

Rezoning Application: PD 21-1321
Zoning Hearing Master Date: August 15, 2022
BOCC Land Use Meeting Date: October 11, 2022



1.0 APPLICATION SUMMARY

Applicant: Hung T. Mai, P.E. (H.T. MAI, Inc.)
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 2.93 AC +/-
Community Plan Area: Greater Palm River
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is ASC-1 (Agricultural, Single Family Conventional) which permits agricultural and single family uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow open storage for trucks and commercial vehicles uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current ASC-1 Zoning	Proposed PD Zoning
Uses	Agricultural Single Family Conventional Zoning District uses	Open Storage for Commercial Vehicles and Trucks
Mathematical Maximums *	1 DU/AC	2,500 square feet (0.02 FAR)

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current ASC-1 Zoning	Proposed PD Zoning
Density / Intensity	The parcel is currently vacant. Under the existing ASC-1 zoning district a maximum density of 2 DU/A is allowable.	Under the proposed PD 21-1321, a maximum of 2,500 (0.02 FAR) square footage is allowable.
Lot Size / Lot Width	43,560 sf / 150'	20,000 sf / 100'
Setbacks/Buffering and Screening	50' Front and Rear, 15' Sides	Front: 30' West: 20' East: 20' setbacks and 30-foot buffer, Type B screening South: 10'

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Case Reviewer: Tania C. Chapela

Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	20 feet Max.
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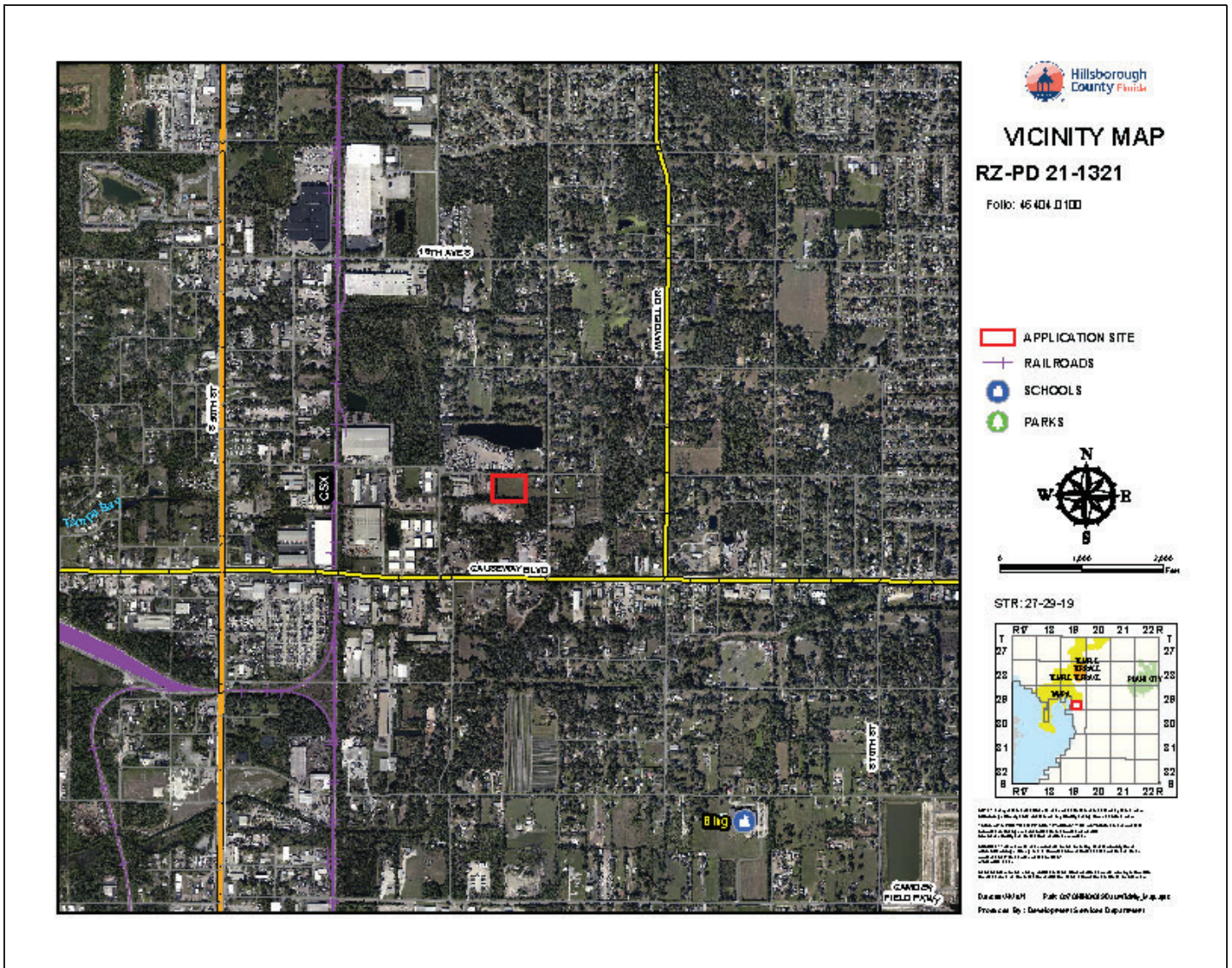
Additional Information:

PD Variations	Allow a buffer/screening decrease from 30-feet, Type C to a 6-foot height PVC or solid fence along north PD boundary with no buffer or screening along west and south property boundaries.
Waiver(s) to the Land Development Code	None requested.

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable, subject to conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



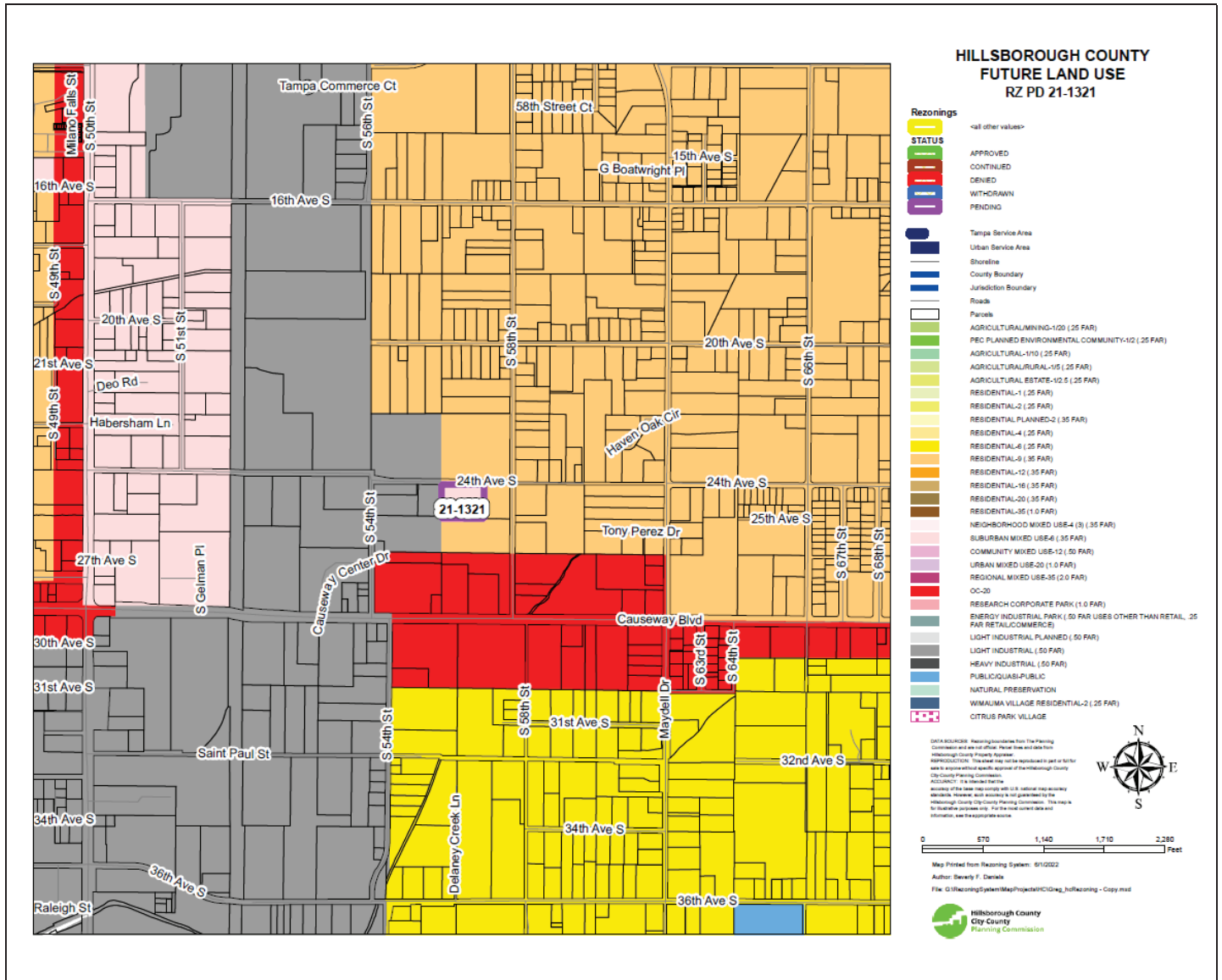
Context of Surrounding Area:

The parcel is located in a light industrial area; parcels occupied with manufacturing, warehouse, and open storage uses are found to the north and west. Across 24th Ave. S., to the north, is a parcel occupied with trucks open storage. However, the approximate 650-foot easternmost lot section is zoned ASC-1, and the existing use is non-conforming. To the south is a property zoned PD 10- 0667, approved for manufacturing, processing, and assembly uses restricted to the western portion of the site. To the east is a property zoned ASC-1 occupied with a single-family house.

Along Causeway Blvd. to the south are properties zoned CI and M developed with light industrial uses, including warehousing, car sales, contractors' offices; and trucks and commercial vehicles open storage and repair.

2.0 LAND USE MAP SET AND SUMMARY DATA

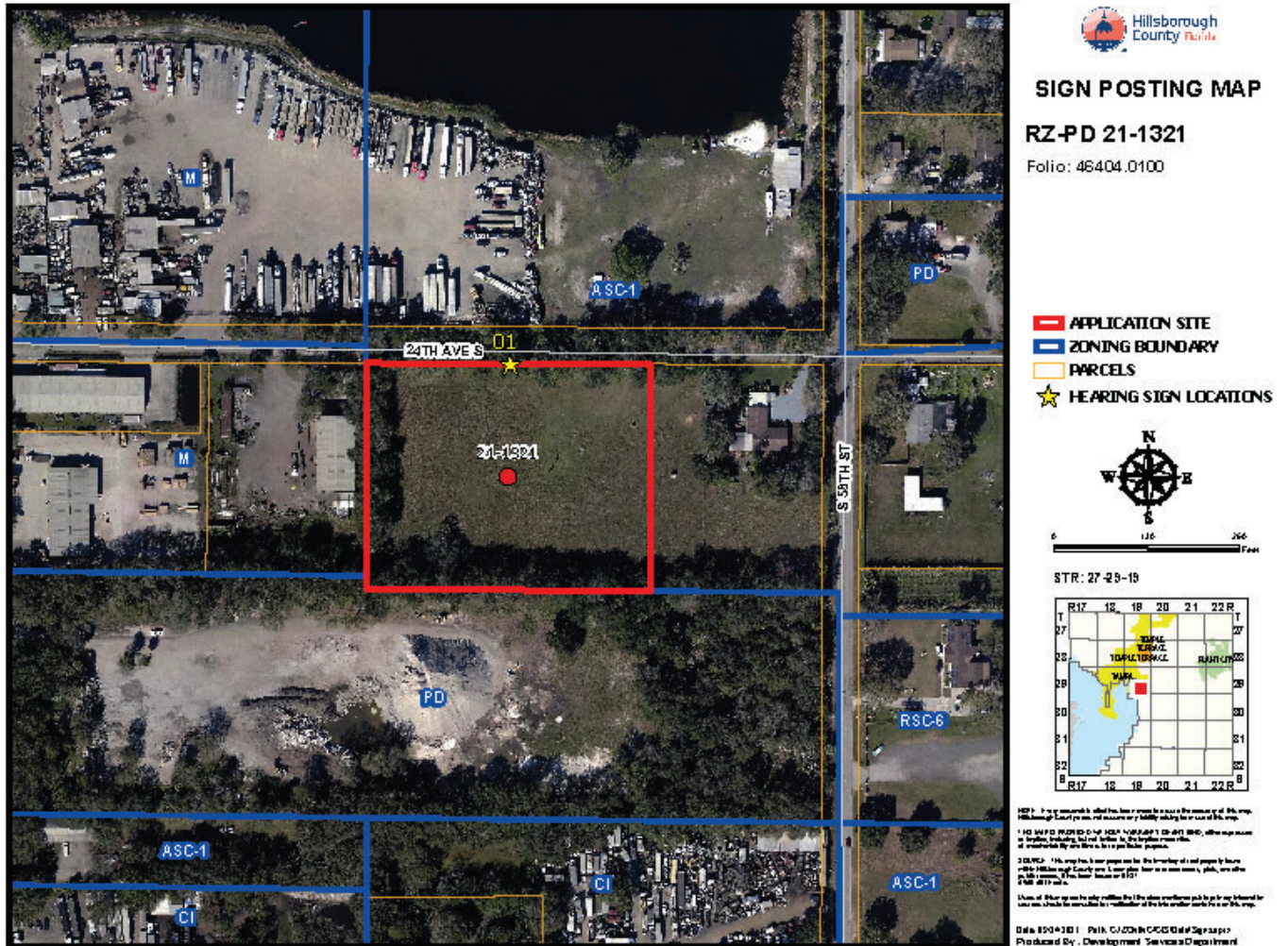
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6
Maximum Density/F.A.R.:	0.5 FAR (SMU-6)
Typical Uses:	Residential, suburban commercial, offices, research parks, light industrial, multi-purpose, clustered residential, mixed-use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

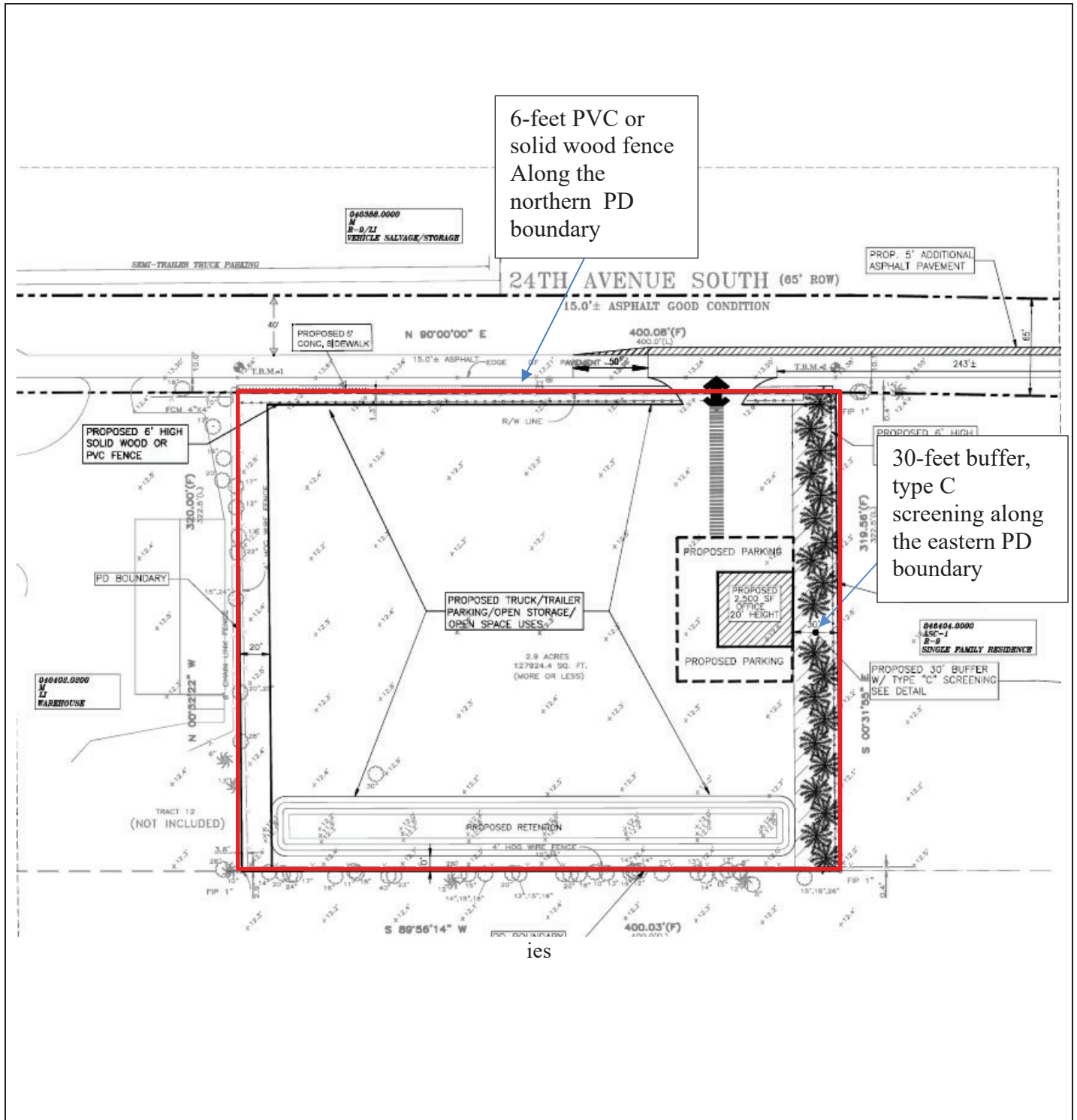


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU/A	Agricultural and Single family Residential uses	Truck storage (Non-Conforming Use)
South	PD 10-0667	0.30 FAR	Commercial Intensive, Manufacturing, Processing and Assembly uses	Vacant
East	ASC-1	1 DU/A	Agricultural and Single family Residential uses	Truck storage (Non-Conforming Use)
West	M	0.75 FAR	Manufacturing uses	Light Industrial

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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
24 th Ave. S.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
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	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	229	18	27
Difference (+/-)	(+) 210	(+) 17	(+) 25

*Trips reported are based on net new 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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	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
24 th Ave. S. – Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,239.00*2.5 = \$3,097.50 Fire: \$34.00*2.5 = \$85.00			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

A Comprehensive Plan Amendment to change the Future Land Use designation from Residential-9 (RES-9) to Suburban Mixed Use 6 (SMU-6) was approved by the Planning Commission on July 12, 2021, and the Board of County Commissioners on December 9, 2021. The applicant requested the amendment in order to allow for consideration of the use.

The proposed uses are comparable to the surrounding allowed M (Manufacturing) zoning district uses to the west, south and northwest. Furthermore, the proposed use is consistent with the existing land use pattern along 24th Avenue South and on the west side of South 58th Street to the east. To the south of the adjacent ASC-1 zoned parcel along the west side South 58th Street are parcels zoned PD and CI which permit open storage. Also, the proposed project limits the building area to 2,500 square feet. The proposed 0.02 FAR is significantly under the 1.0 Maximum FAR allowable in the SMU-6 Comprehensive Plan category. Buffering and screening in accordance with the Land Development Code will be provided along the eastern boundary adjacent to the ASC-1 zoned residential parcel consisting of a 30-foot buffer with 6-foot wall and 10-foot trees planted on 20-foot centers. The proposed six-foot fence along the northern boundary will provide screening along 24th Avenue South that is otherwise not currently provided by the other commercial/industrial uses to the west.

Staff finds the requested variation approvable. The proposed removal of the required buffers and screening to the south and west will not create a significant change in the visual character of the area. Furthermore, the Planned Development to the south is required to provide a six-foot fence along the common property boundary when developed.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.


5.2 Recommendation

Approval is subject to the conditions listed below, based on the general site plan submitted June 21, 2022:

Prior to certification the site plan shall be amended to reflect the following changes:

- a) Amend the data table to reflect a maximum building height of 20 feet.
 - b) Remove rezoning petition note #4 "Proposed buffering & Screening will be in compliance with LDC"
1. Uses are limited to garage and storage yard for trucks and commercial vehicles, and ancillary uses with CI development standards, unless otherwise provided herein:
 - Front: 30' feet setback
 - East side: 20' feet setback
 - South: 10' feet setback
 - West: 20' feet setback
 - Maximum height: 20' feet
 - Maximum Gross Floor Area: 2,500 Square Feet
 - Maximum FAR: 0.02

2. Buffering and screening shall be as follows:
 - 2.1. 30-foot buffer with Type C screening along east of PD boundary where adjacent to folio 46404.0000.
 - 2.2. 6-feet height PVC or solid wood fence along north PD boundary.
3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
4. Project access shall be limited to one (1) vehicular connection to 24th Ave. S.
5. If MM 21-0222 is approved, the County Engineer will approve a Design Exception (dated June 21, 2022) which was found approvable by the County Engineer (on July 5, 2022) for the 24th Ave. S. substandard road improvements. As 24th Ave. S. is a substandard local roadway, the developer will be required to make certain improvements to 24th Ave S. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall widen 24th Ave. S. between the project access and S. 58th St.
6. 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.

