.03.02; and
  - c. External sidewalks shall be spaced from the closest edge of the travel land in accordance with Transportation Technical Manual (TTM) requirements. Where sidewalks are required to be placed within the subject site, an easement for public access and maintenance purposes shall be provided in

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accordance with LDC Sec. 6.03.02.D.

- 5. No vehicular access (other than gated emergency access which may be required by the Fire Marshal (at the time of site/construction plan approval) shall be permitted to Maple Ln. Sole project access shall occur to either E. Slight Ave. and/or US 301, through adjacent folio 040536.0000, consistent with the easement provided by the applicant and in accordance with the rules and regulations of the Florida Department of Transportation (FDOT) which manages those facilities.
- 6. The developer shall be responsible for obtaining the necessary rights to construct pedestrian and vehicular access facilities (in accordance with applicable minimum FDOT and Transportation Technical Manual requirements) between the roadway(s) from which the project takes access and the access connections serving the subject PD. A lack of vehicular and pedestrian facilities meeting applicable minimum requirements, or the applicant's inability to construct within the adjacent parcel those minimum facilities required to serve the project, shall render the project unconstructible.
- 7. The applicant shall remove the existing project access connection to Maple Ln. and restore the ditch. Notwithstanding the above, in the event the Fire Marshall requires gated emergency access to serve the project, the existing access shall be modified such that it meets minimum emergency access width/design requirements. In such case the access shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.
- 8. Construction access to the site shall be restricted to those non-emergency vehicular connections specified in Condition 5, above. The developer shall include a note regarding same on each site/construction plan submittal.
- 9. Prior to site/construction approval, the developer shall record in the Official Records of Hillsborough County the vehicular and pedestrian access easement referenced in Condition 5, above. Such easement shall be shown and labeled on future construction plan submittals.
- 10. 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.
- 11. 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.
- 12. 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).
- 13. 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.
- 14. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may

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be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.

- 15. 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.
- 16. 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.
- 17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 18. 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.

J. Brian Grady

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.

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# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

PD Variations to buffering and screening (Option 1): Principal use of a site for open storage requires buffering of the entire site as a Group 6 use.

- 1. North: 30-foot-wide buffer with Type C screening required. The applicant proposes to enhance the buffer to 40 feet. Type C screening will be provided, except the masonry wall is to be replaced by a wood or PVC fence.
- 2. East: 30-foot-wide buffer with Type C screening required. The applicant proposed to enhance the buffer to 50 feet. Type C screening to be provided, will be provided, except the masonry wall is to be replaced by a wood or PVC fence.

PD Variations to buffering and screening (Option 2): Accessory use of a site for open storage requires screening when in view of a street.

1. Screening provided along Maple Lane (North/south segment) to provide the required screening at least 100 feet in the site from the street line. The applicant proposes to provide screening only along the street frontage.

