

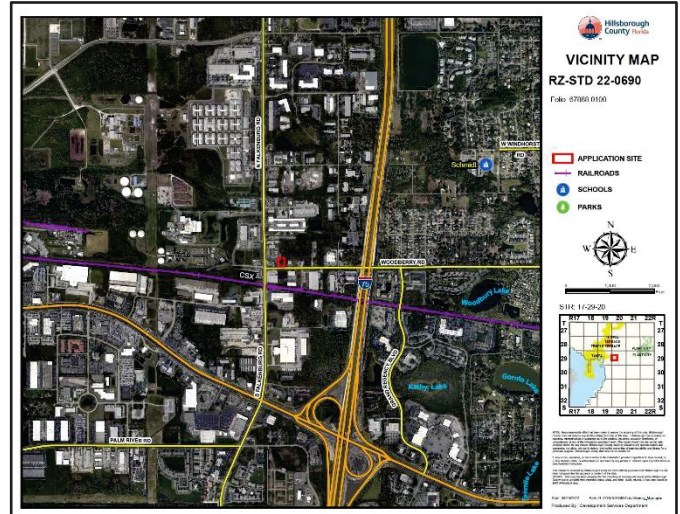
Rezoning Application: 22-0690
Zoning Hearing Master Date: May 16, 2022
BOCC Land Use Meeting Date: July 26, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Bricklemyer Law Group
FLU Category: Urban Mixed-Use-20 (UMU-20)
Service Area: Urban
Site Acreage: 0.68+/-
Community Plan Area: Thonotosassa
Overlay: None
Request: Rezone from **Residential- Single-Family Conventional – 6 – (RSC-6)** to **Manufacturing (M)**



Request Summary:

The request is to rezone from the existing Residential- **Single-Family Conventional – 6 (RSC-6)** zoning district to the proposed to **Manufacturing (M)** zoning district. The proposed zoning for M permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sq. ft).

Zoning:

Uses	Current RSC-6 Zoning	Proposed M Zoning
	Single-Family Residential (Conventional Only)	Industrial/ Manufacturing
Acreage	0.68+/- Acres; 29,620.80 sq. ft	0.68+/- ac
Density/ Intensity	1 dwelling Unit (du)/ 7, 000 sq. ft	0.75 F.A.R.
Mathematical Maximum*	dwelling units	22,215.60 sq. ft

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

	Current RSC-6 Zoning	Proposed M Zoning
Density/ Intensity	1 du/ 7, 000 sq. ft	0.75 F.A. R / 22,215.60 sq. ft
Lot Size / Lot Width	7, 000 sq. ft/ 70'	20, 000 sq. ft/ 100'
Setbacks/Buffering and Screening	25' - Front 7.5' - Sides 25' - Rear	30' – Front (South) 0' – Sides (East and West) 0' – Rear (North)
Height	35'	110'

Additional Information:

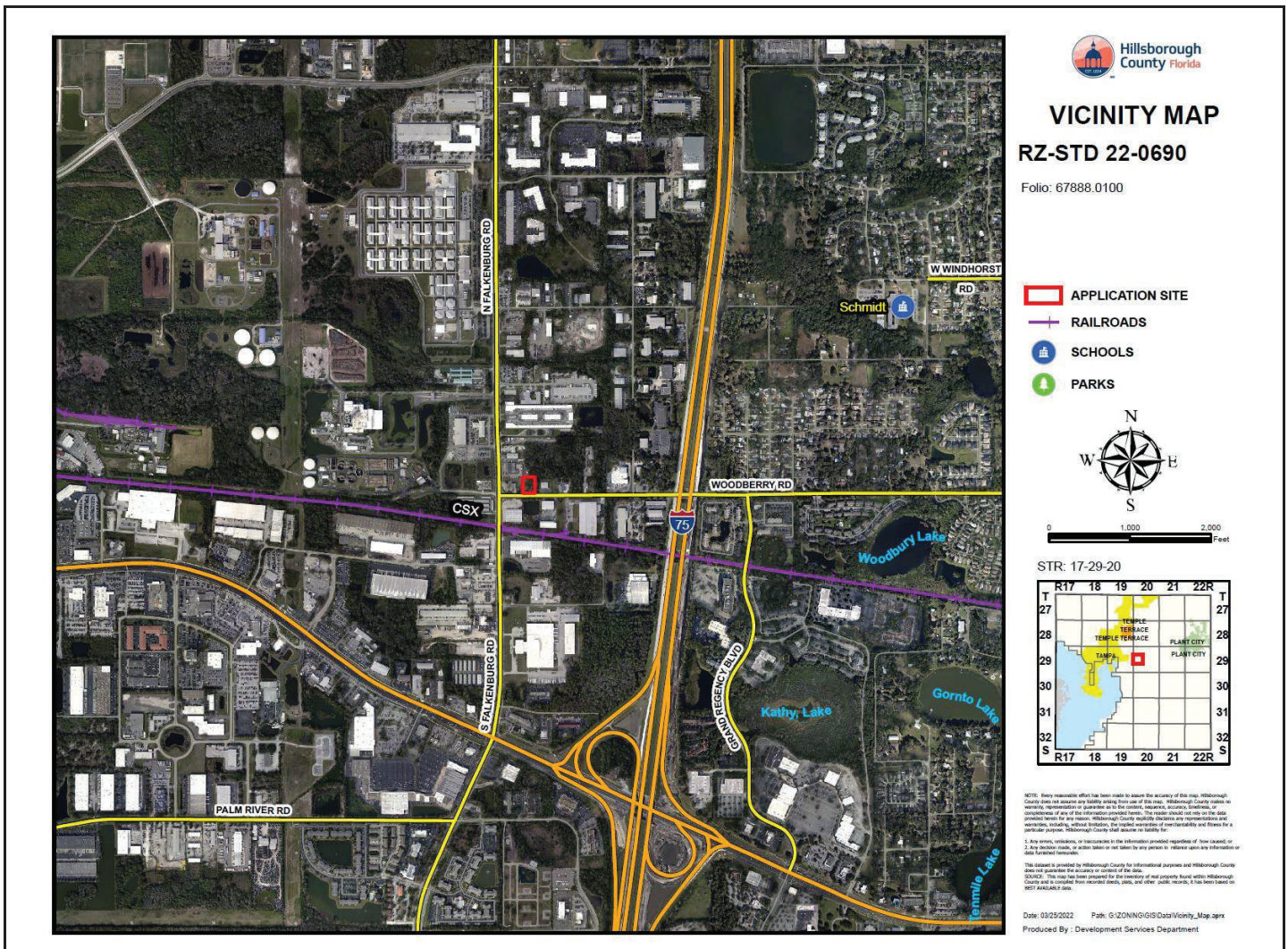
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