Zoning Administrator Sign Off:	 <small>J. Brian Grady Mon Aug 8 2022 11:35:22</small>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

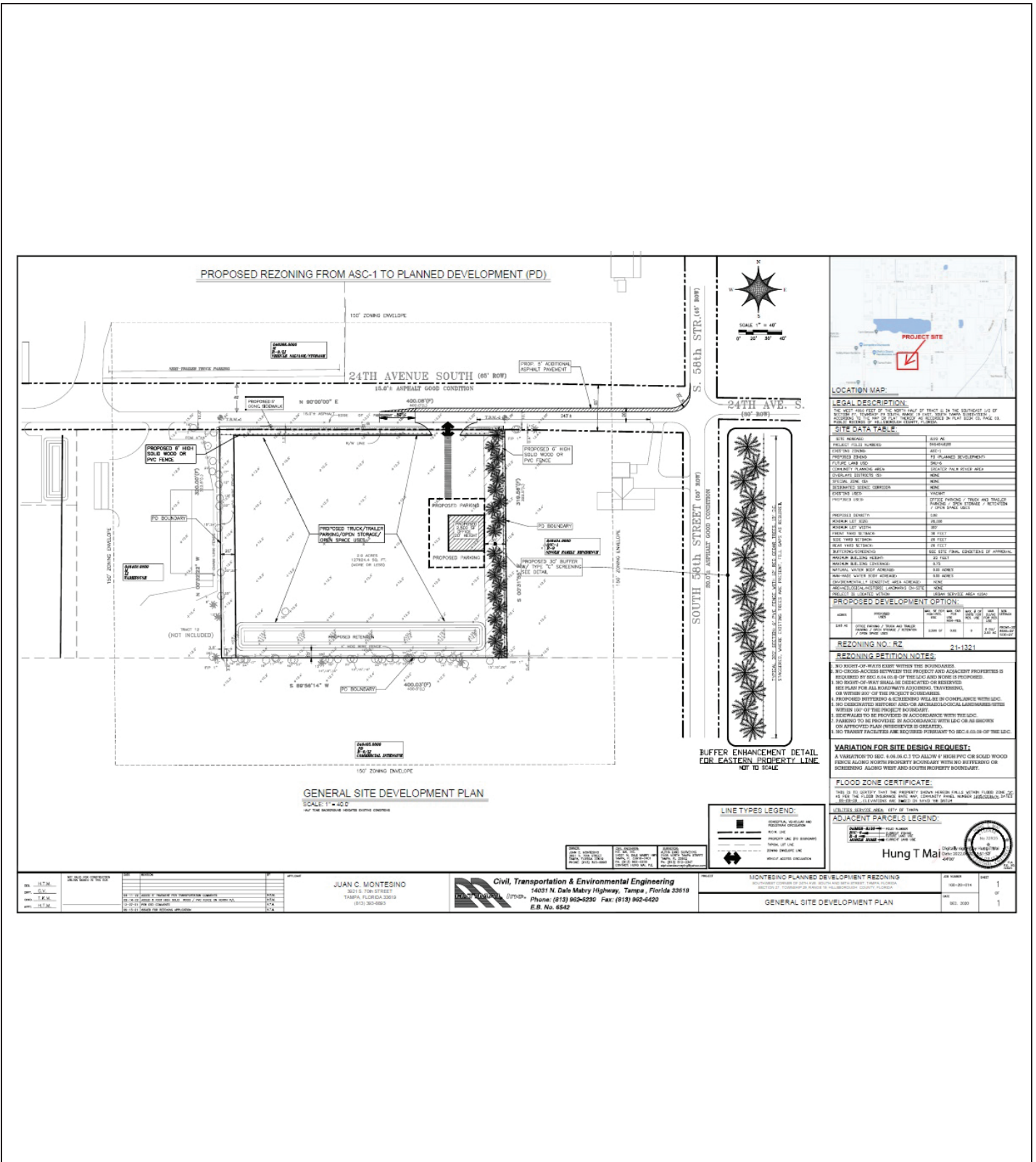
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Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



ZHM Hearing Date: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/15/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: RZ 21-1321

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Project access shall be limited to one (1) vehicular connection to 24th Ave. S.
3. If MM 21-0222 is approved, the County Engineer will approve a Design Exception (dated June 21, 2022) which was found approvable by the County Engineer (on July 5, 2022) for the 24th Ave. S. substandard road improvements. As 24th Ave. S. is a substandard local roadway, the developer will be required to make certain improvements to 24th Ave S. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall widen 24th Ave. S. between the project access and S. 58th St.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.93 ac. parcel from Agricultural Single-Family Conventional – 1 (ASC-1) to Planned Development (PD). The applicant is seeking entitlements for up to 2,500 s.f. of office uses and up to 125,130 s.f. of truck and trailer parking and open storage uses.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. However, the applicant did not submit a worst-case trip generation scenario. The applicant utilized Institute of Transportation Engineers (ITE) Land Use Code (LUC) 110 (General Light Industrial) to analyze 2,500 s.f. of uses. This corresponds to the office space uses shown on the PD site plan. This generates less trips than the office uses requested. Also, the analysis did not include trip generation relating to the open storage uses. Regardless, of the inaccuracy of the applicant’s analysis, the project will generate fewer trips than the threshold by which a zoning application must provide a trip generation and site access analysis (per the DRPM).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
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		AM	PM
ASC-1, 2 single-family detached dwelling units (ITE LUC 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD , 2,500 s.f. general office use (ITE LUC 712)	40	5	6
PD, 125,130 s.f. of open storage uses (ITE LUC 151)	189	13	21
Subtotal:	229	18	27

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 210	(+) 17	(+) 25

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

24th Ave. S. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 15 feet of pavement in average condition. Adjacent to the project site the roadway lies within a +/- 65-foot wide right-of-way. There are no bicycle facilities or sidewalks present on 24th Ave. S. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The project is proposing one full access (1) connection to 24th Ave. S. Given S. 24th Ave. is a Class 7 roadway, vehicular and pedestrian cross access is not required pursuant to Sec. 6.04.03.Q. of the LDC. Given S. 24th Ave. is a local roadway and due to the low traffic volume generated by the project, no site access improvements are warranted pursuant to Sec. 6.04.04.D. of the LDC.

REQUESTED DESIGN EXCEPTION – 24TH AVE. S.

As 24th Ave. S. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for 24th Ave. S. (dated June 21, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 5, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, Urban Local Roadways, Non-Residential Subtype) include:

1. The developer will be permitted to widen the pavement such that the travel lanes are 10-feet in width in lieu of the 12-foot wide lanes required per TS-3; and,
2. The developer will be permitted to forgo the use of curbing (rather than the Miami curb required per TS-3); and,
3. In lieu of the 8-foot grass strip (separation between the edge of curb and sidewalk) required per TS-3, the applicant is proposing a +/- 5-foot grass strip on the south side of the roadway (between the edge of the travel lane and closest edge of the sidewalk).

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

24th Ave. S. is not a regulated roadway, as such, no information for the facility is included in the Hillsborough County 2020 Level of Service 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	Current Conditions	Select Future Improvements
24 th Ave. S.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	229	18	27
Difference (+/-)	(+) 210	(+) 17	(+) 25

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
24 th Ave. S. – Substandard Road	Design Exception Requested	Approvable
	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
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 21-1321

DATE OF HEARING: August 15, 2022

APPLICANT: Juan C. Montesino

PETITION REQUEST: A request to rezone property from ASC-1 to PD to permit the open storage of trucks and commercial vehicles

LOCATION: South side of 24th Avenue South and 400 feet west of S. 58th Street

SIZE OF PROPERTY: 2.93 acres, m.o.l.

EXISTING ZONING DISTRICT: ASC-1

FUTURE LAND USE CATEGORY: SMU-6

SERVICE AREA: Urban

COMMUNITY PLAN: Greater Palm River

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master’s Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

Applicant: Hung T. Mai, P.E. (H.T. MAI, Inc.)

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 2.93 AC +/-

Community Plan Area: Greater Palm River

Overlay: None

Request: Rezoning to Planned Development

Request Summary:		
<p>The existing zoning is ASC-1 (Agricultural, Single Family Conventional) which permits agricultural and single family uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow open storage for trucks and commercial vehicles uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.</p>		
Zoning:		
	Current ASC-1 Zoning	Proposed PD Zoning
Uses	Agricultural Single Family Conventional Zoning District uses	Open Storage for Commercial Vehicles and Trucks
Mathematical Maximums *	1 DU/AC	2,500 square feet (0.02 FAR)

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current ASC-1 Zoning	Proposed PD Zoning
Density / Intensity	The parcel is currently vacant. Under the existing ASC-1 zoning district a maximum density of 2 DU/A is allowable.	Under the proposed PD 21-1321, a maximum of 2,500 (0.02 FAR) square footage is allowable.
Lot Size / Lot Width	43,560 sf / 150'	20,000 sf / 100'
Setbacks/Buffering and Screening	50' Front and Rear, 15' Sides	Front: 30' West: 20' East: 20' setbacks and 30-foot buffer, Type B screening South: 10'

Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	20 feet Max.
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Additional Information:

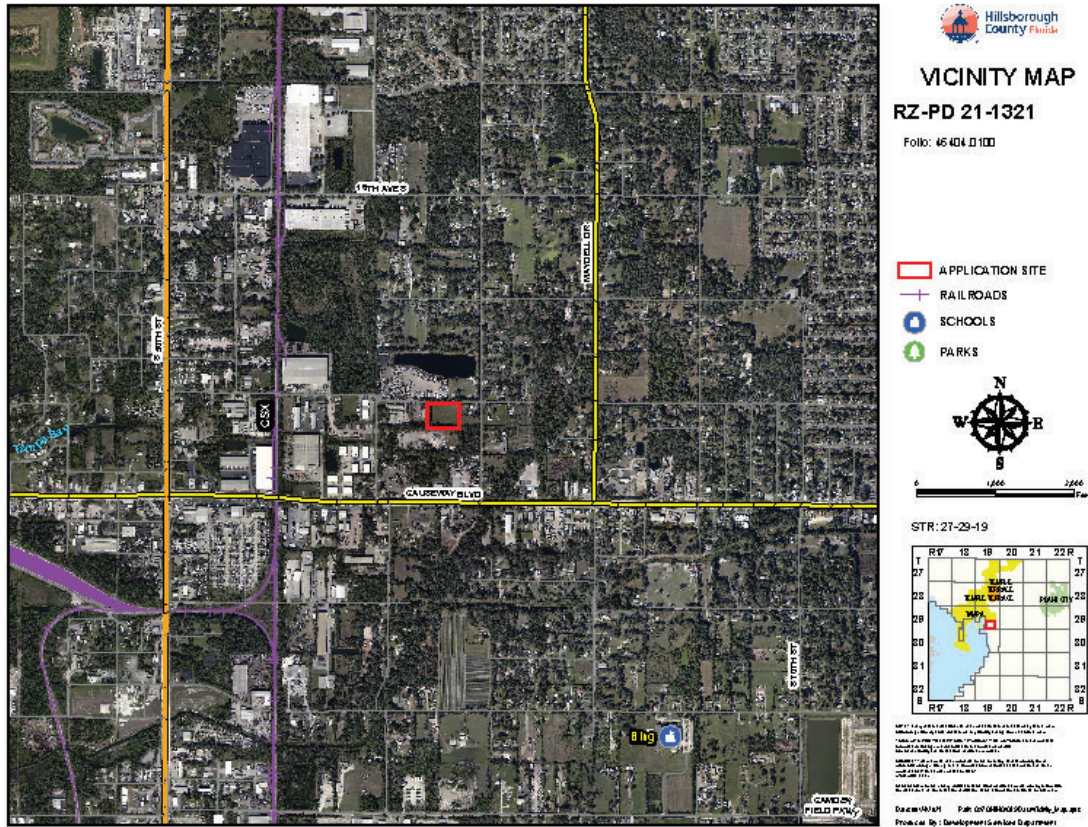
PD Variations	Allow a buffer/screening decrease from 30-feet, Type C to a 6-foot height PVC or solid fence along north PD boundary with no buffer or screening along west and south property boundaries.
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Waiver(s) to the Land Development Code	None requested.
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Planning Commission Recommendation	Inconsistent
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Development Services Department Recommendation	Approvable, subject to conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

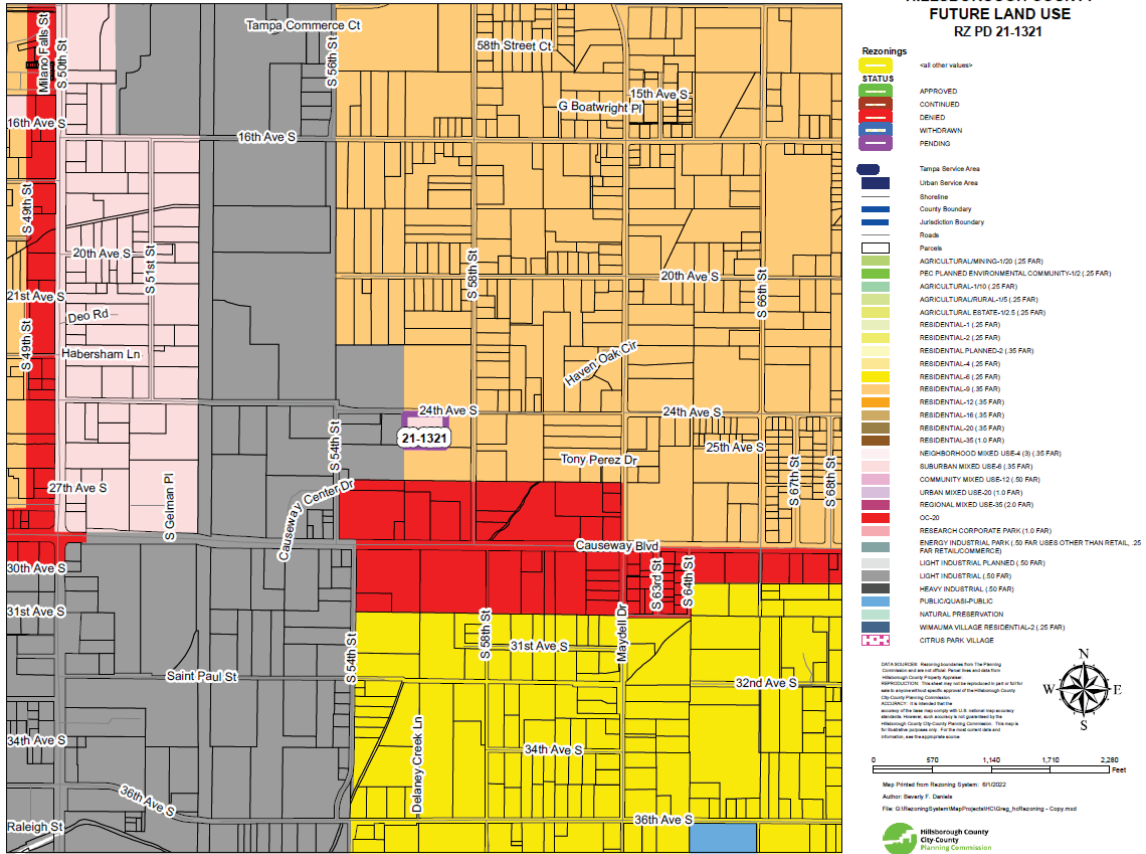


Context of Surrounding Area:

The parcel is located in a light industrial area; parcels occupied with manufacturing, warehouse, and open storage uses are found to the north and west. Across 24th Ave. S., to the north, is a parcel occupied with trucks open storage. However, the approximate 650-foot easternmost lot section is zoned ASC-1, and the existing use is non-conforming. To the south is a property zoned PD 10- 0667, approved for manufacturing, processing, and assembly uses restricted to the western portion of the site. To the east is a property zoned ASC-1 occupied with a single-family house.

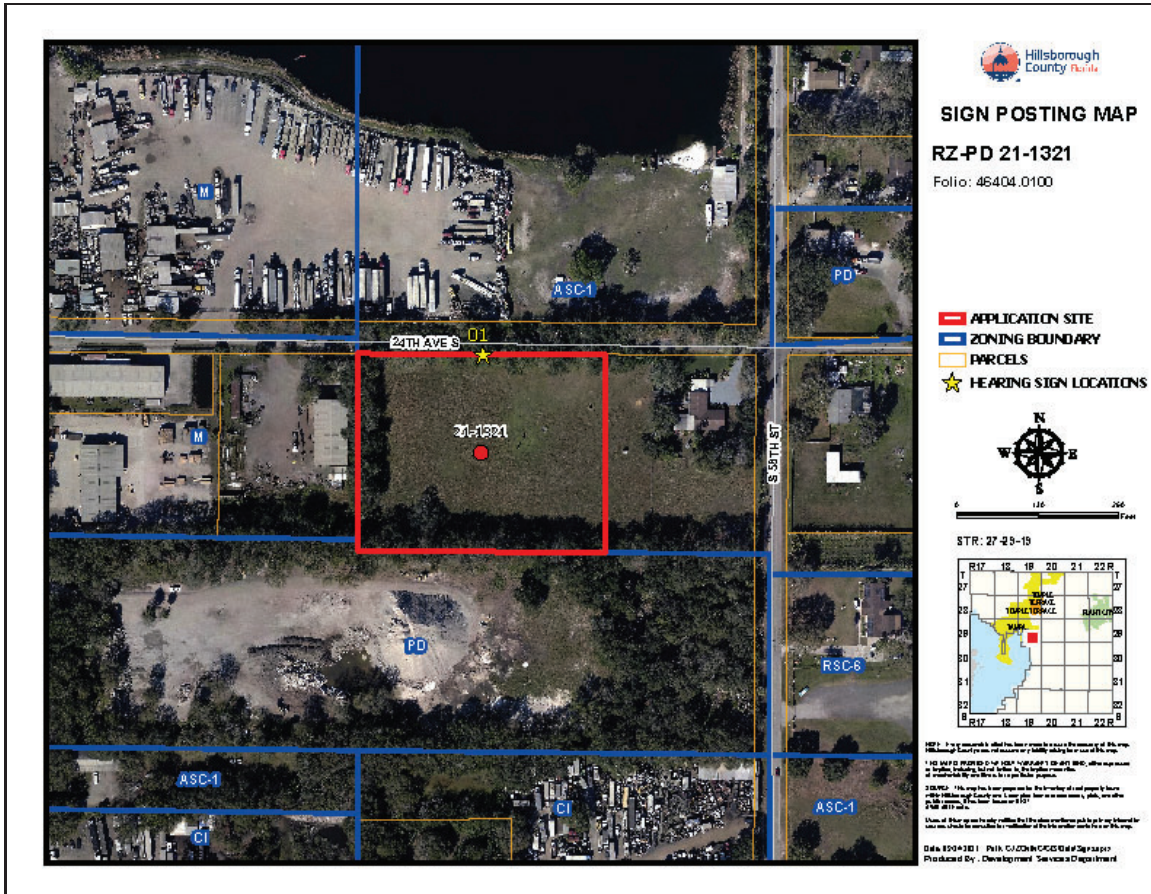
Along Causeway Blvd. to the south are properties zoned CI and M developed with light industrial uses, including warehousing, car sales, contractors' offices; and trucks and commercial vehicles open storage and repair.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6
Maximum Density/F.A.R.:	0.5 FAR (SMU-6)
Typical Uses:	Residential, suburban commercial, offices, research parks, light industrial, multi-purpose, clustered residential, mixed-use.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



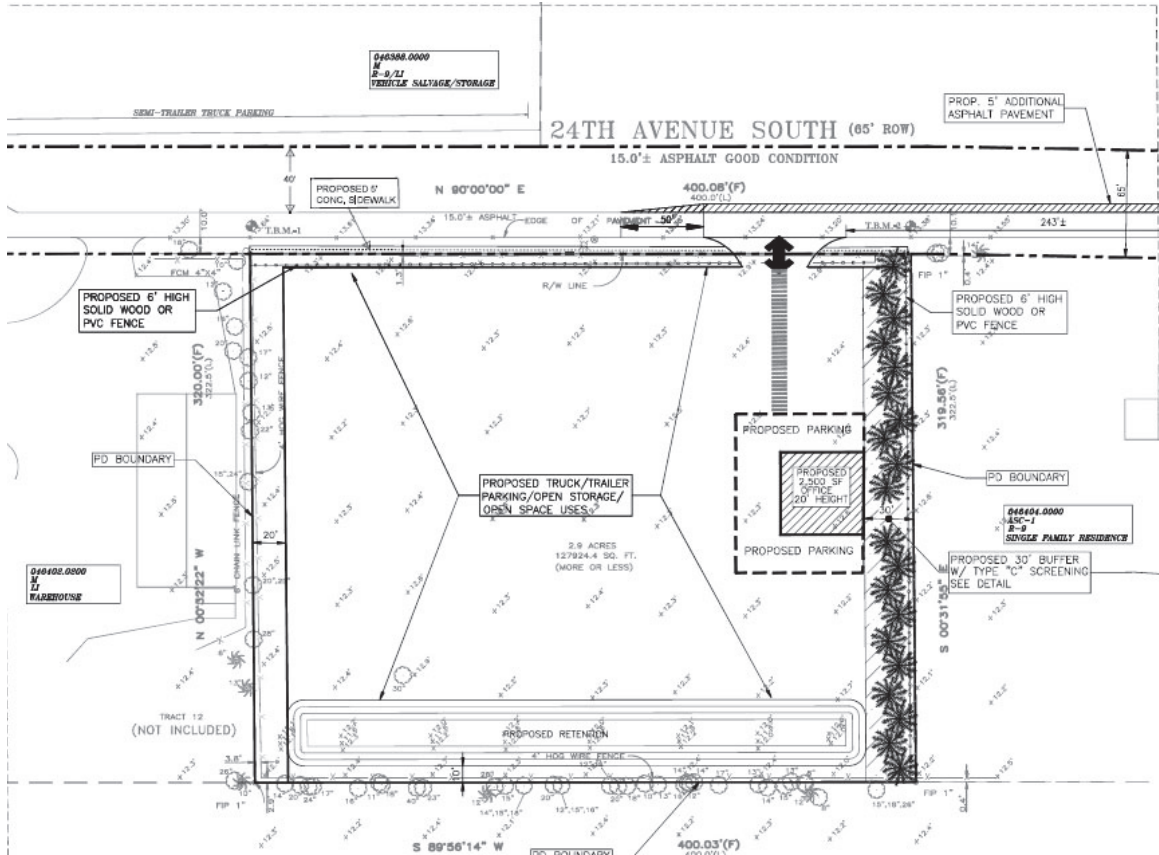
Adjacent Zonings and Uses

Location	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU/A	Agricultural and Single family Residential uses	Truck storage (Non-Conforming Use)
South	PD 10-0667	0.30 FAR	Commercial Intensive, Manufacturing, Processing and Assembly uses	Vacant
East	ASC-1	1 DU/A	Agricultural and Single family Residential uses	Truck storage (Non-

				Conforming Use)
West	M	0.75 FAR	Manufacturing uses	Light Industrial

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)



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
24 th Ave. S.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	229	18	27
Difference (+/-)	(+) 210	(+) 17	(+) 25

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
24 th Ave. S. – Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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 _____

Information/Comments

Environmental Protection Commission

- Yes No

Natural Resources

- Yes No

Conservation & Environmental Lands Mgmt.