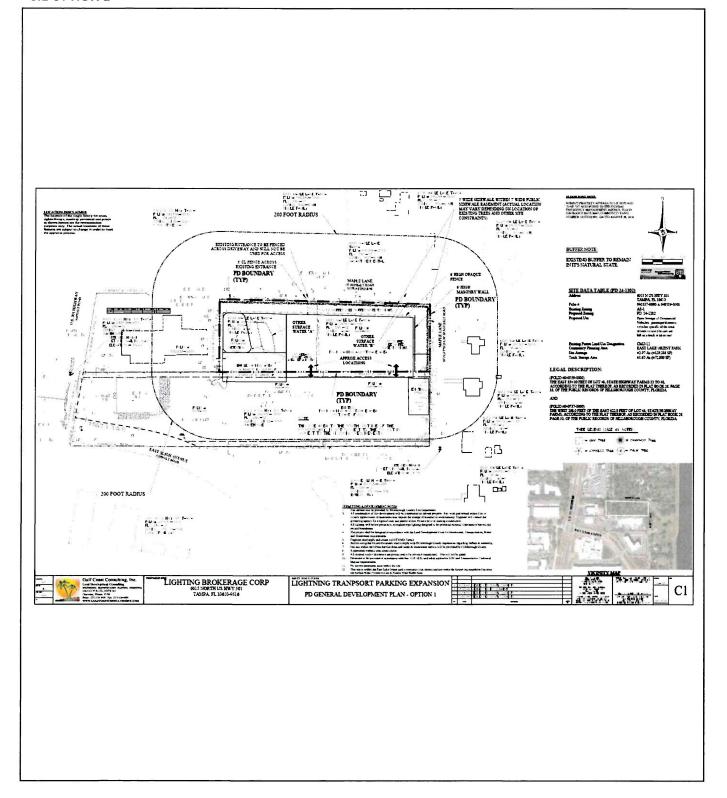
APPLICATION NUMBER:	PD 24-1202	

ZHM HEARING DATE: BOCC LAND USE MEETING DATE: May 19, 2025 July 22, 2025

Case Reviewer: Jared Follin

# 8.0 PROPOSED SITE PLAN (FULL)

# **8.1 OPTION 1**



ZHM HEARING DATE:

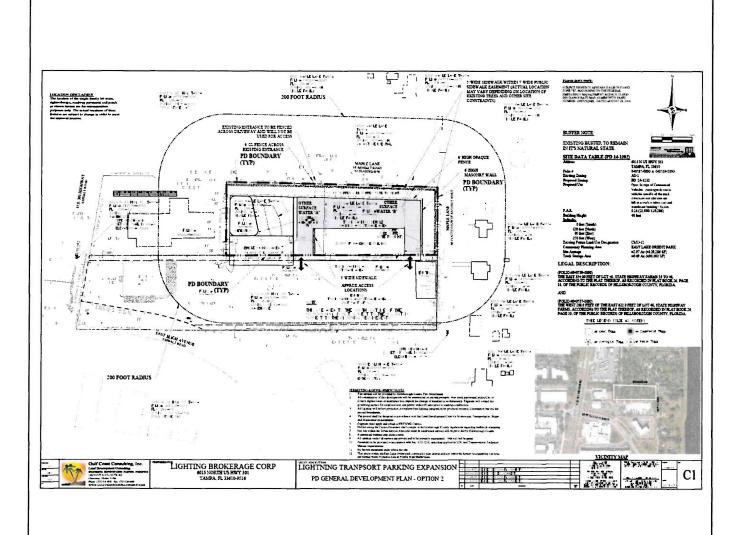
May 19, 2025 July 22, 2025

BOCC LAND USE MEETING DATE:

Case Reviewer: Jared Follin

# 8.0 PROPOSED SITE PLAN (FULL)

#### **8.2 OPTION 2**



APPLICATION NUMBER: PD 24-1202

ZHM HEARING DATE: May 19, 2025

BOCC LAND USE MEETING DATE: July 22, 2025 Case Reviewer: Jared Follin

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

# AGENCY REVIEW COMMENT SHEET

TO: ZC	NING TECHNICIAN, Development Services Department	DATE: 05/07/2025
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLANN	NING AREA: ELOP	PETITION NO: PD 24-1202
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed or attached condi-	itions.
	This agency objects, based on the listed or attached grounds.	

# **CONDITIONS OF APPROVAL**

- 1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary:
  - a. Bicycle and pedestrian access may be permitted anywhere along the PD boundaries;
  - b. Sidewalks shall be provided in accordance with LDC Sec. 6.02.08 and Sec. 6.03.02.; and,
  - c. External sidewalks shall be spaced from the closest edge of the travel lane in accordance with Transportation Technical Manual (TTM) requirements. Where sidewalks are required to be placed within the subject site, an easement for public access and maintenance purposes shall be provided in accordance with LDC Sec. 6.03.02.D.
- 2. No vehicular access (other than gated emergency access which may be required by the Fire Marshall at the time of site/construction plan approval) shall be permitted to Maple Ln. Sole project access shall occur to either E. Sligh Ave. and/or US 301, through adjacent folio 040536.0000, consistent with the easement provided by the applicant and in accordance with the rules and regulations of the Florida Department of Transportation (FDOT) which manages those facilities.
- 3. The developer shall be responsible for obtaining the necessary rights to construct pedestrian and vehicular access facilities (in accordance with applicable minimum FDOT and Transportation Technical Manual requirements) between the roadway(s) from which the project takes access and the access connections serving the subject PD. A lack of vehicular and pedestrian facilities meeting applicable minimum requirements, or the applicant's inability to construct within the adjacent parcel those minimum facilities required to serve the project, shall render the project unconstructible.
- 4. The applicant shall remove the existing project access connection to Maple Ln. and restore the ditch. Notwithstanding the above, in the event the Fire Marshall requires gated emergency access to serve the project, the existing access shall be modified such that it meets minimum emergency access width/design requirements. In such case the access shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marhsall.
- 5. Construction access to the site shall be restricted to those non-emergency vehicular connections specified in condition 2, above. The developer shall include a note regarding same on each site/construction plan submittal.