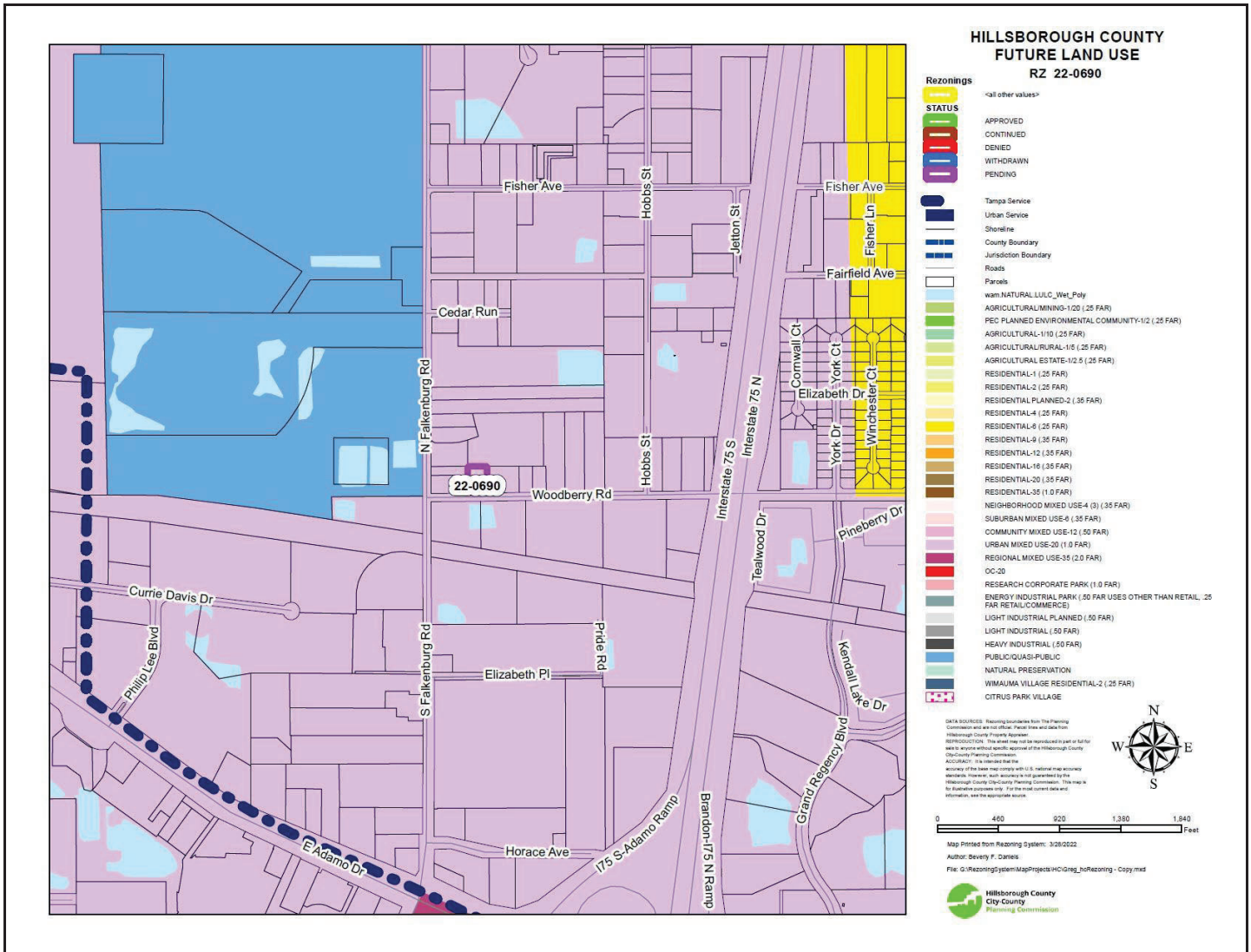


Context of Surrounding Area:

The site is surrounded by commercial and industrial use properties. The adjacent properties are zoned Manufacturing (M) to the north, south, east and west) Subject site's immediate surrounding area consist of properties within the UMU-20 FLU category.