- Yes No

Transportation

- Design Exception/Adm. Variance Requested Off-site Improvements Provided

Objections

Utilities Service Area/ Water & Wastewater

- Urban City of Tampa
 Rural City of Temple Terrace

Hillsborough County School Board

- Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A

Impact/Mobility Fees

Warehouse

(Per 1,000 s.f.)

Mobility: $\$1,239.00 \times 2.5 = \$3,097.50$ Fire: $\$34.00 \times 2.5 = \85.00

Planning Commission

Meets Locational Criteria N/A Locational Criteria Waiver Requested
Minimum Density Met N/A

Findings

Inconsistent Consistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

A Comprehensive Plan Amendment to change the Future Land Use designation from Residential-9 (RES-9) to Suburban Mixed Use 6 (SMU-6) was approved by the Planning Commission on July 12, 2021, and the Board of County Commissioners on December 9, 2021. The applicant requested the amendment in order to allow for consideration of the use.

The proposed uses are comparable to the surrounding allowed M (Manufacturing) zoning district uses to the west, south and northwest. Furthermore, the proposed use is consistent with the existing land use pattern along 24th Avenue South and on the west side of South 58th Street to the east. To the south of the adjacent ASC-1 zoned parcel along the west side South 58th Street are parcels zoned PD and CI which permit open storage. Also, the proposed project limits the building area to 2,500 square feet. The proposed 0.02 FAR is significantly under the 1.0 Maximum FAR allowable in the SMU-6 Comprehensive Plan category. Buffering and screening in accordance with the Land Development Code will be provided along the eastern boundary adjacent to the ASC-1 zoned residential parcel consisting of a 30-foot buffer with 6-foot wall and 10-foot trees planted on 20-foot centers. The proposed six-foot fence along the northern boundary will provide screening along 24th Avenue South that is otherwise not currently provided by the other commercial/industrial uses to the west.

Staff finds the requested variation approvable. The proposed removal of the required buffers and screening to the south and west will not create a significant

change in the visual character of the area. Furthermore, the Planned Development to the south is required to provide a six-foot fence along the common property boundary when developed.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval is subject to the proposed conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 15, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Tu Mai 14031 North Dale Mabry Highway testified on behalf of the applicant. She stated that the applicant would like to rezone 2.93 acres to Planned Development to allow for the open storage of trucks and a 2,500 square foot building to be used for his small trucking business. The applicant met with Planning Commission staff who indicated that a flex of the nearby land use category would not be supported therefore staff instructed the applicant to file a Comprehensive Plan amendment from RES-9 to SMU-6 which was adopted on December 9, 2021. Ms. Mai described the surrounding land uses which include a PD to the south approved for warehouse and certain Commercial Intensive land uses. She added that two of the approved land uses in the PD to the south are the same as the proposed uses for the subject property. She explained that the uses in the area have transitioned into more intense land uses over time. The proposed use would provide a transition between the industrial development to the north and the residential land uses to the east. Ms. Mai submitted seven letters of support from surrounding neighbors into the record. The letters include a letter of support from the neighbor to the east. She concluded her presentation by requesting a recommendation of approval.

Hearing Master Finch asked Ms. Mai about the PD to the south that was approved in 2010 and if the Greater Palm River Community Plan was adopted at that time. Ms. Mai replied that she did not know.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request is to rezone from ASC-1 to PD to allow for open storage for trucks and commercial vehicle uses.

She described the approved Comprehensive Plan land use amendment from RES-9 to SMU-6 which was approved by the Board of County Commissioners on December 9, 2021. She added that the applicant requested the amendment to allow the consideration of the proposed use. Ms. Chapela described the development pattern along 24th Avenue South as well as South 58th Street. The proposed zoning conditions limit the building area to 2,500 square feet. A Planned Development Variation is requested to reduce the required 30-foot buffer to zero feet with a six-foot high PVC fence along the northern boundary. Buffering and screening will be provided along the eastern boundary in accordance with the Land Development Code adjacent to the ASC-1 zoning property to the east. Ms. Chapela stated that staff finds the Variation approvable as the removal of the required buffering and screening will not significantly change the character of the area. She added that the PD to the south is required to provide a six-foot high fence along the common property boundary when it is developed. She concluded her presentation by stating that staff finds the modification compatible with the surrounding area.

Ms. Andrea Papandrew of the Planning Commission staff testified that staff is not supporting the request. She stated that the property is designated Suburban Mixed Use-6 Future Land Use category and located in the Urban Service Area and the Greater Palm River Community Plan. She discussed Policy 1.4 regarding compatibility and stated that it does not mean the same as but rather refers to the sensitivity of the development proposal in maintaining the character of the existing development. Ms. Papandrew detailed the surrounding uses as being a heavy commercial salvage yard to the north, vacant residential to the south, open storage to the west and residential to the east. She explained that the proposed open storage would not allow for a transition of uses that is sensitive to the character of the area. The Planning Commission staff did not support the Comprehensive Plan amendment based on compatibility concerns. Ms. Papandrew testified that the concept map for the Greater Palm River Community Plan illustrates the subject property as being within the residential area and makes a clear delineation of where industrial uses are intended and where residential uses are intended. She stated that the proposed use will intensity development within a well-established single-family residential neighborhood which is in direct conflict with Goal 5.8 of the Plan. Ms. Papandrew concluded her remarks by stating that the Planning Commission staff finds the request inconsistent with the Comprehensive Plan.

Hearing Master Finch asked Ms. Papandrew when the Greater Palm River Community Plan was adopted. Ms. Papandrew replied yes and stated that it was adopted on August 26, 2008. Hearing Master Finch asked Ms. Papandrew about the approval of the Planned Development adjacent to the south which includes two of the land uses proposed on the subject property as it was approved after the adoption of the Community Plan. Ms. Papandrew replied that she was not the case planner on the case and did not know. Hearing Master Finch stated that the Planning Commission staff report stated that the finding of inconsistency

was primarily based on the fact that the Community Plan showed the subject property as not being designated for industrial land uses. She asked Ms. Papandrew why the PD to the south was approved and staff does not support the requested rezoning. Ms. Papandrew replied that the Palm River Community Plan had not been changed since 2008 to her knowledge. Hearing Master Finch asked Ms. Papandrew when the Palm River Plan designated for the property to the south. Ms. Papandrew replied that she would look it up.

Hearing Master Finch provided Ms. Papandrew time to review the Community Plan and continued on with the hearing.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Hearing Master Finch asked Ms. Papandrew of the Planning Commission staff if she had found the designation on the Greater Palm River Community Plan for the PD to the south of the subject property. Ms. Papandrew replied that the plan was a blurry and was hand drawn with bubbles to designate land uses. She added that the property to the south is on the border of the residential and industrial area. Hearing Master Finch asked Ms. Papandrew to confirm that the subject property is clearly not designated for industrial. Ms. Papandrew replied that was correct.

Ms. Mai testified during the rebuttal period that the Planning Commission's findings stated that the parcel to the south was designated vacant residential which is a mischaracterization of the parcel that is zoned PD for CG, warehouse and assembly land uses.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Mai submitted five letters of support from adjacent neighbors into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 2.93 acres in size and is zoned Agricultural Single-Family Conventional-1 (ASC-1) and designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located in the Urban Service Area and the Greater Palm River Community Planning Area.
2. The applicant's representative testified that the rezoning is requested to develop a small trucking business on-site with the open storage of trucks and a 2,500 square foot building.
3. A Planned Development Variation is requested regarding the required 30-foot buffer and Type C screening to the north, west and southern property boundaries. The applicant proposes to install a six-foot high fence along the northern property line and no buffering or screening along the western or southern boundaries. It is noted that the applicant will comply with the required buffering and screening along the eastern property line which is adjacent to a residential home. The applicant justifies the Variation by stating that the property to the west is zoned Manufacturing (M) and the 2,500 square foot office will be located on the western side of the parcel in compliance with the required 20-foot building setback. The adjacent parcel to the south which is zoned PD is approved for Commercial Intensive land uses and the applicant proposes to locate the project retention pond which will extend the entire length of the southern property line.

The Planned Development Variation meets Land Development Code Section 5.03.06.c(b) as the proposed fence along the northern property line meets the intent of the Land Development Code as it will visually screen the project from view from the adjacent roadway. The elimination of the required buffering and screening to the west is justified by the proposed location of the 2,500 square foot building on the western side of the subject property and the adjacent existing manufacturing and open storage land uses to the west. The Variation will not substantially interfere with adjacent property owners. The Variation to the south is mitigated by the applicant's proposal to locate the project retention pond along the southern property boundary thereby resulting in a design feature that mitigates the buffering and screening standards. Additionally, the Planned Development to the south is approved for 77,000 square feet of Commercial Intensive, Manufacturing and Assembly land uses which is similar and complementary to the proposed project.

4. The Future Land Use category on the subject property was approved by the Board of County Commissioners to be amended from Residential-9 (RES-9) to SMU-6 on December 9, 2021.

It is noted that while the Planning Commission approved the amendment on July 12, 2021, Planning Commission staff found the request to be inconsistent with the Comprehensive Plan.

5. The Planning Commission staff does not support the rezoning request. Staff testified that Policy 1.4 regarding compatibility does not mean the same as but rather refers to the sensitivity of the development proposal in maintaining the character of the existing development. Staff described the surrounding uses as being a heavy commercial salvage yard to the north, vacant residential to the south, open storage to the west and residential to the east. Staff testified that the proposed open storage would not allow for a transition of uses that is sensitive to the character of the area. Staff stated that the concept map for the Greater Palm River Community Plan shows the subject property as being within the residential area and makes a clear delineation of where industrial uses are intended and where residential uses are intended. Further, staff testified that the proposed use will intensity development within a well-established single-family residential neighborhood which is in direct conflict with Goal 5.8 of the Plan. Therefore, Planning Commission staff found the request to be inconsistent with the Greater Palm River Community Plan and the Comprehensive Plan.
6. The surrounding uses include a truck storage yard which is zoned M and ASC-1 to the north, a manufacturing/light industrial use which is zoned M to the west, a vacant parcel which is zoned PD and approved for 77,000 square feet of Commercial Intensive, Manufacturing and Assembly uses to the south and a residential home zoned ASC-1 to the east.
7. The amendment of the Future Land Use category to SMU-6 which was approved by the Planning Commission and the Board of County Commissioners supports the requested use of the property and is consistent with the commercial intensive and manufacturing land uses existing and/or approved to the north, west and south of the site.
8. The Planning Commission staff testified that the Greater Palm River Community Plan has not been amended since 2008 and therefore does not reflect the change in the Future Land Use Map.
9. The applicant's representative filed five letters of support into the record. These letters include support from the neighbor to the east with the residential home.

10. The applicant's representative testified that the Planning Commission mischaracterized the use of the parcel to the south as being vacant residential as it is zoned Planned Development and approved for 77,000 square feet of Commercial Intensive, Manufacturing and Assembly uses which are uses comparable to the subject property development.
11. No testimony in opposition at the Zoning Hearing Master hearing.
12. The rezoning to Planned Development for the small trucking business on-site with the open storage of trucks and a 2,500 square foot building on 2.93 acres is consistent with the existing and approved land uses in the area and the SMU-6 Future Land Use category.

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

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 2.93 acres from ASC-1 to Planned Development to permit a small trucking business on-site with the open storage of trucks and a 2,500 square foot building.

A Planned Development Variations is requested regarding the required 30-foot buffer and Type C screening to the north, west and southern property boundaries. The applicant proposes to install a six-foot high fence along the northern property line and no buffering or screening along the western or southern boundaries. It is noted that the applicant will comply with the required buffering and screening along the eastern property line which is adjacent to a residential home. The applicant justifies the Variation by stating that the property to the west is zoned Manufacturing (M) and the 2,500 square foot office will be located on the western side of the parcel in compliance with the required 20-foot building setback. The adjacent parcel to the south which is zoned PD is approved for Commercial Intensive land uses and the applicant proposes to locate the project retention pond which will extend the entire length of the

southern property line. The Planned Development Variation meets Land Development Code Section 5.03.06.c(b) as detailed in the Findings of Fact.

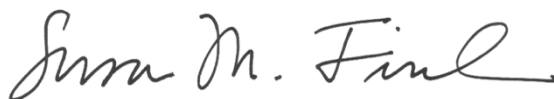
The Planning Commission staff does not support the rezoning request. Staff testified that Policy 1.4 regarding compatibility does not mean the same as but rather refers to the sensitivity of the development proposal in maintaining the character of the existing development. Staff described the surrounding uses as being a heavy commercial salvage yard to the north, vacant residential to the south, open storage to the west and residential to the east. Staff testified that the proposed open storage would not allow for a transition of uses that is sensitive to the character of the area. Staff stated that the concept map for the Greater Palm River Community Plan shows the subject property as being within the residential area and makes a clear delineation of where industrial uses are intended and where residential uses are intended. Further, staff testified that the proposed use will intensity development within a well-established single-family residential neighborhood which is in direct conflict with Goal 5.8 of the Plan. Therefore, Planning Commission staff found the request to be inconsistent with the Greater Palm River Community Plan and the Comprehensive Plan.

The surrounding uses include a truck storage yard which is zoned M and ASC-1 to the north, a manufacturing/light industrial use which is zoned M to the west, a vacant parcel which is zoned PD and approved for 77,000 square feet of Commercial Intensive, Manufacturing and Assembly uses to the south and a residential home zoned ASC-1 to the east. Letters of support including a letter from the residential property owner to the east were filed into the record.

The rezoning to Planned Development for the small trucking business on-site with the open storage of trucks and a 2,500 square foot building on 2.93 acres is consistent with the existing and approved land uses in the area and the SMU-6 Future Land Use category.

RECOMMENDATION

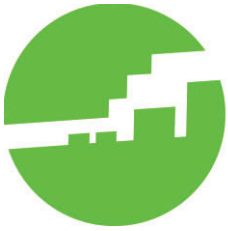
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



September 6, 2022

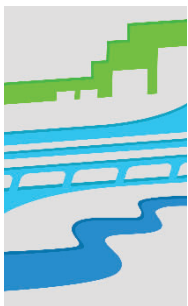
Susan M. Finch, AICP
Land Use Hearing Office

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 15, 2022 Report Prepared: August 3, 2022	Petition: PD 21-1321 5607 24th Avenue South <i>South side of 24th Avenue South, North of Causeway Boulevard</i>
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Suburban Mixed Use-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Greater Palm River
Requested Rezoning:	Requesting to rezone from Agricultural Single Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for open storage of truck parking and 2,500 SF office/storage building
Parcel Size (Approx.):	2.93 +/- acres (12,630 Square Feet)
Street Functional Classification:	24 th Avenue South – Local Roadway 58 th Street South – Collector
Locational Criteria:	Not Applicable
Evacuation Zone:	Zone B



Context

- The subject property is located on approximately 2.93 acres on the south side of 24th Avenue South and north of Causeway Boulevard. The site is in the Urban Service Area and located within the limits of the Greater Palm River Community Plan. The southeast portion of the property is in the Coastal High Hazard Area.
- The subject property has a Future Land Use designation of Suburban Mixed Use-6 (SMU-6), with typical uses such as residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- A Comprehensive Plan Amendment (HC/CPA 21-09) to change the Future Land Use designation from Residential-9 (RES-9) to Suburban Mixed Use 6 (SMU-6) was approved by the Planning Commission on July 12, 2021, and the Board of County Commissioners on December 9, 2021. Planning Commission staff found HC/CPA 21-09 to be inconsistent with the Comprehensive Plan due to compatibility concerns of introducing a more intensive Future Land Use category near a residential area. HC/CPA 21-09 became effective on January 10, 2022.
- The subject property is surrounded by Residential-9 (RES-9) Future Land Use designation on the north, east and south. Light Industrial (LI) is located to the west and Office Commercial 20 (OC-20) is located further south.
- The subject property is classified as vacant residential land within Agricultural Single Family Conventional-1 (ASC-1) zoning. There are single family homes with ASC-1 zoning to the north and east. There is vacant residential land with PD zoning to the south and southwest, and property with open storage and Manufacturing (M) zoning to the west.
- The applicant requests to rezone from Agricultural Single Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for open storage of truck parking and 2,500 SF office/storage building.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for an inconsistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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.*

Relationship to the Future Land Use Map

Policy 7.1: *The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.*

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 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.*

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 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

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

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

Objective 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

GREATER PALM RIVER COMMUNITY PLAN

Planning and Growth /Economic Development

Goal 5a: *Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs.*

1. *The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.*
3. *Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.*
8. *Support well designed, compatible densities and intensities at appropriate locations.*

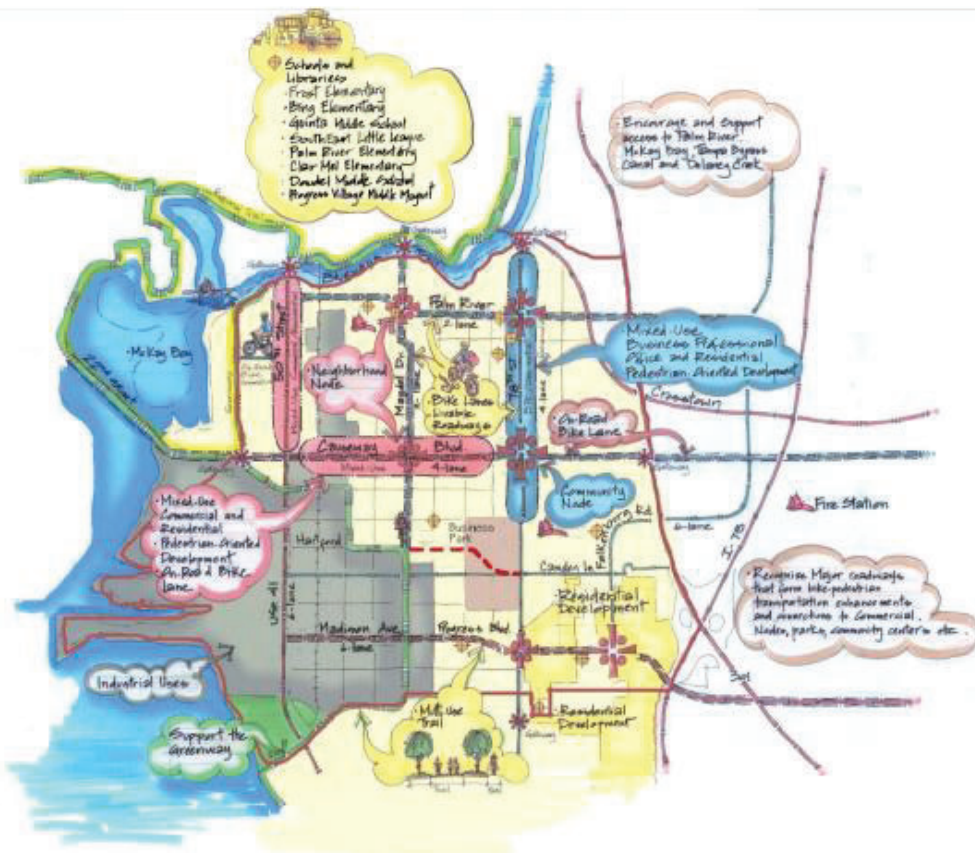


Figure 16A – Greater Palm River Area Community Plan Concept Map

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 2.93 acres on the south side of 24th Avenue South and north of Causeway Boulevard. The site is located within the limits of the Greater Palm River Community Plan. The southeast portion of the property is in the Coastal High Hazard Area. The applicant is requesting to rezone from Agricultural Single Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for open storage of truck parking and 2,500 SF office/storage building.

The subject property is located within the Urban Service Area. Per FLUE 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.