6. Prior to site/construction plan approval, the developer shall record in the Official Records of Hillsborough County the vehicular and pedestrian access easement referenced in condition 2, above. Such easement shall be shown and labeled on future construction plan submittals.

#### Other Conditions

- Prior to PD site plan Certification, the developer shall revise the site plan to:
  - o Modify the label reading "6' CL Fence Across Existing Entrance" to instead read "Access to be Removed or Restricted See Conditions of Approval".

#### PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone two parcels, totaling +/- 2.97 ac., from Agricultural Single-family - 1 (AS-1) to Planned Development (PD). The applicant is proposing a 21,000 s.f. Warehouse Building and +/- 0.91 ac. of open storage uses.

The applicant did not provide the required trip generation and site access analysis in accordance with the Development Review Procedures Manual (DRPM). No objections or other comments have been received by FDOT as of the date this report was written. Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's (ITE) <u>Trip Generation</u> Manual, 11th Edition, except as otherwise noted.

Staff notes that the calculations shown below are consistent with the County's methodology for calculating trip generation for open storage uses. Specifically, the acreage of the open storage area is converted into an equivalent square-footage by taking the acreage and applying the maximum FAR to the underlying future land use (in this case 0.50 FAR allowed pursuant to the CMU-12 designation). This square-footage is then analyzed as mini-warehouse (LUC 151).

**Existing Zoning:** 

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
Land Ose/Size	Way Volume	AM	PM
AS-1, 2 Single-Family Detached Dwelling Units (ITE LUC 210)	18	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
Land Ose/Size	Way Volume	AM	PM
PD, 21,000 Warehouse Uses (LUC 150)	72	26	29
PD, +/91 ac. Open Storage Uses (19,820 s.f. LUC 151 equivalent trips)	28	2	3
Subtotal:	100	28	32

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Net Peak Hour Trips	
Land Ose/Size	Way Volume		PM
Difference	(+) 82	(+) 27	(+) 30

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Sligh Ave. is a 2-lane, divided, collector roadway, owned and maintained by the Florida Department of Transportation (FDOT), and characterized by +/- 11-foot-wide travel lanes in average condition. There are +/- 5 to 6-foot-wide sidewalks along portions of both sides of the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

US 301 is a 4-lane, divided, principal arterial roadway, owned and maintained by the Florida Department of Transportation (FDOT), and characterized by +/- 11-foot-wide travel lanes in average condition. There are +/- 5-foot-wide sidewalks along both sides of the roadway in the vicinity of the proposed project. There are +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

# SITE ACCESS

Access/cross-access is proposed through adjacent folio 40536.0000, with no access to Maple Ln. permitted. While the property is under the same ownership today, because it is not located within the same Planned Development (PD) zoning district, staff has ability to place zoning conditions which control site improvements within the that folio, nor does staff have the ability to prevent the other parcel from being sold to a different owner from the lands within the subject PD. The applicant has provided an easement which provides access, but staff notes that the infrastructure through that site to the subject PD has not yet been constructed, nor has the easement been recorded in the Official Records of Hillsborough County. As such, staff has proposed a series of conditions which will require the developer of this PD (which may or may not be the same owner in the future) to record the provided access easement within public records, as well as construct (or otherwise cause to be constructed) the necessary vehicular and pedestrian infrastructure within the adjacent PD as necessary to serve the subject site).

If the site is sold and the new owner does not have the necessary easements/agreements in place which allows it to construct the necessary infrastructure or does not record the easement, the project would be unconstructible, and the owner would need to go through the zoning modification process so that various aspects of the project can be reconsidered, including alternative access, whether the existing approved land uses and proposed intensities remain appropriate in light of the proposed access changes, and/or what other site plan changes, site access and/or substandard roadway improvements, etc. may be needed.

The project has an existing access connection to Maple Ln. which the applicant is proposing to fence off rather than remove. Staff reviewed this with the County Engineer who does not support such proposal. Staff notes that discontinued access connections are required to be removed and ditches restored, which helps avoid unnecessary and costly ditch maintenance and the removes a pipe which has the possibility of clogging and flooding surrounding areas during storm events. Staff also notes that "phantom driveways" can also confuse drivers, and lead to people trying to turn in where a driveway does not exist. Staff has proposed a condition which allows this connection to remain if necessary as a gated emergency access, otherwise the connection shall be removed.