2.0 LAND USE MAP SET AND SUMMARY DATA

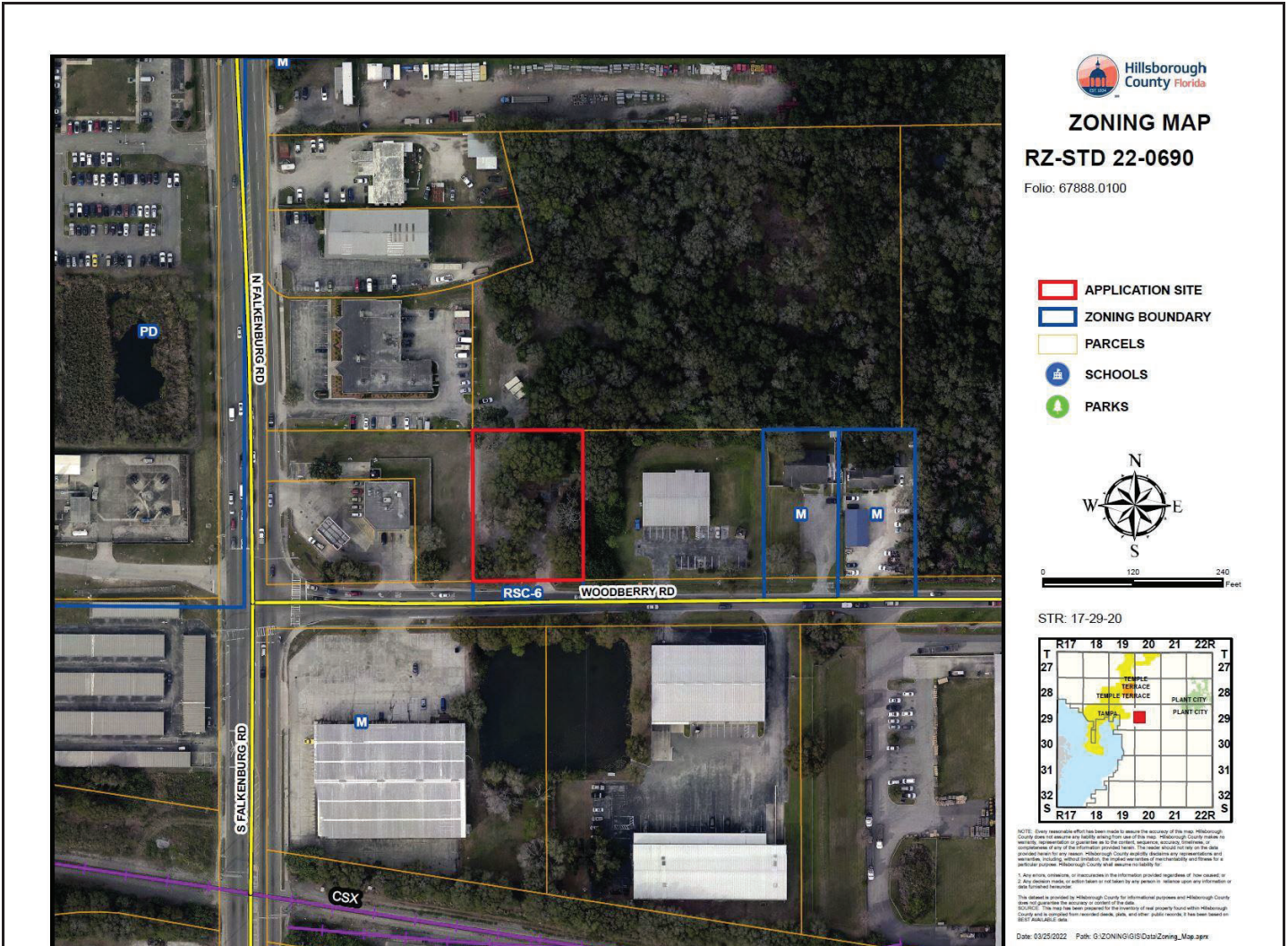
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Urban Mixed-Use – 20 (UMU-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 1.00 F.A.R.
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential land/or mixed use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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	M	0.75 F.A.R.	Industrial/Manufacturing	Vacant/Fisher's Farms
South	Woodberry Road	n/a	Street	Street
	M	0.75 F.A.R.	Industrial/Manufacturing	Warehouse Storage
East	M	0.75 F.A.R.	Industrial/Manufacturing	Warehouse Storage
West	M	0.75 F.A.R.	Industrial/Manufacturing	Warehouse Storage

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)

Not Applicable

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
Woodberry Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	38	3	4
Proposed	83	13	14
Difference (+/-)	+45	+10	+10

*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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	"Wetlands exist in the northeastern corner of the subject parcel"
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
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 type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Impact/Mobility Fees N/A			
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 type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, mixed and commercial uses. The adjacent properties are zoned Manufacturing (M) to the north, south, east and west) Subject site’s immediate surrounding area consist of properties within the UMU-20 FLU category (to the north, south, east and west).