To the north is a heavy commercial-salvage yard with a large man-made body of water. Single family homes are located further north and directly adjacent to the site to the east. There is vacant residential land to the south and southwest, and property with open

storage to the west. Although there are industrial uses to the west, the Future Land Use Map clearly delineates the location of the residential Future Land Use classifications from the location of the industrial classifications. The proposed light industrial and open storage uses would not allow for a transition of uses that is sensitive to the character of this area, therefore it does not meet the intent of FLUE Policy 1.4.

The subject property is surrounded by Residential-9 (RES-9) Future Land Use designation on the north, east and south. Light Industrial (LI) is located to the west and Office Commercial 20 (OC-20) is located further south.

A Comprehensive Plan Amendment (HC/CPA 21-09) to change the Future Land Use Map for the subject site from RES-9 to SMU-6 was approved by the Board of County Commissioners on December 9, 2021. Planning Commission staff's recommendation for HC/CPA 21-09 was inconsistent with the Comprehensive Plan based on compatibility concerns with the potential encroachment of more intensive uses allowable in the SMU-6 Future Land Use category adjacent to existing residential properties.

The Future Land Use Map clearly delineates the location of the residential Future Land Use classifications from the location of the industrial classifications. A landscape buffer and a 6' fence has been proposed on the eastern boundary, and a 6' fence is proposed on the northern boundary. While the applicant has attempted to provide screening from the adjacent residential uses, this will not mitigate the adverse impacts of noise, odor, and truck traffic. The proposed uses are not compatible with the surrounding development pattern found in the RES-9 designation and therefore does not satisfy the intent of Objective 16 and Policies 16.1, 16.2 and 16.3.

The subject property is located within the limits of the Greater Palm River Community Plan. The proposed office and open storage use would not further the vision of the Greater Palm River Community Plan. The Greater Palm River Area Concept Map illustrates the subject site as being within the residential area and makes a clear delineation of where industrial uses are intended and where residential uses are intended. The proposed use would intensify development within a well-established single family residential neighborhood. Additionally, the Community Plan supports well designed, compatible densities and intensities at appropriate locations. Allowing the proposed use in this location would be in direct conflict with Goal 5a.8.

Overall, Planning Commission staff finds the proposed use to be incompatible with the surrounding area. Additionally, the proposed use does not meet the intent of the Greater Palm River Community Plan, which does not delineate this area for industrial uses. The request does not allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-1321

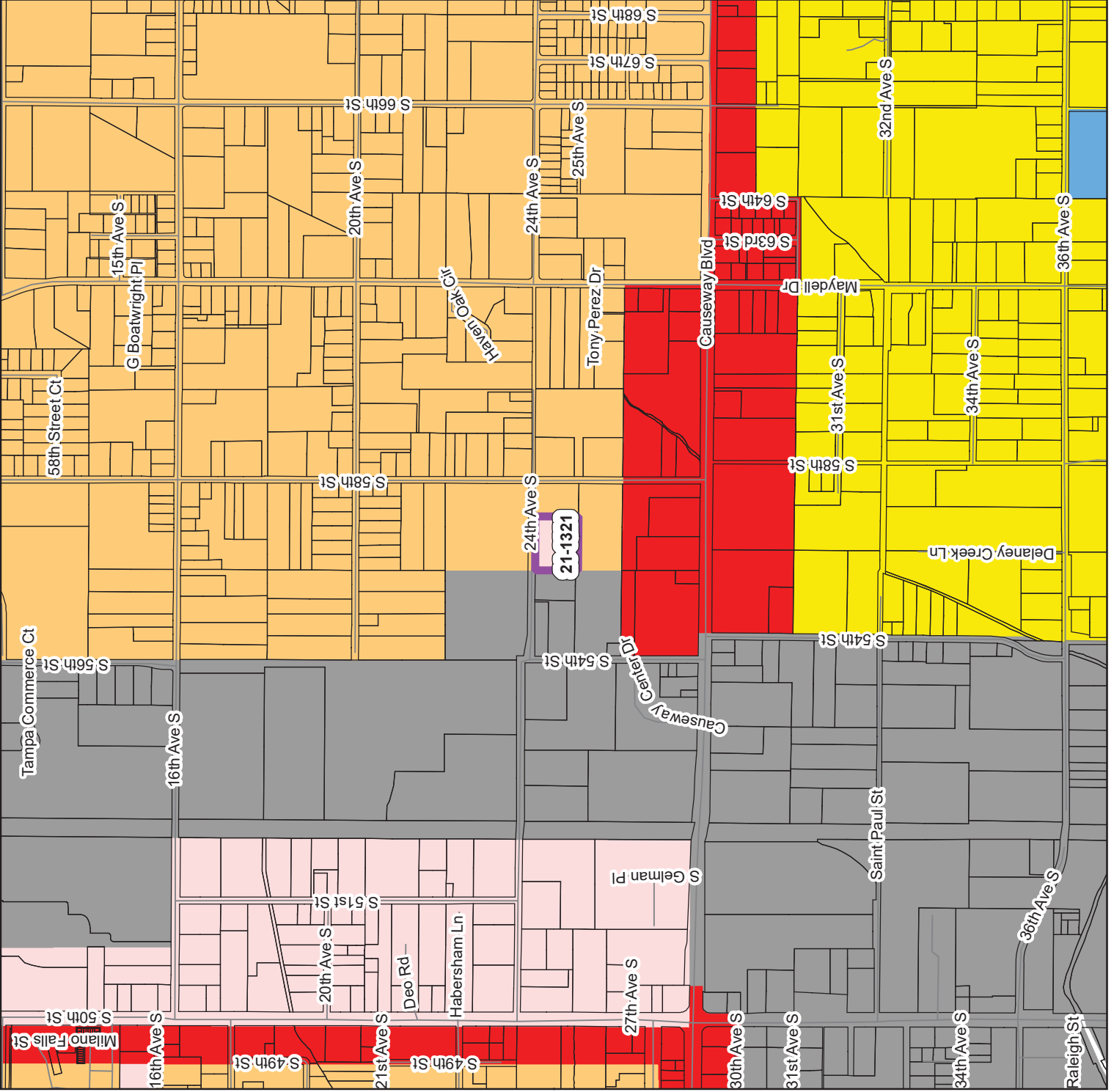
Rezonings
STATUS

- <all other values>
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-RURAL-1/5 (.25 FAR)
- AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 6/12/2022
 Author: Beverly F. Daniels
 File: G:\Rezonings\System\MapProjects\HIC\Reg_LandRezonings_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Montesino Planned Development Rezoning

Zoning File: RZ-PS (21-1321) Modification: None

Atlas Page: None Submitted: 09/09/22

To Planner for Review: 09/09/22 Date Due: 09/16/22

Contact Person: Hung T. Mai, P.E. (H.T. MAI, INC.) Phone: 813-962-6230/ htmai@aol.com

Right-Of-Way or Land Required for Dedication: Yes No

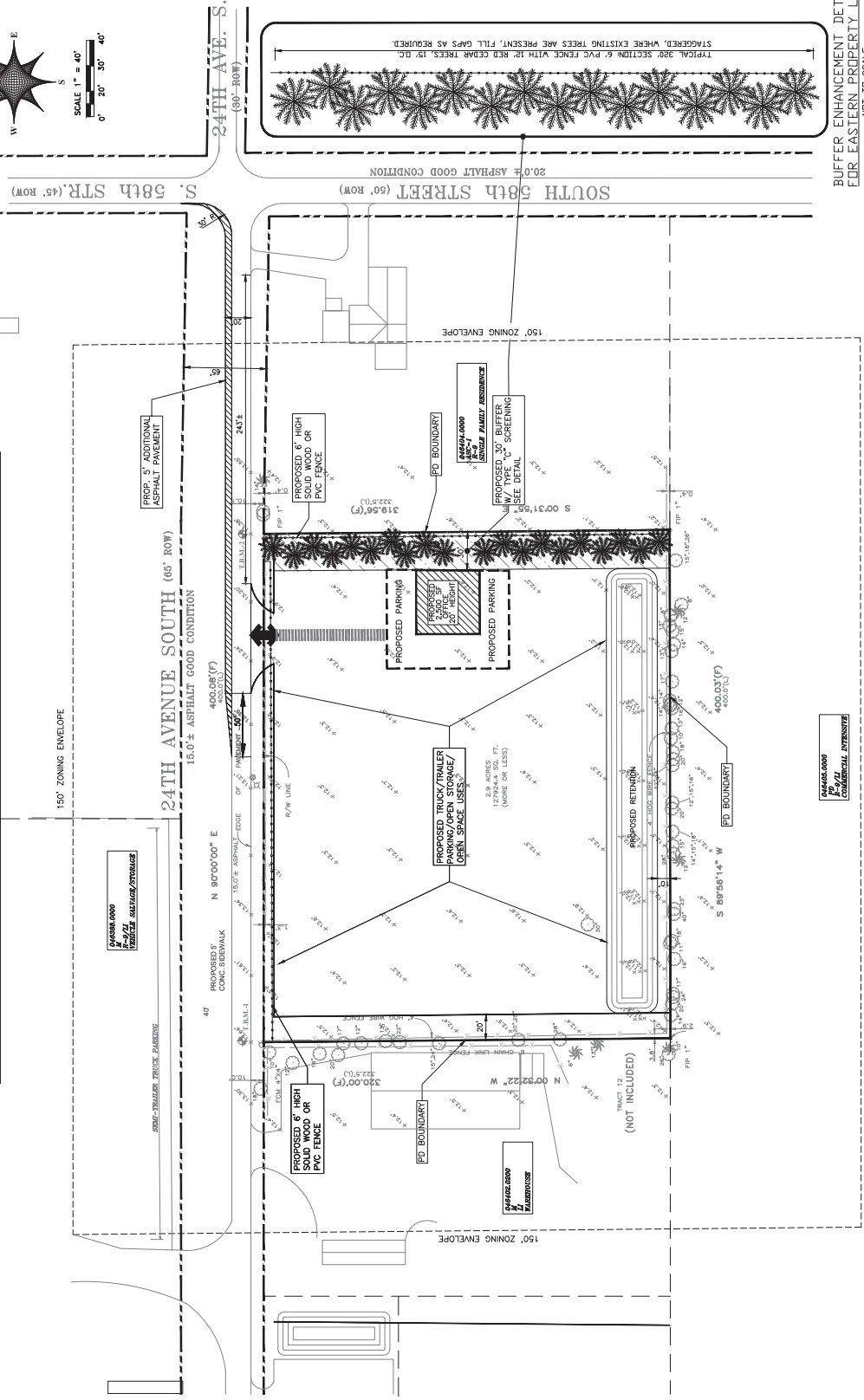
The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C Chapela Date: 09/09/2022

Date Agent/Owner notified of Disapproval: _____

PROPOSED REZONING FROM ASC-1 TO PLANNED DEVELOPMENT (PD)



GENERAL SITE DEVELOPMENT PLAN

SCALE: 1" = 40.0'

NOT TO SCALE

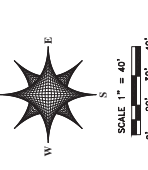
JUAN C. MONTESINO
3921 S. 70th STREET
TAMPA, FLORIDA 33619
(813) 962-6555

Civil, Transportation & Environmental Engineering
14031 N. Dale Mabry Highway, Tampa, Florida 33618
Phone: (813) 962-6230 Fax: (813) 962-6420
E.B. No. 6542

PROJECT: MONTESINO PLANNED DEVELOPMENT REZONING
SOUTHWEST CORNER OF 24TH AVE. SOUTH AND 58TH STREET, TAMPA, FLORIDA
SECTION 27.1 THROUGH 28 RANGE 18 IN HILLSBOROUGH COUNTY, FLORIDA

GENERAL SITE DEVELOPMENT PLAN

DATE: 10/21/22 BY: JCM/AMM
SCALE: AS SHOWN
DATE: 10/21/22 BY: JCM/AMM



LEGAL DESCRIPTION:
THE WEST 4000 FEET OF THE NORTH HALF OF TRACT 12 IN THE SOUTHEAST 1/2 OF SECTION 27, T4S, R18E, E1/2, SW/4, HILLSBOROUGH COUNTY, FLORIDA, AS RECORDED IN PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE:
SITE ABRIDGE: 8274 AC
EXISTING ZONING: ASC-1
PROPOSED ZONING: PD
FUTURE LAND USE: SM-6
COMMUNITY PLANNING AREA: GREATER PALM RIVER AREA
SPECIAL ZONE USE: NONE
EXISTING USES: NONE
PROPOSED USES: VARIANT: RESIDENTIAL / TRUCK / TRAILER STORAGE / OPEN STORAGE / RETENTION / OPEN SPACE USES
PROPOSED RESIDENTIAL: NONE
MINIMUM LOT WIDTH: 100
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 30 FEET
REAR YARD SETBACK: 30 FEET
BUFFERING / SCREENING: SEE SITE FINAL CONDITIONS OF APPROVAL
MAXIMUM BUILDING HEIGHT: 20 FEET
MAXIMUM BUILDING COVERAGE: 0.75
MINIMUM WATER TABLE DEPTH: 100 FEET
ENVIRONMENTALLY SENSITIVE LANDS ABRIDGE: NONE
ARCHAEOLOGICAL / HISTORIC LANDMARKS ON-SITE: NONE
PROJECT IS LOCATED WITHIN: URBAN SERVICE AREA (USA)

PROPOSED DEVELOPMENT OPTION:
APPROVED: 0.75
REQUIREMENTS: 0.75
MAXIMUM BUILDING HEIGHT: 20 FEET
MAXIMUM BUILDING COVERAGE: 0.75
MINIMUM WATER TABLE DEPTH: 100 FEET
ENVIRONMENTALLY SENSITIVE LANDS ABRIDGE: NONE
ARCHAEOLOGICAL / HISTORIC LANDMARKS ON-SITE: NONE
PROJECT IS LOCATED WITHIN: URBAN SERVICE AREA (USA)

REZONING NO.: RZ 21-1321

REASONING PETITION NOTES:
1. NO RIGHT-OF-WAY EAST WITHIN THE BOUNDARIES.
2. NO CROSS-ACCESS BETWEEN THE PROJECT AND ADJACENT PROPERTIES IS PROPOSED.
3. NO RIGHT-OF-WAY SHALL BE DEDICATED OR RESERVED. SEE PLAN FOR ALL ROADWAY ABJOINING, TRAVELING, OR WITHIN 200' OF THE PROJECT BOUNDARY.
4. NO UNDESIRABLE HISTORIC AND/OR ARCHAEOLOGICAL LANDMARKS/SITES WITHIN 50' OF THE PROJECT BOUNDARY.
5. SIDEWALKS TO BE PROVIDED IN ACCORDANCE WITH THE LDC.
6. ALL NECESSARY PERMITS SHALL BE OBTAINED FROM THE CITY OF TAMPA, APPROVED BY THE CITY ENGINEER, AND WITH LDC ON AS SHOWN ON THE LDC.
7. NO TRANSIT FACILITIES ARE REQUIRED PURSUANT TO SECTION 09 OF THE LDC.

VARIATION FOR SITE DESIGN REQUEST:
THE PROPOSED TRUCK/ TRAILER STORAGE AREAS AND TRUCK/ TRAILER STORAGE AREAS ARE LOCATED WITHIN THE 150' ZONING ENVELOPE AND SOUTH PROPERTY BOUNDARY. SCREENING ALONG WEST AND SOUTH PROPERTY BOUNDARY.

FLOOD ZONE CERTIFICATE:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREIN FALLS WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 22083C0036J, DATED 07/27/17.

ADJACENT PARCELS LEGEND:
FLOOD NUMBER: 22083C0036J
PROPERTY LINE (PD BOUNDARY)
PROPERTY LINE (PD BOUNDARY)
VEHICLE ACCESS CIRCULATION

LINE TYPES LEGEND:
CONCRETE/ASPHALT DRIVEWAY
PAVING LINE
PROPERTY LINE (PD BOUNDARY)
TYPICAL LOT LINE
ZONING ENVELOPE LINE
VEHICLE ACCESS CIRCULATION

BUFFER ENHANCEMENT DETAIL FOR EASTERN PROPERTY LINE
NOT TO SCALE

STAGED, WHERE EXISTING TREES ARE PRESENT, FILL GAPS AS REQUIRED.
TYPICAL 30' BUFFER WITH 12' RED CEDAR TREES, 15'

PROPOSED 6' HIGH SOLID WOOD OR PVC FENCE
PROPOSED 30' BUFFER W/ TYPE "C" SCREENING
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AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/15/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: RZ 21-1321

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Project access shall be limited to one (1) vehicular connection to 24th Ave. S.
3. If MM 21-0222 is approved, the County Engineer will approve a Design Exception (dated June 21, 2022) which was found approvable by the County Engineer (on July 5, 2022) for the 24th Ave. S. substandard road improvements. As 24th Ave. S. is a substandard local roadway, the developer will be required to make certain improvements to 24th Ave S. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall widen 24th Ave. S. between the project access and S. 58th St.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.93 ac. parcel from Agricultural Single-Family Conventional – 1 (ASC-1) to Planned Development (PD). The applicant is seeking entitlements for up to 2,500 s.f. of office uses and up to 125,130 s.f. of truck and trailer parking and open storage uses.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. However, the applicant did not submit a worst-case trip generation scenario. The applicant utilized Institute of Transportation Engineers (ITE) Land Use Code (LUC) 110 (General Light Industrial) to analyze 2,500 s.f. of uses. This corresponds to the office space uses shown on the PD site plan. This generates less trips than the office uses requested. Also, the analysis did not include trip generation relating to the open storage uses. Regardless, of the inaccuracy of the applicant's analysis, the project will generate fewer trips than the threshold by which a zoning application must provide a trip generation and site access analysis (per the DRPM).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
---------------	------------------------	-----------------------

		AM	PM
ASC-1, 2 single-family detached dwelling units (ITE LUC 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD , 2,500 s.f. general office use (ITE LUC 712)	40	5	6
PD, 125,130 s.f. of open storage uses (ITE LUC 151)	189	13	21
Subtotal:	229	18	27

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 210	(+) 17	(+) 25

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

24th Ave. S. is a publicly maintained, 2-lane, undivided, substandard, local roadway characterized by +/- 15 feet of pavement in average condition. Adjacent to the project site the roadway lies within a +/- 65-foot wide right-of-way. There are no bicycle facilities or sidewalks present on 24th Ave. S. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The project is proposing one full access (1) connection to 24th Ave. S. Given S. 24th Ave. is a Class 7 roadway, vehicular and pedestrian cross access is not required pursuant to Sec. 6.04.03.Q. of the LDC. Given S. 24th Ave. is a local roadway and due to the low traffic volume generated by the project, no site access improvements are warranted pursuant to Sec. 6.04.04.D. of the LDC.

REQUESTED DESIGN EXCEPTION – 24TH AVE. S.

As 24th Ave. S. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for 24th Ave. S. (dated June 21, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 5, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, Urban Local Roadways, Non-Residential Subtype) include:

1. The developer will be permitted to widen the pavement such that the travel lanes are 10-feet in width in lieu of the 12-foot wide lanes required per TS-3; and,
2. The developer will be permitted to forgo the use of curbing (rather than the Miami curb required per TS-3); and,
3. In lieu of the 8-foot grass strip (separation between the edge of curb and sidewalk) required per TS-3, the applicant is proposing a +/- 5-foot grass strip on the south side of the roadway (between the edge of the travel lane and closest edge of the sidewalk).

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

24th Ave. S. is not a regulated roadway, as such, no information for the facility is included in the Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, July 5, 2022 11:46 AM
To: htmai@aol.com; Tu Mai
Cc: Tirado, Sheida; Ratliff, James; Chapela, Tania
Subject: FW: RZ PD 21-1321 - Design Exception Review
Attachments: 21-1321 DReq 06-21-22.pdf

Hung/Tu,

I have found the attached Design Exception (DE) for PD 21-1321 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation staff after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Sunday, July 3, 2022 9:40 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RZ PD 21-1321 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response email:

htmai@aol.com
tkmai@aol.com
ChapelaT@hillsboroughcounty.org
RatliffJa@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE (*she/her/hers*)
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Tuesday, June 21, 2022 3:31 PM
To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jillian Massey <masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Olivia Ryall <oryall@teamhcsso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy

<RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Salma Ahmad <ahmads@plancom.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Woodard, Sterlin <Woodard@epchc.org>; Yeneka Mills <millsy@plancom.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Chapela, Tania <ChapelaT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 21-1321

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

June 21, 2022

Mr. Michael J. Williams, P.E.
c/o Ms. Sheida Tirado, P.E.
County Engineer Development Review Director
Hillsborough County Development Services
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602

ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

RE:	REQUEST FOR DESIGN EXCEPTION
Project Name:	MONTESINO PLANNED DEVELOPMENT REZONING
Application No.:	PD 21-1321
Folio No.:	046404.0100

Dear Mr. Williams:

This design exception to the Hillsborough County Transportation Technical Manual (TTM) per Section 1.7.2 to meet the Land Development Code (LDC) Section 6.04.03.L - Existing Facilities. This request is being sought in conjunction with the submission of a Planned Development Rezoning application (PD 21-1321). The applicant, Juan C. Montesino, owns a small trucking business. He is proposing to rezone 2.93+/- acres located at 5607 24th Avenue South, Tampa, FL 33619 from ASC-1 to PD to allow for truck parking and an associated 2,500 SF office/storage building for his business.

We are requesting a design exception to TTM Typical Section TS-3 Non-Residential. Under existing conditions, 24th Avenue South has an average 15± feet wide asphalt pavement in good condition and the only roadway to access the project site. We are proposing approximately an additional 5 feet widening along the north edge of pavement from the project site to S. 58th Street to bring a total of 20 feet of asphalt pavement in lieu of the required 24 feet per LDC.