# **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Sligh Ave.	US 301	Eureka Springs	D	С
US 301	I-4	Sligh Ave.	D	C
US 301	Sligh Ave.	Harney Rd.	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

# **Transportation Comment Sheet**

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

Adjoining Roadway	Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements	
Sligh Ave.	FDOT Collector - Urban	2 Lanes □Substandard Road □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>☑ Other – TBD (FDOT)</li> </ul>	
US 301	FDOT Principal Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>☑ Other - TBD (FDOT)</li> </ul>	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generati	on Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	100	28	32
Difference (+/-)	(+) 82	(+) 27	(+) 30

<sup>\*</sup>Trips reported are based on gross external trips unless otherwise noted.

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

Road Name/Nature of Request	Туре	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.

# **Transportation Comment Sheet**

4.0 Additional Site Information & Agency Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	⊠ Yes □ No	

# PARTY OF RECORD

# Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Thursday, March 13, 2025 3:07 PM

To: Hearings

**Subject:** BOCC Contact Form - Zoning Application Comment (RZ-PD 24-1202). Please add to

hearing record.



# Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/13/25 3:07 PM

Your Commissioner(s)			
Please select the Commissioner(s) you wish to contact (required)::	2   Commissioner Ken Hagan (District 2)		
Your Information			
Your Name::	William Womack		
Address:	5821 Maple Ln Tampa, FL 33610		
Your Phone Number::	(813) 368-9891		
Your Email Address::	wwomack171@gmail.com		
Your Message			
Your Subject (required)::	Public zoning Hearing App No; RZ-PD 24-1202		
Your Message (required)::	Re: Public zoning Hearing App No: RZ-PD 24-1202  March 10, 2025		

# Commissioner Hagan & staff:

I was instructed by your staff to email my objection to the rezoning of RZ PD 24-1202 as the phone number on the public signage failed to connect us neighboring stakeholders to a human or any helpful entity despite several attempts.

I live across the street (Maple Lane) from the applicant property. I ask you reject this application at this moment for these reasons:

Correct Zoning: Is the current "re-zone" categorization even accurate & correct? I was told they are endeavoring to change the zoning to "storage". What does that even mean? Storage of what? Need I remind you, we are a longstanding, pastoral rural neighborhood, adjacent a small airport, a hotel (regrettably), and a terribly important body of water for this regions supply.

Repair Facility: Hold that answer. I am of the studied opinion this applicant is actually operating an auto body and repair shop for big diesel trucks not storage. Photos & videos available on request.

Wall: Whether an auto shop or "storage", we neighbors are requesting a WALL. Frankly, a wall should be compulsory anytime commercial zoning abuts residential quietude anyway. For that reason, repair shop, storage, or some combo of both, we neighbors are requesting a WALL. My home was built in the 1940's. 85, nearly 100 years old. In all that time I can't believe drug paraphernalia collection was part of the weekly moving and gardening checklist. It is now our reality adjacent the newest commercial warehouse complex and hotel have brought in ner'do wells and homeless encampments into pastoral rural fabric. Please put an end to unwanted debris migrating from the property from which it originated. We believe a wall will go a great way into helping. It too will diminish light pollution. Especially by way of vehicle lights that common LANDSCAPE BUFFERING WILL NEVER! It too will help with the regular (several times an hour) of a train like whoosh of air projecting from presumably from an air compressor within the mechanical shop.

Traffic: Maple Lane in front of my house (and other areas) is 14 feet wide! Public Works refuses to paint lines on the road, despite daily near head-on collisions. I don't reckon they can? A center line would only yield 7 foot lanes!! Further, COVID transplants and

	North County /Pasco commuters are now being routed through Maple Lane due to mapping apps. I know because our road is eroding. I've spoken to motorists and truck drivers jack-knifed at the "S-curve" in front of the applicant's property. This, despite the "No Thru Truck" signs in place effectively removing access for first responders, I have this on video too!! Can we be mindful of pollution in your decision? Light pollution, noise pollution. Hazardous material pollution and added traffic difficulties?
	Thank you so very much for all you do!
	Will Womack
	5821 Maple Ln Tampa, FL 33610
	Tampa, 1 2 000 10
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 24-1202

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038