Site specific rationale and justification are as follows:

- 24th Avenue South is a local road per the HC Functional Classification Map. The proposed PD is for 2,500 SF of Office - Small ITE LUC 712. The site is anticipated to generate 6 PM peak trips (**EXHIBIT A**).
- Field measurements were conducted of the existing pavement width on 24th Avenue South travelling from the subject site toward S. 58th Street (as the defined route). They are as follows:
 - at proposed project entrance: 15.20'±
 - at approximately 300 feet east of the project entrance: 15.50'±
- The existing edge of pavement is approximately 10.10'± from the southern right-of-way line providing an opportunity to widen this road to the north side for an additional 5 feet because there is approximately 40'± from edge of pavement to the north ROW line (**EXHIBIT B**).
- The relocation of project entrance to the east side of property boundary gives the applicant an opportunity to add 5 feet of asphalt pavement to the north for a total of 20 feet pavement width. This creates a shorter travel distance from the project site eastward to S. 58th Street, a collector roadway. A typical cross section of proposed roadway pavement widening is presented in (**EXHIBIT C**).

- The proposed 20' asphalt pavement (**EXHIBIT D**) is adequate for two-way traffic direction with a 400'± short travel distance from S. 58th Street to the project entrance.
- The project is located in the Urban Service Area and a sidewalk will be provided along the project's frontage.
- A Crash Data Management System (CDMS) Report provided indicates there have been no crashes within the last 5 years (**EXHIBIT E**).
- There are no alternatives for access to the subject site. The only roadway into which the project is 24th Ave. South.

We respectfully request your review and approval of the design exception request. Exhibits are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.



Hung T. Mai, P.E.

Digitally signed by Hung
T Mai
Date: 2022.06.21
14:05:11 -04'00'

Hung T Mai



EOR Florida P.E. No. 32625

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

_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, P.E.

Hillsborough County Engineer on _____

Trip Generation Summary

Alternative: Alternative 1
 Phase:
 Project: New Project
 Open Date: 06/08/2022
 Analysis Date: 06/08/2022

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
		* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total
151	MWAREHOUSE 1 125.1 1000 Sq. Ft. GFA	95	94	189	8	5	13	10	11	21
712	OFFICE-SMALL 1 2.5 1000 Sq. Ft. GFA	20	20	40	4	1	5	2	4	6
Unadjusted Volume		115	114	229	12	6	18	12	15	27
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		115	114	229	12	6	18	12	15	27

Total Weekday Average Daily Trips Internal Capture = 0 Percent
 Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
 Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

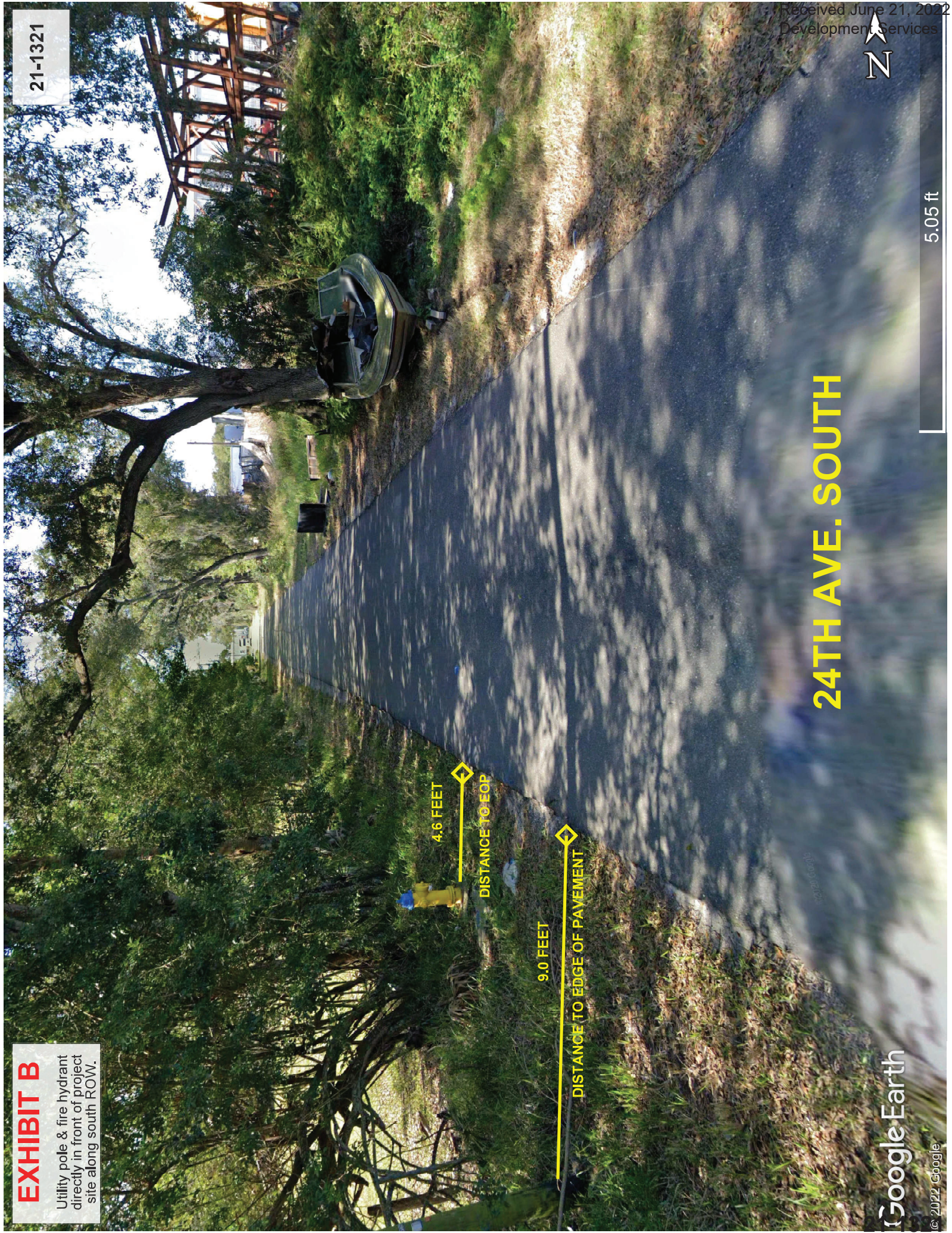
EXHIBIT A

* - Custom rate used for selected time period.

EXHIBIT B

Utility pole & fire hydrant directly in front of project site along south ROW.

21-1321



4.6 FEET

DISTANCE TO EOP

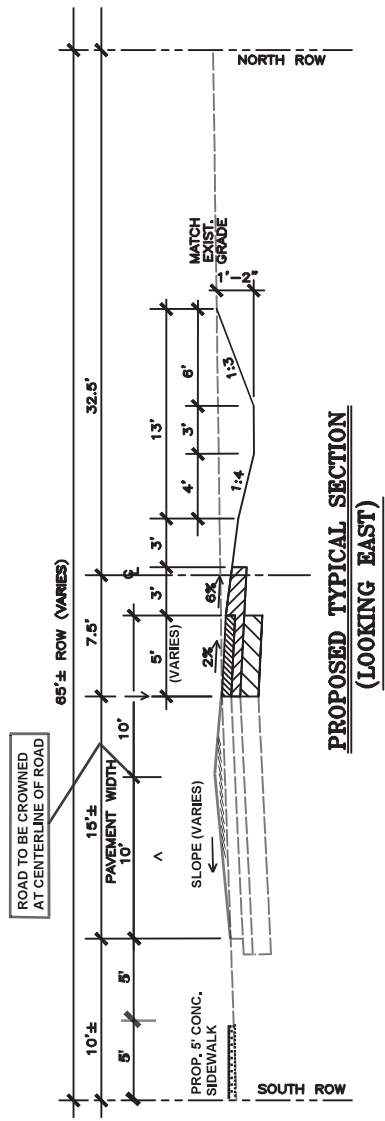
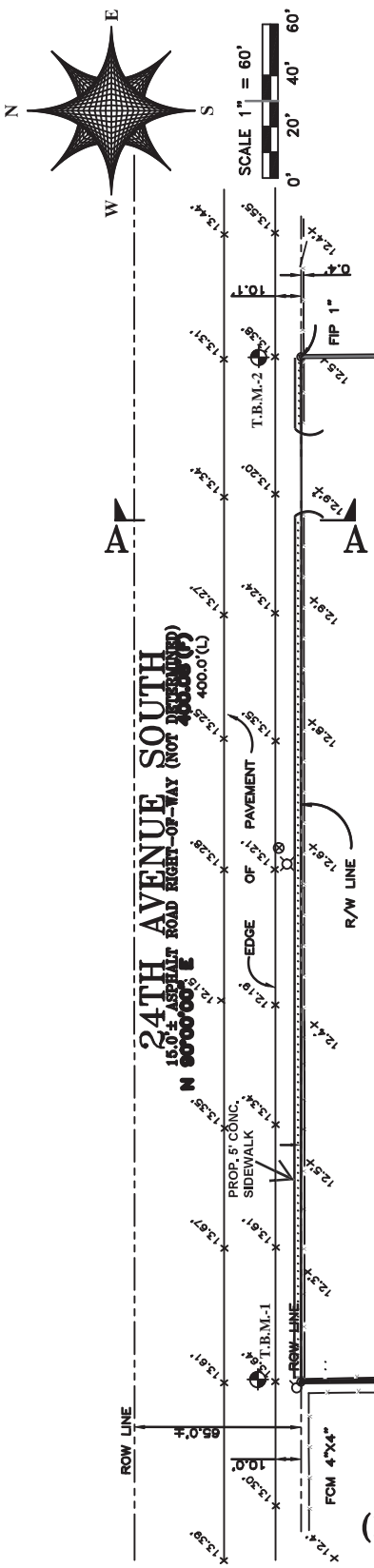
9.0 FEET

DISTANCE TO EDGE OF PAVEMENT

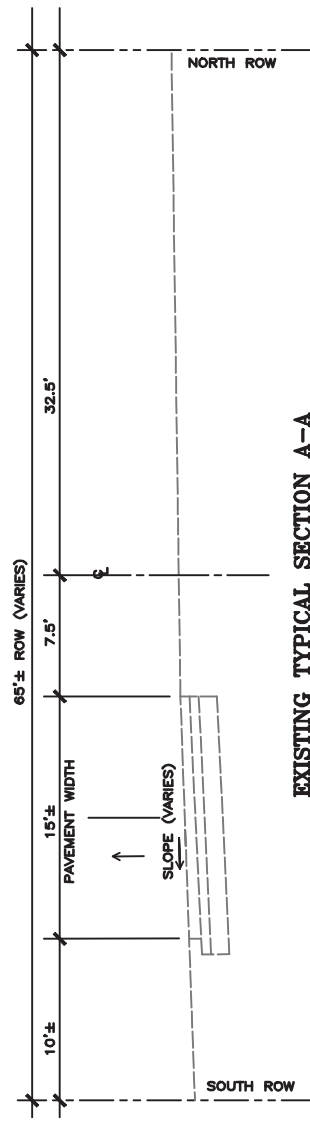
24TH AVE. SOUTH



H.T.MAI, INC.
Civil Engineering & Real Estate Consulting
14031 N. Dale Mabry Highway, Tampa FL 33618
P: (813) 962-6230
Email: htmai@aol.com
Certificate of Authorization: 6542
100-20-014



**PROPOSED TYPICAL SECTION
(LOOKING EAST)**

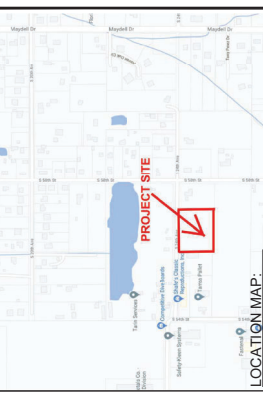


**EXISTING TYPICAL SECTION A-A
(LOOKING EAST)**

**24TH AVENUE SOUTH
ROADWAY IMPROVEMENTS
(FROM PROJECT ENTRANCE TO 58th ST.)**

EXHIBIT C

PROPOSED REZONING FROM ASC-1 TO PLANNED DEVELOPMENT (PD)



LEGAL DESCRIPTION:
THE WEST 4000 FEET OF THE NORTH HALF OF TRACT 12 IN THE SOUTHEAST 1/4 OF SECTION 12, T19S, R17E, E1/2, AS SHOWN ON THE MAP OR MAPS HEREIN AS RECORDED IN PLAT BOOK 03, PAGE 03, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE:

SITE ADDRESS:	8274 AC
EXISTING ZONING:	ASC-1
PROPOSED ZONING:	PD PLANNED DEVELOPMENT
FUTURE LAND USE:	SM-6
COMMUNITY PLANNING AREA:	GREATER PALM RIVER AREA
PLANNING DISTRICT:	NINE
SPECIAL ZONE CLASS:	NINE
DESIGNATED SCENIC CORRIDOR:	NONE
EXISTING USES:	VARIANT
PROPOSED USES:	RESIDENTIAL / TRUCK / TRAILER STORAGE / OPEN STORAGE / RETENTION / OPEN SPACE USES
PROPOSED TRACT:	12
MINIMUM LOT WIDTH:	100
MINIMUM FRONT YARD SETBACK:	30 FEET
MINIMUM SIDE YARD SETBACK:	10 FEET
MINIMUM REAR YARD SETBACK:	10 FEET
MINIMUM BUILDING HEIGHT:	9 FT
MAXIMUM BUILDING COVERAGE:	0.75
MAXIMUM WATER COVERAGE:	NONE
ENVIRONMENTALLY SENSITIVE LAND USAGE:	NONE
ARCHITECTURAL/HISTORIC LANDMARKS ON-SITE:	NONE
PROJECT IS LOCATED WITHIN:	URBAN SERVICE AREA (USA)

PROPOSED DEVELOPMENT OPTION:

ACRES	PROPOSED	MAX. # OF UNITS	MAX. # OF UNITS PER ACRE
2.84 AC	DRIVE ALWAY / DRIVE AND ALWAY / OPEN SPACE USES	2,000	0
0.00 AC	RESIDENTIAL	0	0
0.00 AC	INDUSTRIAL	0	0
0.00 AC	COMMERCIAL	0	0
0.00 AC	OFFICE	0	0
0.00 AC	RETAIL	0	0
0.00 AC	RESTAURANT	0	0
0.00 AC	AMUSEMENT	0	0
0.00 AC	RECREATION	0	0
0.00 AC	TRAVEL	0	0
0.00 AC	UTILITY	0	0
0.00 AC	OTHER	0	0

REZONING NO. RZ
21-1321

- REZONING PETITION NOTES:**
- NO RIGHT-OF-WAYS EXIST WITHIN THE BOUNDARIES.
 - NO CROSS-ACCESS BETWEEN THE PROJECT AND ADJACENT PROPERTIES IS DESIRED.
 - NO RIGHT-OF-WAY SHALL BE DEDICATED OR RESERVED FOR ANY OTHER PURPOSE.
 - SEE PLAN FOR ALL ROADWAYS ADJOINING, TRAVERSING, OR INTERSECTING THE PROJECT BOUNDARY.
 - PROPOSED BUFFERING & SCREENING WILL BE IN COMPLIANCE WITH LDC.
 - NO DESIGNATED HISTORIC AND/OR ARCHITECTURAL LANDMARKS SITES WITHIN 150' OF THE PROJECT BOUNDARY.
 - PARKING TO BE PROVIDED IN ACCORDANCE WITH LDC 36 AS SHOWN ON APPROVED PLAN (WHICHEVER IS GREATER).
 - NO TRANSIT FACILITIES ARE REQUIRED PURSUANT TO SEC. 6.03.09 OF THE LDC.

VARIATION FOR SITE DESIGN REQUEST:
A VARIATION TO SEC. 6.03.06 C7 TO ALLOW 6' HIGH PFC OR SOLID WOOD FENCE ALONG WEST AND SOUTH PROPERTY BOUNDARY.

FLOOD ZONE CERTIFICATE:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREIN FALLS WITHIN FLOOD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 880303061A DATED 08/11/2010. THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

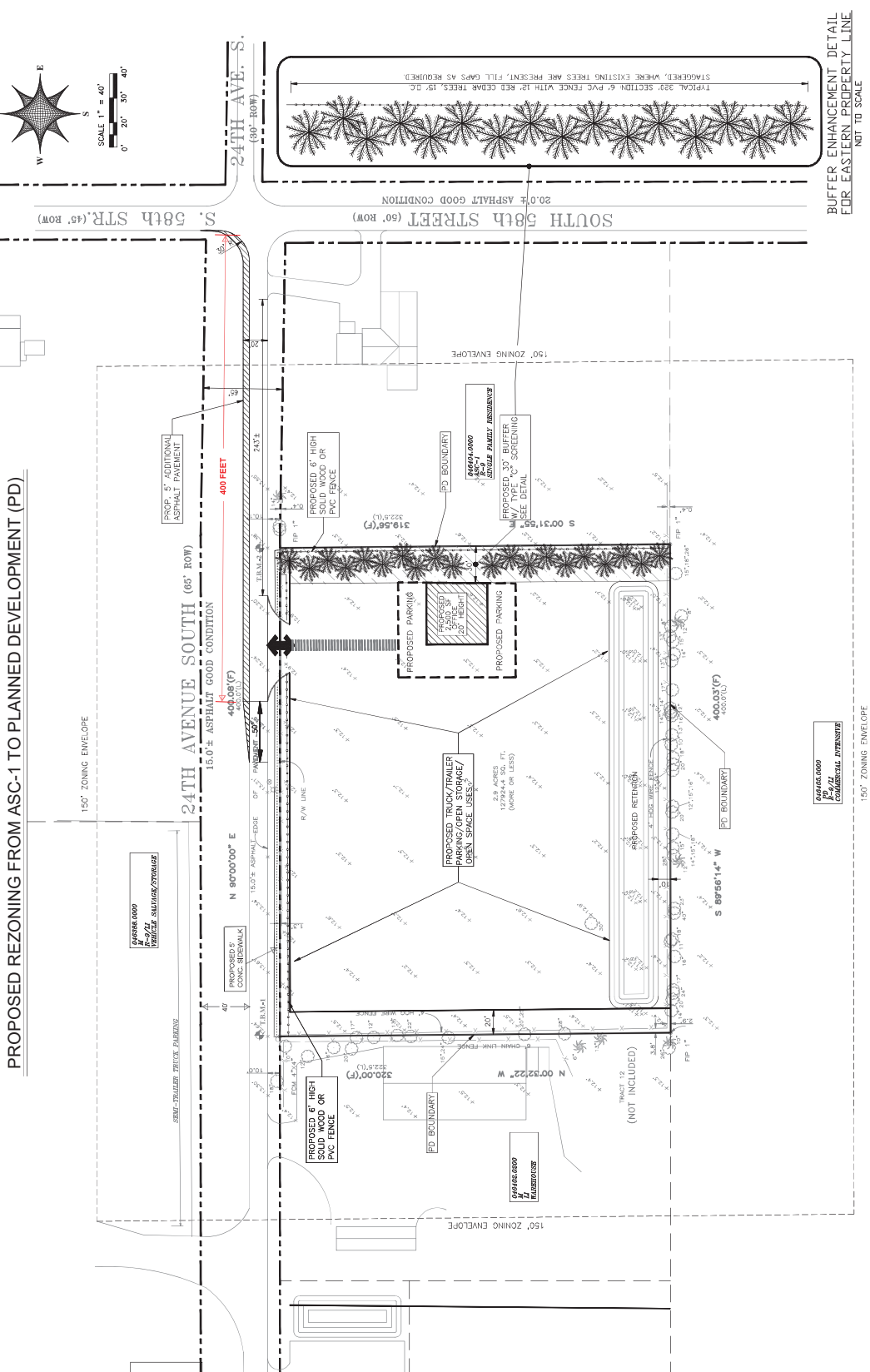
ADJACENT PARCELS LEGEND:

ADJACENT PARCEL	TO THE NORTH
ADJACENT PARCEL	TO THE SOUTH
ADJACENT PARCEL	TO THE WEST
ADJACENT PARCEL	TO THE EAST

APPLICANT: JUAN C. MONTESINO
14031 N. Dale Mabry Highway, Tampa, Florida 33618
Phone: (813) 962-6230 Fax: (813) 962-6420
E.B. No. 6542

PROJECT: MONTESINO PLANNED DEVELOPMENT REZONING
SOUTHWEST CORNER OF 24TH AVE SOUTH AND 58TH STREET (TAMPA, FLORIDA)
SECTION 12, T19S, R17E, E1/2, AS SHOWN ON THE MAP OR MAPS HEREIN AS RECORDED IN PLAT BOOK 03, PAGE 03, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

GENERAL SITE DEVELOPMENT PLAN



LINE TYPES LEGEND:

- CONTRIBUTION BOUNDARY
- PROPOSED BOUNDARY
- PROPERTY LINE (PD BOUNDARY)
- TYPICAL LOT LINE
- ZONING ENVELOPE LINE
- WHOLE ACRES DESIGNATION

SCALE: 1" = 40'
NOT TO SCALE

EXHIBIT D

JUAN C. MONTESINO
3821 S. 70th STREET
TAMPA, FLORIDA 33619
(813) 962-6230

Civil, Transportation & Environmental Engineering
14031 N. Dale Mabry Highway, Tampa, Florida 33618
Phone: (813) 962-6230 Fax: (813) 962-6420
E.B. No. 6542

DATE	REVISION	BY	APPLICANT
06-21-22	0001 - SUBMIT FOR REZONING APPLICATION	JCM	
06-21-22	0002 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0003 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0004 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0005 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0006 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0007 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0008 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0009 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0010 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0011 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0012 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0013 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0014 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0015 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0016 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0017 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0018 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0019 - PERMITTED FOR REZONING APPLICATION	JCM	
06-21-22	0020 - PERMITTED FOR REZONING APPLICATION	JCM	

Report Memo:

No crashes in last 5 years



Selections used to generate this report:

Years: 2022,2021,2020,2019,2018,2017,2016,2015,2014,2013,2012,2011,2010,2009,2008,2007,2006,2005
Saved Area 1: -82.393336867928054,27.92615866553517,-82.38969941734848,27.92652826476019

EXHIBIT E

Records Date Range:		Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014		2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Intersection Summary
Top 40 Report

Click for Drill Down

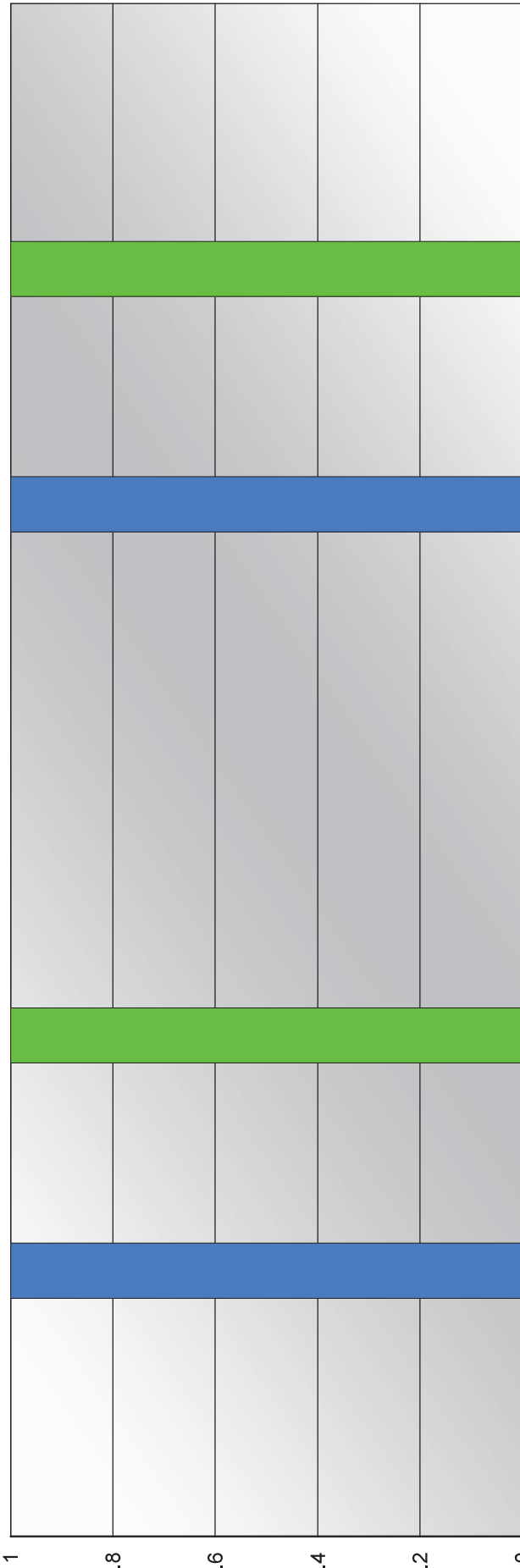
24TH AVE @ 58TH ST
24TH AVE @ 54TH ST

Total Crashes	Total Fatalities	Total Injuries	Injury Severity			Ped and Bike			Crash Type			Strategic Highway Safety Plan																						
			Fatal Crashes	Incap	Non Incap	Possible Injury	Ped	Bike	Angle	Left Turn	Right Turn	Head On	Comm. Veh	Work Zone	No Restraint	Speed Agr. Driving	Lane Depart	At Int.	Distract Driving	Teen Driver 15-19	Aging Driver 65+	Impaired	Motor Cycle											
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Records Date Range: 09/14/2012 to 02/20/2014

Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

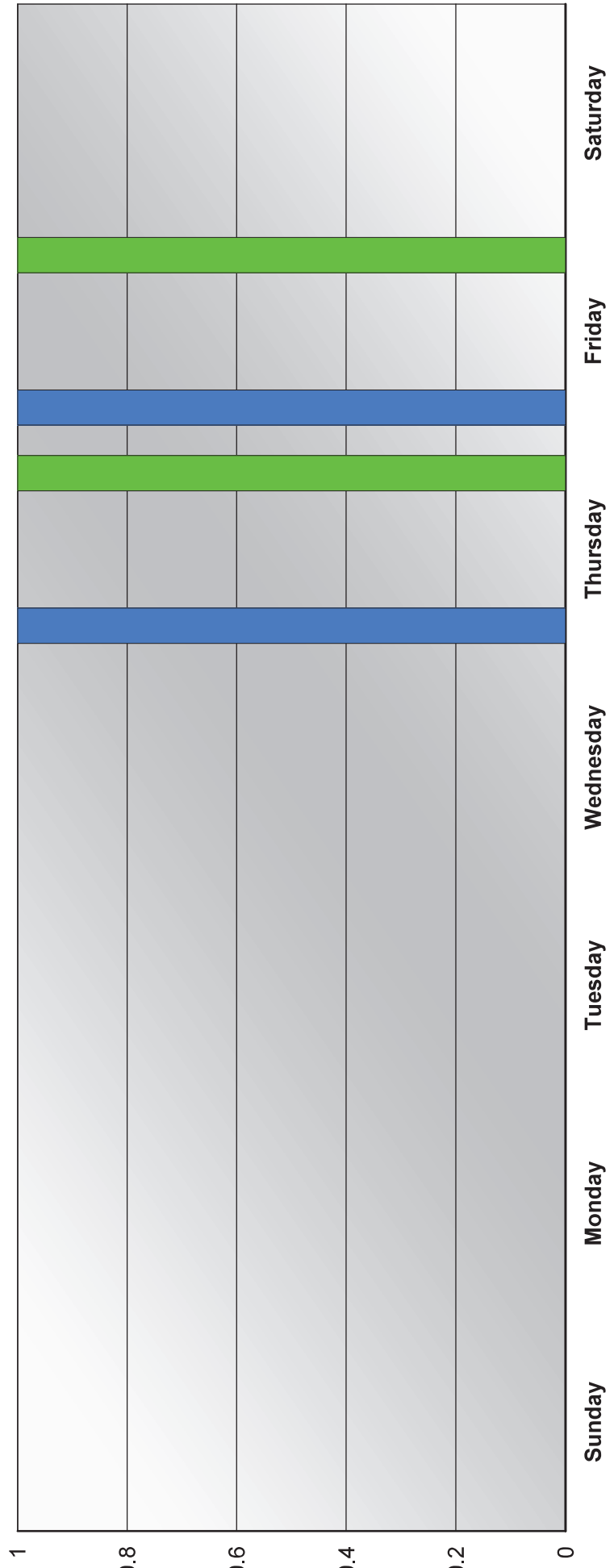
Number of Crashes By Year



Breakdown of Crashes by Year

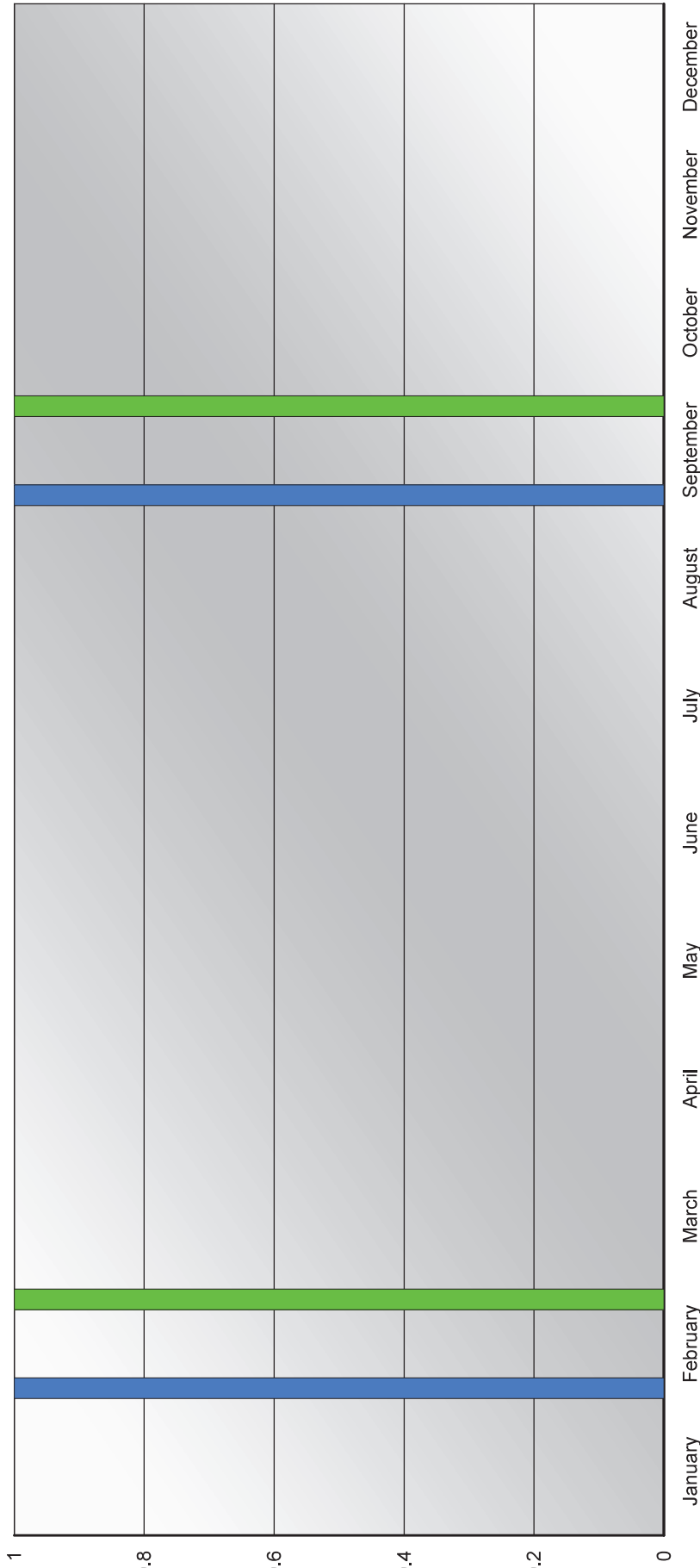
	2012	2014
PDO	1	1
Total Crashes	1	1

Number of Crashes by Day of Week



	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
PDO	0	0	0	0	1	1	0	2
Others	0	0	0	0	0	0	0	0
Total Crashes	0	0	0	0	1	1	0	2

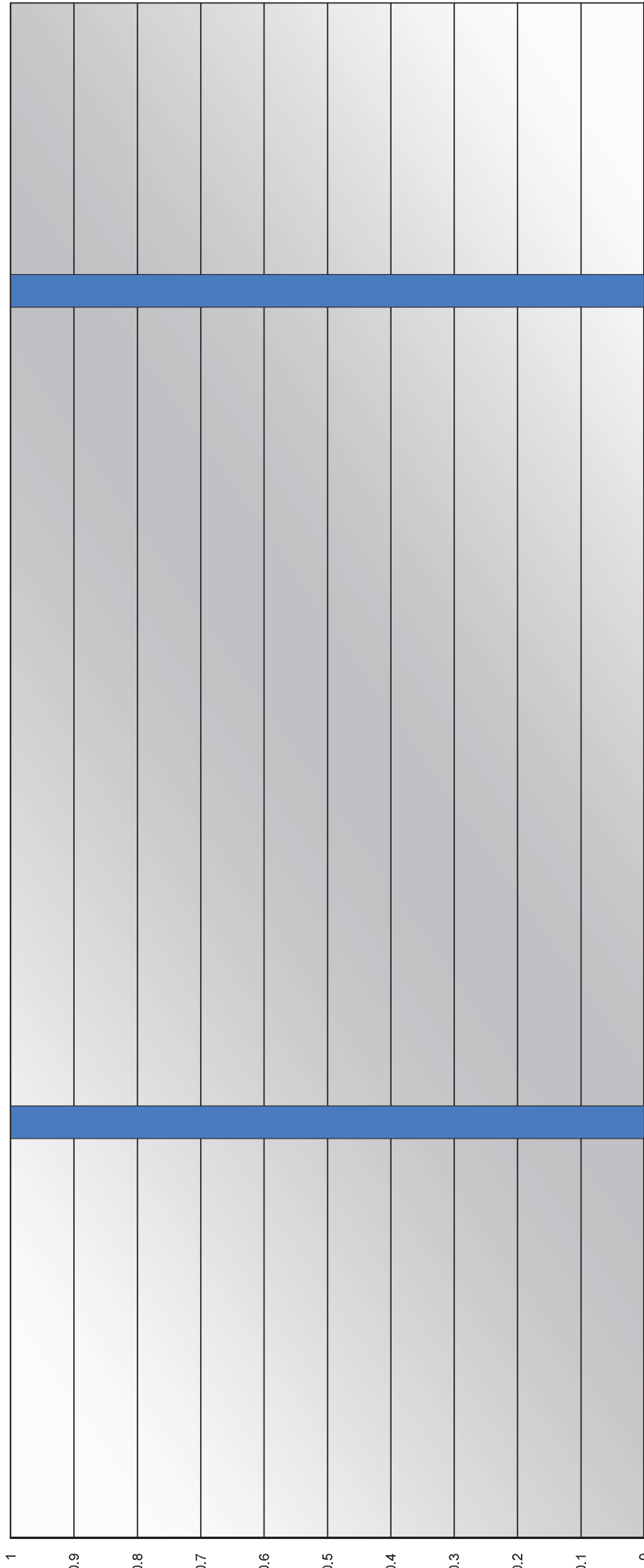
Number of Crashes by Month



	January	February	March	April	May	June	July	August	September	October	November	December	Total
PDO	0	1	0	0	0	0	0	0	1	0	0	0	2
Others	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Crashes	0	1	0	0	0	0	0	0	1	0	0	0	2

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Crashes by Time of Day



	6:00 AM	7:00 PM
PDO	1	1
Total	1	1

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

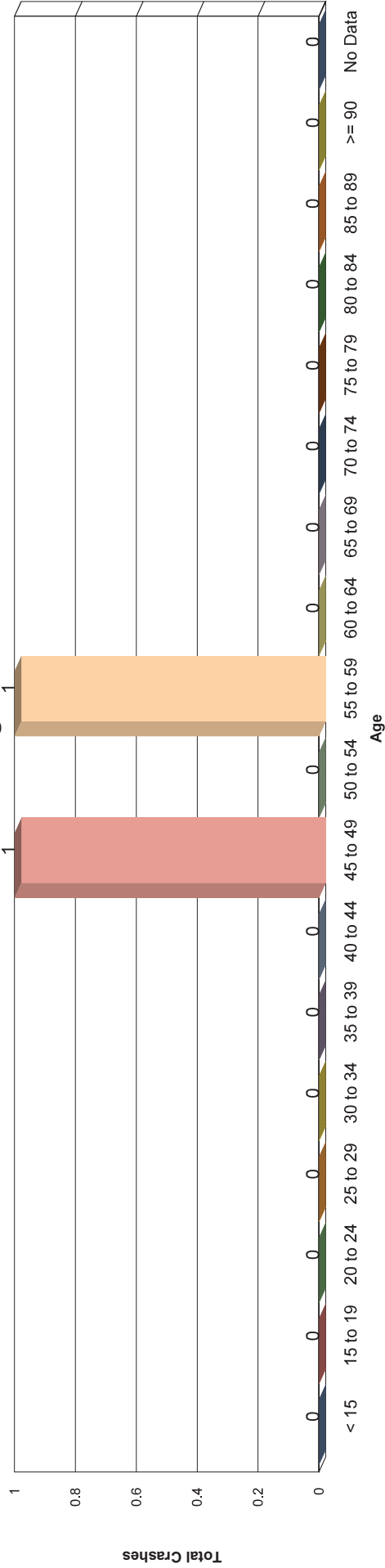
Driver Age Summary (Vehicle 1, Driver 1)

Driver Actions

Drill Down Rpt.

Age	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Run Off-Road	Distraction	Agr. Driving
Age < 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 15 to 19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 20 to 24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 25 to 29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 30 to 34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 35 to 39	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 40 to 44	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 45 to 49	1	0	0	0	0	0	0	0	0	0	0	1	0	0
Age 50 to 54	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 55 to 59	1	0	0	0	0	0	0	0	0	0	0	1	0	0
Age 60 to 64	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 65 to 69	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 70 to 74	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 75 to 79	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 80 to 84	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 85 to 89	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age >= 90	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age No Data	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Driver Age



Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Crash Type Summary

Impact Type

Strategic Highway Safety Plan (SHSP)																			
Crashes		Fatalities		Injuries		Peds		Bike		Motorcycle		Angles		Head On					
2		0		0		0		0		0		0		0					
Click for Drill Down		Fatalities		Injuries		Peds		Bike		Motorcycle		Vulnerable Users		Aggressive Driving		Lane Departure		At Intersection	
Unknown		0		0		0		0		0		0		0		2		0	

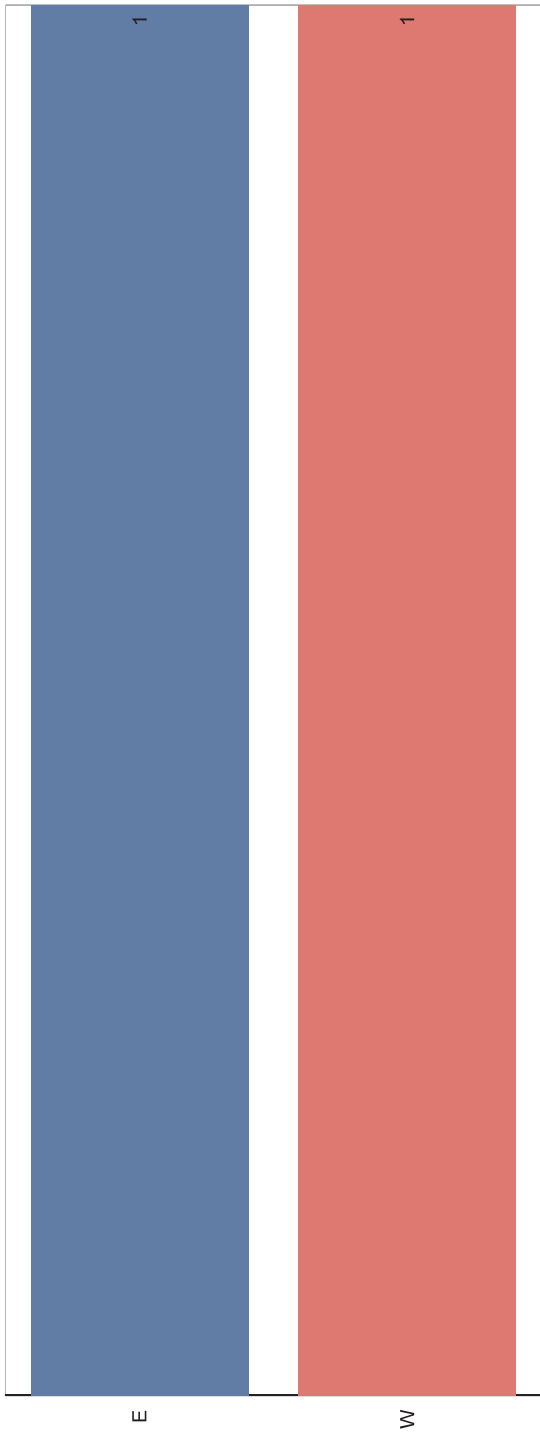
Relation to Intersection

Strategic Highway Safety Plan (SHSP)																			
Crashes		Fatalities		Injuries		Peds		Bike		Motorcycle		Vulnerable Users		Aggressive Driving		Lane Departure		At Intersection	
2		0		0		0		0		0		0		0		2		0	
Click for Drill Down		Fatalities		Injuries		Peds		Bike		Motorcycle		Vulnerable Users		Aggressive Driving		Lane Departure		At Intersection	
Non-Junction		0		0		0		0		0		0		0		2		0	

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Vehicle 1 Direction Summary

Total Crashes By Vehicle 1 Direction



Crash Type By Vehicle 1 Direction

Direction	Other, Explain in Narrative
E	1
W	1
Total	2

At Fault Vehicle Summary

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Vehicle Type

Strategic Highway Safety Plan (SHSP)

Click for Drill Down

Passenger Car

Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1	0	0	0	0	0	0	0	0	0	0	0	0	1	0

No Data

Vehicle Movement

Strategic Highway Safety Plan (SHSP)

Click for Drill Down

Straight Ahead

Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection
2	0	0	0	0	0	0	0	2	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Roadway Condition Summary

Roadway Location

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
On Roadway	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Off Roadway	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0

Road Condition

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Dry	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Road Contributing Cause Summary

Strategic Highway Safety Plan (SHSP)															
Click for Drill Down	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
None	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Traffic Control

Strategic Highway Safety Plan (SHSP)

Click for Drill Down

No Controls

Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Road Alignment

Strategic Highway Safety Plan (SHSP)

Click for Drill Down

Straight

Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
09/14/2012 to 02/20/2014	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0

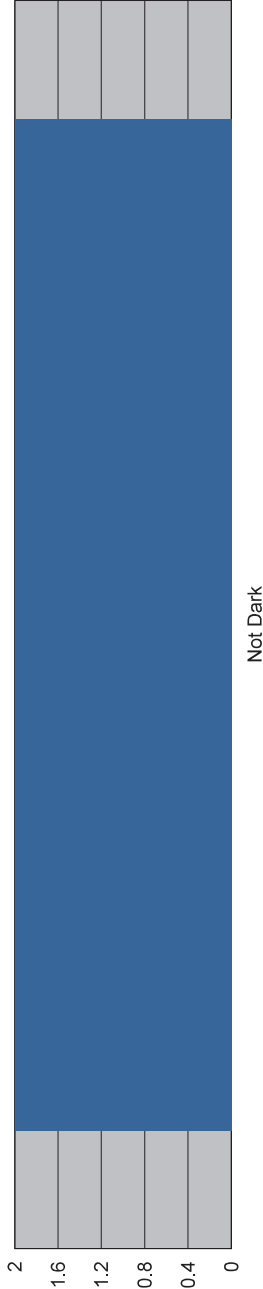
Environment Summary Report

Lighting

Strategic Highway Safety Plan (SHSP)

Click for Drill Down

Dusk	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Dawn	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0

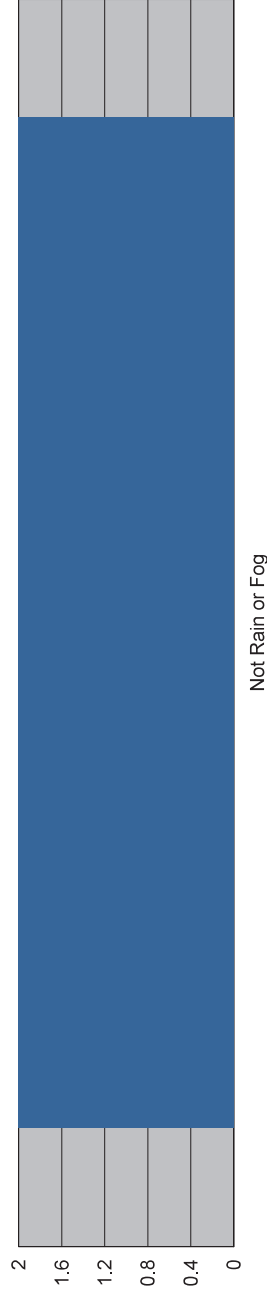


Weather

Strategic Highway Safety Plan (SHSP)

Click for Drill Down

Clear	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0



Located Crashes

Area	Crashes	Fatalities	Injuries
PALM RIVER	2	0	0
Totals:	2	0	0

PALM RIVER

Totals:

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
24 th Ave. S.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	229	18	27
Difference (+/-)	(+) 210	(+) 17	(+) 25

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
24 th Ave. S. – Substandard Road	Design Exception Requested	Approvable
	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
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 12/13/2021</p> <p>PETITION NO.: 21-1321</p> <p>EPC REVIEWER: Sarah Hartshorn</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1237</p> <p>EMAIL: hartshorns@epchc.org</p>	<p>COMMENT DATE: 10/7/2021</p> <p>PROPERTY ADDRESS: S 24th Avenue, Tampa, FL 33619</p> <p>FOLIO #: 046040100</p> <p>STR: 27-29S-19E</p>
<p>REQUESTED ZONING: ASC-1 to R-9</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands apparent
<p>INFORMATIONAL COMMENTS:</p> <p>On October 6, 2021 The Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Sjh/mst



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: 12/21/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Juan C Montesino

PETITION NO: 21-1321

LOCATION: 5607 24th Ave S

FOLIO NO: 46404.0100

Estimated Fees:

Warehouse

(Per 1,000 s.f.)

Mobility: $\$1,239.00 \times 2.5 = \$3,097.50$

Fire: $\$34.00 \times 2.5 = \85.00

Project Summary/Description:

Urban Mobility, Central Fire - 2,500 s.f. warehouse for trucking business

revised fees estimated based on Jan 1, 2022 schedule

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

PETITION NO.: PD21-1321 REVIEWED BY: Randy Rochelle DATE: 10/4/2021

FOLIO NO.: 46404.0100

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 6 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the south Right-of-Way of 24th Avenue S. 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 prior to June 1, 2022, that will create additional demand on the system.

WASTEWATER

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

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 22 September 2021

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

APPLICANT: Hung Mai

PETITION NO: RZ-PD 21-1321

LOCATION: Tampa, FL 33619

FOLIO NO: 46404.0100

SEC: 27 TWN: 29 RNG: 19

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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-----X
)
IN RE: )
)
ZONE HEARING MASTER )
HEARINGS )
)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, August 15, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:09 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
August 15, 2022
ZONING HEARING MASTER: SUSAN FINCH

D3:
Application Number: RZ-PD 21-1321
Applicant: Juan C. Montesino
Location: S side of 24th Ave. S and 400'
W of S 58th St.
Folio Number: 046404.0100
Acreage: 2.93 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezoned to Planned Development

1 MR. GRADY: The next item is agenda item,
2 D-3, Rezoning-PD 21-1321. The applicant's Juan
3 Montesino. The request is to rezone ASC-1 to
4 Planned Development. Tania Chapela will provide
5 staff recommendation after presentation by the
6 applicant.

7 HEARING MASTER FINCH: Good evening.

8 MS. MAI: Good evening again. My name is Tu
9 Mai, H.T. Mai, Inc., 14031 North Dale Mabry
10 Highway, Tampa, Florida 33618. I'm here
11 representing the applicant.

12 The subject property is located on the south
13 side of 24th Avenue south and 400 feet South of
14 west 58 street. The applicant is seeking to rezone
15 from ASC-1 to PD. Total land is 2.93 acres with a
16 Future Land Use of SMU-6.

17 His intent is to rezone PD to allow for open
18 storage, truck parking, and a 2500 square feet
19 building for his small trucking business. Back in
20 July 13th, 2021, in a rezoning preapplication
21 meeting with Development Services and Planning
22 Commission Planning Commission staff -- we
23 discussed with Planning Commission staff a proposed
24 flex of Future Land Use R-9 and LI just as the
25 parcel directly south was approved for back -- in

1 2019 -- or 2010.

2 However, Planning Commission staff indicated
3 that the flex option would not be supported and a
4 request to change the Future Land Use was necessary
5 to pursue a future PD rezoning for the intended
6 uses. Therefore as instructed by Planning
7 Commission we filed the Comp Plan Amendment HCCPA
8 21-09 was adopted on December 9th, 2021, through
9 ordinance 21-43 to change the Future Land Use of
10 R-9 to SMU-6.

11 Currently, to the north of the property is
12 the Future Land Use is R-9 and LI. Current uses
13 are vehicle salvage and storage. South of the
14 subject site, the Future Land Use is R-9 and LI
15 with Commercial Intensive uses under PD 10-0667.

16 In the approved PD, the uses are for
17 warehouse, showroom, assembly, office, open
18 storage, and CI uses, including garage repair,
19 storage vehicles, materials and equipment.

20 Two of the listed approved PD uses for the
21 south parcel are the same proposed uses the
22 applicant is proposing, which is the open storage
23 and a building for office use.

24 East of the subject site, the Future Land
25 Use is R-9 with current uses as single-family

1 residence, and west of the subject site, the Future
2 Land Use is LI with current use as warehouse. The
3 Light Industrial planned category are located to
4 the north and west of the site and accommodates
5 much more intense uses for processing,
6 manufacturing, warehouse, and storage of materials,
7 which is more intense than the applicant's intended
8 uses.

9 This area has over time transitioned into
10 more intense uses. The proposed change of Future
11 Land Use to SMU-6 allows for the compatibility with
12 the surrounding land uses in the area.

13 The subject property is in the Urban Service
14 Area and adjacent to intense land uses directly to
15 the west, the subject property is within the
16 Greater Palm River Area Community Plan, which
17 supports the opportunity for business and job
18 growth as well as supports compatible infill and
19 redevelopment.

20 This proposed use would allow -- would also
21 provide for an appropriate transition between the
22 industrial to the north and the residential to the
23 east.

24 Overall, the proposed use would be
25 compatible with the surrounding development pattern

1 to the north, south, and west.

2 By finding this petition approvable, it
3 would be fair for the applicant since the Planning
4 Commission and the Development Services allowed for
5 the similar uses to parcel -- to the parcel -- to
6 the parcel to the south of the subject site back in
7 2010.

8 We received seven letters of support from
9 surrounding neighbors, specifically a letter of
10 support signed by the applicant's neighbor to the,
11 east Joe Magella, which we will submit into the
12 record. A design exception was requested for south
13 24th Avenue. The county engineer has found the
14 request approvable.

15 Development Services finds the petition
16 approvable with conditions. We concur with staff's
17 conditions. We respectfully request your
18 recommendation for approval. Thank you.

19 HEARING MASTER FINCH: Let me ask you a
20 quick question. Regarding that testimony about the
21 property to the south of the PD. Right. That has
22 two -- you said two of the same uses that you're
23 requesting. Correct?

24 MS. MAI: Yes, ma'am.

25 HEARING MASTER FINCH: Do you know based on

1 my reading of the record and I believe I read that
2 the Planning Commission opposed the Comprehensive
3 Plan Amendment, the staff opposed the Comprehensive
4 Plan Amendment, but it was approved on your
5 property. Correct?

6 MS. MAI: Yes. Staff has recommended
7 inconsistent; however, the Planning Commission and
8 the Board of County Commissioners found it
9 approvable.

10 HEARING MASTER FINCH: Right. So back to
11 the property to the south that was approved for PD
12 in 2010, do you know relative to that time period
13 if the Greater Palm River Community Plan was
14 adopted then? I can ask the Planning Commission,
15 but do you know?

16 MS. MAI: I do not know that.

17 HEARING MASTER FINCH: All right. Fair
18 enough. All right. If you could sign in, please,
19 and with the clerk's office.

20 Development Services.

21 MS. CHAPELA: Good evening. Tania Chapela
22 Development Services.

23 The existing zoning is ASC-1, Agricultural
24 Single-Family Conventional, which permits
25 agricultural and single-family uses. First to the

1 development standards included in the report.

2 The proposed zoning for Planned Development
3 is to allow for open storage for trucks and
4 commercial vehicle uses. The applicant explained
5 most of the information I was -- I'm going to
6 share. So I'm going to jump to the compatibility
7 section of my report.

8 So a Comprehensive Plan Amendment to change
9 the Future Land Use designation from Residential-9
10 to Suburban Mixed-Use, SMU-6, was approved by the
11 Planning Commission on July 12th, 2021, and the
12 Board of County Commissioners on December 9, 2021.

13 The applicant requested the amendment in
14 order to allow for consideration of the use. The
15 proposed uses are comparable to the surrounding
16 allowed Manufacturing zoned district uses to the
17 west, south, and northwest.

18 Furthermore, the proposed use is consistent
19 with the existing land use pattern along 24th
20 Avenue South and on the west side of South 58th
21 Street so the east.

22 To the south of the adjacent ASC-1 zoned
23 parcel along the west side South 58th Street are
24 parcels zoned PD and CI which permit office
25 storage.

1 Also, the proposed project limits the
2 building area to 2500 square feet. The proposed
3 0.2 FAR is significantly under the 1.0 maximum FAR
4 allowable in the SMU-6 Comprehensive Plan category.

5 Buffering and screening in accordance with
6 the Land Development Code will be provided along
7 the eastern boundary and adjacent to the ASC-1
8 zoned residential parcel consisting of a 30-foot
9 buffer with 6-foot wall and 10-foot trees planted
10 on 20-foot centers.

11 The proposed 6-foot fence along the northern
12 boundary will provide screening along 24th Avenue
13 South that is otherwise not currently provided by
14 the other Commercial Industrial uses to the west.

15 Staff finds the requested variation
16 approvable. The proposed removal of the required
17 buffers and screening to the south and west will
18 not create a significant change in individual
19 character of the area.

20 Furthermore, the Planned Development to the
21 south is required to provide a 6-foot fence along
22 the common property boundary when developed. Given
23 the above, staff finds the proposed modification to
24 be compatible with the surrounding properties and
25 in keeping the general development pattern of the

1 area.

2 This concludes my presentation. I'm
3 available if you have questions.

4 HEARING MASTER FINCH: No. You answered my
5 questions, but thank you so much.

6 Planning Commission.

7 MS. PAPANDREW: Andrea Papandrew, Planning
8 Commission staff.

9 Subject property is within the Suburban
10 Mixed-Use-6 Future Land Use Category. It is within
11 the Urban Service Area and the Greater Palm River
12 Community Plan.

13 The property is surrounded by Residential-9
14 on the north, east, and south. Light Industrial is
15 located to the west and Office Commercial-20 is
16 located further south.

17 Subject property is located within the Urban
18 Service Area. Per Policy 1.4, compatibility is
19 defined as the characteristics of different uses or
20 activities designed which allow to be located near
21 or adjacent to each other in harmony.

22 Compatibility does not mean the same as,
23 rather it refers to the sensitivity of development
24 proposals in maintaining the character of existing
25 development.

1 To the north is a heavy commercial salvage
2 yard with a large manmade body of water.
3 Single-family homes are located further north and
4 are directly adjacent to the site to the east.

5 There is vacant residential land to the
6 south and southwest and property with open storage
7 to the west. Although there are industrial uses to
8 the west, the Future Land Use Map clearly
9 delineates the location of Residential Future Land
10 Use classifications from the location of the
11 industrial classifications.

12 The proposed Light Industrial to open
13 storage uses would not allow for a transition of
14 uses that is sensitive to the character of the
15 area, and it does not meet the intent of FLU
16 Policy 1.4.

17 A Comprehensive Plan Amendment to change the
18 Future Land Use Map for the subject site from
19 Residential-9 to Suburban Mixed-Use-6 was approved
20 by the Board of County Commissioners on
21 December 9th, 2021.

22 Planning Commission staff's recommendation
23 for the planned amendment was inconsistent with the
24 Comprehensive Plan based on compatibility concerns
25 with the potential encroachment of more intensive

1 uses allowable in the Suburban Mixed-Use-6 Future
2 Land Use Category adjacent to existing residential
3 properties.

4 Future Land Use Map clearly delineates the
5 location of residential Future Land Use
6 Classifications from the industrial
7 classifications.

8 A landscape buffer and 6-foot fence have
9 been proposed in the eastern boundary and 6-foot
10 fence -- and a 6-foot fence is proposed in the
11 northern boundary.

12 While the applicant's attempted to provide
13 screening from the adjacent residential uses, this
14 will not mitigate the adverse impacts of noise,
15 odor, and truck traffic.

16 The proposed uses are not compatible with
17 the surrounding development pattern found in
18 Residential-9 designation and does not satisfy the
19 intent of Objective 16 and Policy 16.1, 16.2, and
20 16.3.

21 The subject property is located within
22 limits of the Greater Palm River Community Plan.
23 The proposed office and open storage would not
24 further the vision of the Greater Palm River
25 Community Plan.

1 The concept map illustrates the subject site
2 as being within the residential area and makes a
3 clear delineation of where industrial uses are
4 intended and where residential uses are intended.

5 The proposed use will intensify development
6 within a well-established single-family residential
7 neighborhood. Additionally, the plan supports
8 well-designed compatible densities and intensities
9 at appropriate locations.

10 Allowing the proposed use in this location
11 will be in direct conflict with Goal 5A.8. Based
12 upon the above considerations, Planning Commission
13 staff finds the proposed Planned Development
14 inconsistent with the Future of Hillsborough
15 Comprehensive Plan for unincorporated Hillsborough
16 County. Thank you.

17 HEARING MASTER FINCH: Ms. Papandrew, before
18 you go, if I could just ask you, if you know, you
19 heard my question to Ms. Tu. Do you know when the
20 Greater Palm River Community Plan area was adopted?

21 MS. PAPANDREW: Yes. The plan was effective
22 August 26th, 2008.

23 HEARING MASTER FINCH: Okay. And so then
24 can you -- probably you weren't here, but do you
25 know if that property to the south that the

1 applicant is using the justification for this that
2 includes two of the uses that the subject
3 application proposes why that is was -- and I don't
4 know if the Planning Commission supported it. If
5 you know, that would be helpful.

6 But do you have any information regarding
7 that PD to the south? Because it was approved in
8 2010, which would be after the adoption of the
9 Greater Palm River Plan.

10 MS. PAPANDREW: So I was not the case
11 planner on this case. I don't have anything about
12 the 2010 -- that site in my notes.

13 HEARING MASTER FINCH: Do you know -- the
14 Planning Commission's staff report states that the
15 finding of its inconsistency is primarily based on
16 the fact the Palm River Plan doesn't designate this
17 area as industrial.

18 Do you know if it was -- if that plan has
19 been changed that it would designate the plan --
20 I'm just trying to get to the heart of why the plan
21 to the south was approved and then the
22 recommendation is not to support this application.

23 MS. PAPANDREW: Based on my knowledge, I
24 don't believe that Greater Palm River Community
25 Plan has been changed since 2008.

1 HEARING MASTER FINCH: And the last question
2 not to belabor this, but do you know if that Palm
3 River Plan designates the property to the south as
4 industrial, if you can tell?

5 MS. PAPANDREW: I'm looking really quick for
6 you.

7 HEARING MASTER FINCH: You know what, I'll
8 give you a minute. We'll keep going in the
9 hearing. If you could just answer that final
10 question about the property to the south and what
11 is designated on the Greater Palm River Plan, that
12 would be helpful. If you can't, I understand, but
13 we'll come back to you in just a moment.

14 MS. PAPANDREW: Thank you.

15 HEARING MASTER FINCH: Thank you. I
16 appreciate it.

17 We'll turn to anyone who would like to speak
18 in support. Is there anyone in the room or online?

19 Seeing no one, anyone in opposition to this
20 request? All right. No one.

21 Mr. Grady, anything further to add?

22 MR. GRADY: Nothing further.

23 HEARING MASTER FINCH: Okay. Ms. Papandrew,
24 that was your minute. Any luck in looking for that
25 plan?

1 MR. LAMPE: I believe you're still muted,
2 ma'am.

3 MS. PAPANDREW: Sorry. I was muted.
4 Based -- so the community plan looks like -- I
5 apologize. I'm trying my best. The graphic is a
6 little blurry.

7 It looks like that area for 2010 is on the
8 border of the industrial residential area.

9 HEARING MASTER FINCH: The property to the
10 south is on the border?

11 MS. PAPANDREW: Is on the border of the
12 residential area.

13 HEARING MASTER FINCH: So what is it
14 designated? Is it residential? Is this -- I
15 haven't looked at this plan in a while, the Greater
16 Palm River Plan, but is it one of those plans
17 that's hand drawn with bubbles?

18 MS. PAPANDREW: Yes, ma'am. It's hand
19 drawn. It has bubbles and I'm trying my best to
20 look at it and designate it, but the -- most of the
21 streets are not labeled.

22 HEARING MASTER FINCH: But the Planning
23 Commission staff finding was clearly that this
24 property is not designated for industrial?

25 MS. PAPANDREW: Yes. This property is

1 clearly in the residential area and that is -- not
2 in the industrial.

3 HEARING MASTER FINCH: All right. Thank you
4 for that. That's the end of my questions for you.
5 I appreciate it.

6 MS. PAPANDREW: I apologize. Thank you.

7 HEARING MASTER FINCH: Thank you.

8 We've gone back to Development Services. So
9 now the applicant has five minutes for rebuttal, if
10 you'd like to have any additional comments, Ms. Tu.

11 MS. MAI: Tu Mai for the record.

12 I just wanted to add during the Planning
13 Commission's findings the -- the parcel to the
14 south she designated as vacant residential.
15 However, it is zoned PD for those intended uses
16 that I -- I listed.

17 So I believe that was a mischaracterization
18 of the south parcel, which is zoned PD for the CG
19 uses and warehouse and assembly.

20 HEARING MASTER FINCH: Understood. Thank
21 you so much. I appreciate it.

22 Then with that, we'll close Rezoning 21-1321
23 and go to the next case.

24
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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 11:56 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

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Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Tania Chapela, Sam Ball, and Isis Brown.

2 From our staff -- Transportation Review
3 Staff, Richard Perez and James Ratliff. And with
4 the County Attorney's Office, Cameron Clark, and
5 with the Planning Commission, Melissa Lienhard.

6 We do have a number of changes on tonight's
7 agenda. The first change is on page 4 of the
8 agenda. Item 4, this is Rezoning-PD 21-1321. This
9 is in the continuances and withdrawals portion of
10 the agenda.

11 The continuance date is being changed from
12 July 25th to August 15, 2021 [2022]. So, again,
13 agenda item -- page 4, item A-4, Rezoning-PD
14 21-1321 is continuing to the August 15th, 2021,
15 [2022] Zoning Hearing Master Hearing.

16 Next change on the agenda is on page 9 of
17 the agenda, item D-2, Rezoning-PD 21-1337. RV
18 Retailer Florida Real Estate, LLC, and Tampa
19 Electric Company. This application is being
20 withdrawn from the Zoning Hearing Master process.
21 Therefore, again, it's being withdrawn and not be
22 heard tonight.

23 The next change is on page 9 of the agenda.
24 This is item D-4, Rezoning-PD 22-0083. This
25 application is being moved up in the agenda and

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ZONING HEARING MASTER HEARING
 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Monday, April 18, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 7:37 p.m.

PLACE: Robert W. Saunders, Sr. Public
 Library
 Ada T. Payne Community Room
 1505 N. Nebraska Avenue
 Tampa, Florida 33602

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 Executive Reporting Service
 Ulmerton Business Center
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 (800) 337-7740

1 was kind of short, Mr. Grady. Thank you, go ahead.

2 MR. GRADY: Those are the two changes on the
3 published agenda. Now I'll go through the
4 published withdrawals and continuances beginning on
5 page 4 of the agenda.

6 The first item is item Rezoning-PD 18-0798.
7 This application is out of order to be heard and is
8 being continued to the May 16, 2022, Zoning Hearing
9 Master Hearing.

10 Item A-2, Rezoning-PD 20-1142. This
11 application has been continued by the applicant to
12 the June 13, 2022, Zoning Hearing Master Hearing.

13 Item A-3, Rezoning-PD 20-1253. This
14 petition -- this application is out of order to be
15 heard and is being continued to the May 16, 2022,
16 Zoning Hearing Master Hearing.

17 Item A-4, Major Mod Application 21-0963.
18 This application is out of order to be heard and is
19 being continued to the May 16, 2022, Zoning Hearing
20 Master Hearing.

21 Item A-5, Major Mod Application 21-1270.
22 This application is out of order to be heard and is
23 being continued to the May 16, 2022, Zoning Hearing
24 Master Hearing.

25 Item A-6, Rezoning-PD 21-1321. This

1 application is being continued by the applicant to
2 the June 13, 2022, Zoning Hearing Master Hearing.

3 Item A-7, Major Mod Application 21-1334.
4 This application is being continued by the
5 applicant to the May 16, 2022, Zoning Hearing
6 Master Hearing.

7 Item A-8, Rezoning-PD 21-1338. This
8 application is being continued by the applicant to
9 the May 16, 2022, Zoning Hearing Master Hearing.

10 Item A-9, Rezoning-PD 22-075 -- 0075. This
11 application is being continued by the applicant to
12 the May 16, 2022, Zoning Hearing Master Hearing.

13 Item A-10, Rezoning-PD 22-083 -- 0083. This
14 application is out of order to be heard and is
15 being continued to the May 16, 2022, Zoning Hearing
16 Master Hearing.

17 Item A-11, Major Mod Application 22-0089.
18 This application is being continued by the
19 applicant to the May 16, 2022, Zoning Hearing
20 Master Hearing.

21 Item A-12, Major Mod Application 22-0109.
22 This application is out of order to be heard and is
23 being continued to the May 16, 2022, Zoning Hearing
24 Master Hearing.

25 Item A-13, Rezoning-PD 22-0181. This

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
 Land Use Hearing Master

DATE: Monday, March 14, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 10:07 p.m.

PLACE: Robert W. Saunders, Sr. Public
 Library
 Ada T. Payne Community Room
 1505 N. Nebraska Avenue
 Tampa, Florida 33602

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1 Item A-4, Major Mod Application 21-1270.
2 This application has been continued by the
3 applicant to the April 18, 2022, Zoning Hearing
4 Master Hearing.

5 Item A-5, Rezoning-PD 21-1321. This
6 application is being continued by staff to the
7 April 18, 2022, Zoning Hearing Master Hearing.

8 Item A-6, Rezoning-PD 21-1330. This
9 application is being withdrawn from the Zoning
10 Hearing Master process.

11 Item A-7, Major Mod Application 21-1334.
12 This application is being continued by the
13 applicant to the April 18, 2022, Zoning Hearing
14 Master Hearing.

15 Item A-8, Rezoning-PD 21-1338. This
16 application is being continued by the applicant to
17 the April 18, 2022, Zoning Hearing Master Hearing.

18 Item A-9, Rezoning-PD 22-0075. This
19 application is being continued by the applicant to
20 the April 18, 2022, Zoning Hearing Master Hearing.

21 Item A-10, Rezoning-PD 22-0083. This
22 application is out of order to be heard and is
23 being continued to the April 18, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-11, Major Mod Application 22-0089.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
 Land Use Hearing Master

DATE: Monday, February 14, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 8:48 p.m.

PLACE: Robert W. Saunders, Sr. Public
 Library
 Ada T. Payne Community Room
 1505 N. Nebraska Avenue
 Tampa, Florida 33602

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Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Hearing Master Hearing.

2 Item A-8, Rezoning-PD 21-1231. This
3 application is out of order to be heard and is
4 being continued to March 14, 2022, Zoning Hearing
5 Master Hearing.

6 Item A-9, Major Mod Application 21-1270.
7 This application is being continued by the
8 applicant to the March 14, 2022, Zoning Hearing
9 Master Hearing.

10 Item A-10, Rezoning-PD 21-1321. This
11 application is being continued by staff to the
12 March 14, 2022, Zoning Hearing Master Hearing.

13 Item A-11, Rezoning-PD 21-1330. This
14 application is being continued by the applicant to
15 the May 16, 2022, Zoning Hearing Master Hearing.

16 Item A-12, Rezoning-PD 21-1332. This
17 application is being continued by the applicant to
18 the March 14, 2022, Zoning Hearing Master Hearing.

19 Item A-13, Major Mod Application 21-1334.
20 This application is out of order to be heard and is
21 being continued to the March 14, 2022, Zoning
22 Hearing Master Hearing.

23 Item A-14, Rezoning-PD 21-1337. This
24 application is being continued by the applicant to
25 the March 14, 2022, Zoning Hearing Master Hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Monday, January 18, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 10:27 p.m.

PLACE: Robert W. Saunders, Sr. Public
 Library
 Ada T. Payne Community Room
 1505 N. Nebraska Avenue
 Tampa, Florida 33602

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 Executive Reporting Service
 Ulmerton Business Center
 13555 Automobile Blvd., Suite 130
 Clearwater, FL 33762
 (800) 337-7740

1 application is out of order to be heard and is
2 being continued to the February 14th, 2022, Zoning
3 Hearing Master Hearing.

4 Item A-12, Major Mod Application 21-1270.
5 This application is out of order to be heard and is
6 being continued to the February 14th, 2022, Zoning
7 Hearing Master Hearing.

8 Item A-13, Rezoning-PD 21-1321. This
9 application is out of order to be heard and is
10 being continued to February 14th, 2022, Zoning
11 Hearing Master Hearing.

12 Item A-14, Rezoning-PD 21-1329. This
13 application is out of order to be heard and is
14 being continued to the February 14th, 2022, Zoning
15 Hearing Master Hearing.

16 Item A-15, Major Mod Application 21-1334.
17 This application is being continued by the
18 applicant to the February 14th, 2022, Zoning
19 Hearing Master Hearing.

20 Item A-16, Rezoning-PD 21-1335. This
21 application is out of order to be heard and is
22 being continued to the February 14th, 2022, Zoning
23 Hearing Master.

24 Item A-17, we did as part of the changes and
25 that's a continuance RZ-PD 21-1337. The applicant

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, December 13, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:10 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Hearing Master Hearing.

2 Item A-14, Rezoning-PD 21-1042. This
3 application is being continued by the applicant to
4 the January 18, 2022, Zoning Hearing Master
5 Hearing.

6 Item A-15, Major Mod Application 21-1106.
7 This application is being continued by the
8 applicant to the January 18, 2022, Zoning Hearing
9 Master Hearing.

10 Item A-16, Major Mod Application 21-1108.
11 This application is being continued by the
12 applicant to the January 18, 2022, Zoning Hearing
13 Master Hearing.

14 Item A-17, Major Mod Application 21-1226.
15 This application is being continued by the
16 applicant to the January 18, 2022, Zoning Hearing
17 Master Hearing.

18 Item A-18, Rezoning-PD 21-1231. This
19 application is being continued by staff to the
20 January 18, 2022, Zoning Hearing Master Hearing.

21 Item A-19, Major Mod Application 21-1270.
22 This application is out of order to be heard and is
23 being continued to the January 18, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-20, Rezoning-PD 21-1321. This

1 application is being continued by staff to the
2 January 18, 2022, Zoning Hearing Master Hearing.

3 Item A-21, Rezoning-PD 21-1329. This
4 application is being continued by the applicant to
5 the January 18, 2022, Zoning Hearing Master
6 Hearing.

7 Item A-22, Rezoning-PD 21-1330. This
8 application is being continued by the applicant to
9 the February 14, 2022, Zoning Hearing Master
10 Hearing.

11 Item A-23, Rezoning-PD 21-1332. This
12 application is being continued by the applicant to
13 the February 14, 2022, Zoning Hearing Master
14 Hearing.

15 Item A-24, Major Mod Application 21-1334.
16 This application is being continued by staff to the
17 January 18, 2022, Zoning Hearing Master Hearing.

18 Item A-25, Rezoning-PD 21-1335. This
19 application is out of order to be heard and is
20 being continued to the January 18, 2022, Zoning
21 Hearing Master Hearing.

22 Item A-26, Rezoning-PD 21-1336. This
23 application is being continued by the applicant to
24 the January 18, 2022, Zoning Hearing Master
25 Hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>22-0802</p>	<p>PLEASE PRINT NAME <u>Kemi Corbett</u></p> <p>MAILING ADDRESS <u>1015 Kennedy Blvd Ste 2700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 228-8421</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Jim Porter</u></p> <p>MAILING ADDRESS <u>401 E. Jackson St. suite 1700</u> <u>33602</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 209-5060</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Jay A. Maffig</u></p> <p>MAILING ADDRESS <u>102 5TH AVE S.E</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Renee Bayless</u></p> <p>MAILING ADDRESS <u>403 STRATHAVEN CT</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 909-9540</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Michael Burger</u></p> <p>MAILING ADDRESS <u>302 Lakekell Court</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 918 1293</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 8-19-22 6 pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>20-1142</u></p>	<p>PLEASE PRINT NAME <u>TU MAI</u></p> <p>MAILING ADDRESS <u>14031 N. DALE MARYSKY HWY</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u></p>
<p>APPLICATION # <u>21-0963</u></p>	<p>PLEASE PRINT NAME <u>NEALE STRALOW</u></p> <p>MAILING ADDRESS <u>501 E Kennedy Blvd suite 1010</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727 409 6450</u></p>
<p>APPLICATION # <u>21-1321</u></p>	<p>PLEASE PRINT NAME <u>TU MAI</u></p> <p>MAILING ADDRESS <u>14031 N. DALE MARYSKY HWY</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u></p>
<p>APPLICATION # <u>22-0369</u></p>	<p>PLEASE PRINT NAME <u>ALBERT DOUBO</u></p> <p>MAILING ADDRESS <u>5125 W CRENshaw</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 806-0096</u></p>
<p>APPLICATION # <u>22-0559</u></p>	<p>PLEASE PRINT NAME <u>Kemi Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd Ste 100</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION # <u>22-0559</u></p>	<p>PLEASE PRINT NAME <u>Russ Greer Progressive Capital Group</u></p> <p>MAILING ADDRESS <u>400 N. New York Ave, Ste 101</u></p> <p>CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>770 329 7850</u></p>

DATE/TIME: 8-15-22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-PD</u> <u>22-0565</u>	PLEASE PRINT NAME <u>Jame Maier</u> MAILING ADDRESS <u>101 E. Kennedy Blvd., ste. 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-906-5189</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 PALM RIVER DR</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-621-7811</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd. 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8424</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Roxanne Back</u> MAILING ADDRESS <u>4022 Crestwood Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>262-361-2523</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>RON SMITH</u> MAILING ADDRESS <u>3305 LITTLE RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 833 2273</u>

DATE/TIME: 8-15-2022 6 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0685	PLEASE PRINT NAME <u>KAREN & Peter Ducat</u> MAILING ADDRESS <u>3303 Little Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-684-3840</u>
APPLICATION # 22-0685	PLEASE PRINT NAME <u>Anna Pitonour</u> MAILING ADDRESS <u>3010 W. Azelle St, Ste 150</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Sean Coshen</u> MAILING ADDRESS <u>13825icot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Julia Mandell</u> MAILING ADDRESS <u>401 S Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-731-7904</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Rosa Elena Jairo</u> MAILING ADDRESS <u>815W Bougainvillea Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>8133776842</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Larry Adams</u> MAILING ADDRESS <u>9604 Six Mile Creek Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-468-4542</u>

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # 22-0863</p>	<p>PLEASE PRINT NAME <u>William Molloy</u></p> <p>MAILING ADDRESS <u>3255 Ash</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____</p>
<p>APPLICATION # 22-0863</p>	<p>PLEASE PRINT NAME <u>Isabelle Albert</u></p> <p>MAILING ADDRESS <u>1000 W. Ashley Dr.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 321 0976</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
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HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 8/15/2022

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0802	Kami Corbett	1. Application Presentation Packet	No
RZ 22-0944	Jay Muffly	1. Opposition Presentation Packet	No
MM 21-0963	Neale Stralow	1. Application Presentation Packet	No
RZ 21-1321	Tu Mai	1. Proponent Presentation Packet	No
RZ 22-0369	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0559	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Jaime Maier	2. Application Presentation Packet	No
RZ 22-0685	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0685	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0685	Roxanne Back	3. Opponent Presentation Packet	No
RZ 22-0685	Roxanne Back	4. Opponent Presentation Packet	No
RZ 22-0685	Karen Ducat	5. Opposition Presentation Packet	No
RZ 22-0685	Anna Ritenour	6. Application Presentation Packet	No
RZ 22-0859	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0859	Julia Mandell	2. Application Presentation Packet	No
MM 22-0863	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0863	Isabelle Albert	2. Application Presentation Packet	No

AUGUST 15, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 15, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduced staff and reviewed the changes.

D.4. MM 22-0109

▶ Brian Grady, Development Services, announces MM 22-0109 was withdrawn.

▶ Brian Grady, Development Services, continued review of the withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0802

▶ Brian Grady, Development Services, calls RZ 22-0802.

▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.

▶ Christopher Grandlienard, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0802.

C.2. RZ 22-0944

- ▶ Brian Grady, Development Services, calls RZ 22-0944.
- ▶ Jim Porter, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Jim Porter, applicant rep, answers ZHM question.
- ▶ Christopher Grandlienard, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Jay Muffly, opponent, presents testimony and submits exhibits.
- ▶ Renee Bayless, opponent, presents testimony.
- ▶ Michael Burger, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ James Ratliff, Development Services Transportation, presents testimony.
- ▶ Brian Grady, Development Services, continues testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Jim Porter, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0944.

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

D.1. RZ 22-1142

- ▶ Brian Grady, Development Services, calls RZ 22-1142.
- ▶ Tu Mai, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Susan Finch, ZHM, question to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM question.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, question to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1142.

D.2. MM 21-0963

- ▶ Brian Grady, Development Services, calls MM 21-0963.
- ▶ Neale Stralow, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Neale Stralow, applicant rep, answers ZHM question.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0963.

D.3. RZ 21-1321

- ▶ Brian Grady, Development Services, calls RZ 21-1321.
- ▶ Tu Mai, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-1321.

D.5. RZ 22-0369

- ▶ Brian Grady, Development Services, calls RZ 22-0369.
- ▶ Albert Docobo, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Tania Chapela, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Albert Docobo, applicant rep, answers ZHM questions.
- ▶ Susan Finch, ZHM, closes RZ 22-0369.

D.6. RZ 22-0559

- ▶ Brian Grady, Development Services, calls RZ 22-0559.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, Oath.
- ▶ Russ Greer, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, closes RZ 22-0559.
- ▶ Susan Finch, ZHM, breaks.
- ▶ Susan Finch, ZHM, resumes hearing.

D.7. RZ 22-0565

- ▶ Brian Grady, Development Services, calls RZ 22-0565.
- ▶ Jaime Maier, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Jaime Maier, applicant rep, answers ZHM question and continues testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.

- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep/closes RZ 22-0565.

D.8. RZ 22-0685

- ▶ Brian Grady, Development Services, calls RZ 22-0685.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Todd Amaden, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Roxanne Back, opponent, presents testimony and submits exhibits.
- ▶ Ron Smith, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services/questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Todd Amaden, applicant rep, presents rebuttal.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Anna Ritenour, applicant rep, presents testimony.

▶ Kami Corbett, applicant rep, continues rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0685.

D.9. RZ 22-0859

▶ Brian Grady, Development Services, calls RZ 22-0859.

▶ Julia Mandell, applicant rep, presents testimony and submits exhibits.

▶ Sean Cashen, applicant rep, presents testimony.

▶ Susan Finch, ZHM, question to applicant rep.

▶ Sean Cashen, applicant rep, answers ZHM question.

▶ Julia Mandell, applicant rep, presents testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Julia Mandell, applicant rep, answers ZHM question.

▶ Tim Lampkin, Development Services, staff report.

▶ Susan Finch, ZHM, questions to Development Services.

▶ Tim Lampkin, Development Services, answers ZHM questions.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents.

▶ Rosa Elena Jaico, opponent, presents testimony.

▶ Susan Finch, ZHM, questions to opponent.

▶ Rosa Elena Jaico, opponent, answers ZHM question.

▶ Susan Finch, ZHM, Oath.

▶ Larry Adams, opponent, presents testimony.

▶ Susan Finch, ZHM, calls Development Services/applicant rep.

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Sean Cashen, applicant rep, presents rebuttal.

MONDAY, AUGUST 15, 2022

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0859.

D.10. MM 22-0863

▶ Brian Grady, Development Services, calls MM 22-0863.

▶ William Molloy, applicant rep, presents testimony.

▶ Isabelle Albert, applicant rep, presents testimony and submits exhibits.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions and continues testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions.

▶ Israel Monsanto, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, questions to Planning Commission.

▶ Andrea Papandrew, Planning Commission, answers ZHM questions.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

▶ William Molloy, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes MM 22-0863.

E. ZHM SPECIAL USE

ADJOURNMENT

▶ Susan Finch, ZHM, adjourns the meeting.

Application No. RZ 21-1321
Name: Tu Mai
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 8-15-22

Date: 10/30/2021

Zoning Hearing Master
DSD – Community Development Division
P.O. Box 1110
Tampa, FL 33601

Subject: PD 21-1321 – LETTER OF SUPPORT
Folio No(s): 046404.0100
Location: 5607 24th Avenue South

Dear Zoning Hearing Master:

I am writing in support of the planned development rezoning (PD 21-1321) requested by Juan C. Montesino (J.C. Montesino Trucking, Inc.). It is my understanding he would like to change the existing zoning from ASC-1 to PD in order to allow for the use of truck parking for his business. There are similar and compatible uses in the north, west and south of his property. His proposed use would be consistent with the surrounding area.

I am in favor with this rezoning request because it is a good thing for our area. It helps Hispanic or minority small businesses with this change of zoning. Truck owners in the area have a safe place to park. It would be in walking distance from their home to access their vehicles. There is a shortage of trucks and drivers to fulfill supply chains in our state and our area since Covid-19 hit. The change will help our citizens get back to work, support their families and bring goods, foods, and merchandise from the Port to stores and into homes. Please allow this rezoning and recommend approval.

Sincerely,

Name: Joe Midolla

Address: 2405 South 58th Street

Phone: 813-765-6765

Email: joemidolla@aol.com

Date: 11/2/21

Zoning Hearing Master
DSD – Community Development Division
P.O. Box 1110
Tampa, FL 33601

Subject: PD 21-1321 – LETTER OF SUPPORT
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Sincerely,

Name: Chad D

Address: 5511 24th Ave S

Phone: 813 622 8338

Email: Industrial/marine1@Verizon.net

Date: 10-28-2021

Zoning Hearing Master
DSD – Community Development Division
P.O. Box 1110
Tampa, FL 33601

Subject: PD 21-1321 – LETTER OF SUPPORT
Folio No(s): 046404.0100
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Sincerely,

Name: SHAWN SMITH

Address: 5707 24TH AVE S. TAMPA 33619

Phone: 813-628-0092

Email: SSMITH@SCRPRECISION.COM

Date: 10-29-2021

Zoning Hearing Master
DSD – Community Development Division
P.O. Box 1110
Tampa, FL 33601

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Sincerely,

Name: Ignacio Romero

Address: 5404 S 24 Ave Tampa FL 33619

Phone: 7543175317

Email: _____

Date: 10-29-2021

Zoning Hearing Master
DSD – Community Development Division
P.O. Box 1110
Tampa, FL 33601

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Sincerely,

Name: Jamie Stanky

Address: 5309 24th Ave S Tampa FL 33618

Phone: 813-626-1709

Email: jamason.stanky @ safety-kleen.com



**PARTY OF
RECORD**

Date: 10/30/2021

Zoning Hearing Master
DSD – Community Development Division
P.O. Box 1110
Tampa, FL 33601

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Sincerely,

Name: Joe P. Midolla

Address: 2405 South 58th Street.

Phone: 813-765-6765

Email: joe.midolla@aol.com

Date: 11/2/21

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Phone: 813 622 8338

Email: industrial/marine1@Verizon.net

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Phone: 813-628-0092

Email: SSMITH@SCRPRECISION.COM

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Sincerely,

Name: Ignacio Romero

Address: 5904 S 24 Ave Tampa FL 33619

Phone: 7843175317

Email: _____

Date: 10-29-2021

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Sincerely,

Name: Jamir Stanley

Address: 5309 24th Ave S Tampa FL 33618

Phone: 813-626-1709

Email: jamir.stanley@Safety-Kleen.com