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern.


The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the light industrial and commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed M zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Thu May 5 2022 08:55:35</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

APPLICATION NUMBER: RZ STD 22-0690

ZHM HEARING DATE: May 16, 2022

BOCC LUM MEETING DATE: July 26, 2022

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 05/04/2022
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Brandon/ Central	PETITION NO.: STD 22-0690

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 45 average daily trips, 10 trips in the a.m. peak hour, and 10 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.67-acre parcel from Residential Single Family Conventional – 6 (RSC-6) to Manufacturing (M). The site is located +/- 250 feet west of the intersection of S Falkenburg Road and Woodberry Road. The Future Land Use designation of the site is Urban Mixed Use – 20 (UMU-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 4 Single Family Detached Dwelling Units (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 21,000 sf General Manufacturing (ITE Code 140)	83	13	14

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+45	+10	+10

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 45 average daily trips, 10 trips in the a.m. peak hour, and 10 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Woodberry Road. Woodberry Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 11-foot travel lanes. Woodberry Road lies within +/- 45 feet of Right of Way in the vicinity of the project. Woodberry Road does not have sidewalks, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project.

CORRIDOR PRESERVATION PLAN

Woodberry Road is shown as a 4-lane road in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

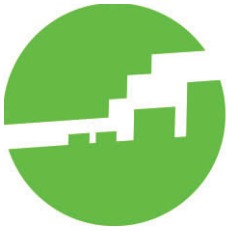
It is anticipated that the site will have access to Woodberry Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

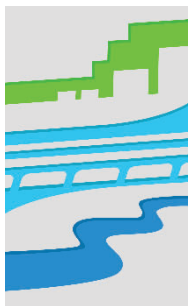
FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WOODBERRY ROAD	FALKENBURG RD	GRAND REGENCY BLVD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 16, 2022	Petition: RZ 22-0690
Report Prepared: May 4, 2022	10114 Woodberry Way <i>North side of Woodberry Way, east of Falkenburg Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Urban Mixed-Use-20 (20 du/ga; 1.00 FAR)
Service Area:	Urban
Community Plan:	Brandon
Requested Zoning:	Residential Single Family Conventional-6 (RSC-6) to Manufacturing (M)
Parcel Size (Approx.):	0.67 +/- acres (29,185.2 square feet)
Street Functional Classification:	Woodberry Way – Collector Falkenburg Road North - Arterial
Locational Criteria:	N/A
Evacuation Zone:	None



Context

- The 0.67 acre +/- subject site is located on the north side of Woodberry Way, east of Falkenburg Road. The subject site is located in the Urban Service Area (USA). It falls within the limits of the Brandon Community Plan, in the Light Industrial Character District.
- The subject site's Future Land Use designation is Urban Mixed-Use - 20 (UMU-20) on the Future Land Use Map. Typical allowable uses within the UMU-20 include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. UMU-20 surrounds the subject site on all sides.
- The subject site is zoned Residential Single Family Conventional-6 (RSC-6). It is surrounded entirely by Manufacturing zoning districts (M). Planned Developments (PD) are located to west, across Falkenburg Road.
- The subject site is currently vacant. Light Commercial uses are located along Woodberry Way on the north side. South of Woodberry Way are Light Industrial uses. There are also Heavy Commercial uses in the vicinity of the subject site.
- The applicant is requesting to rezone the subject site from Residential Single-Family Conventional-6 (RSC-6) to Manufacturing (M).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for

an area. A table of the land use categories and description of each category can be found in Appendix A.

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

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

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.

ENVIRONMENTAL CONSIDERATIONS

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit
Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:
Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category

If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

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

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Policy 16.10: *Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

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.*

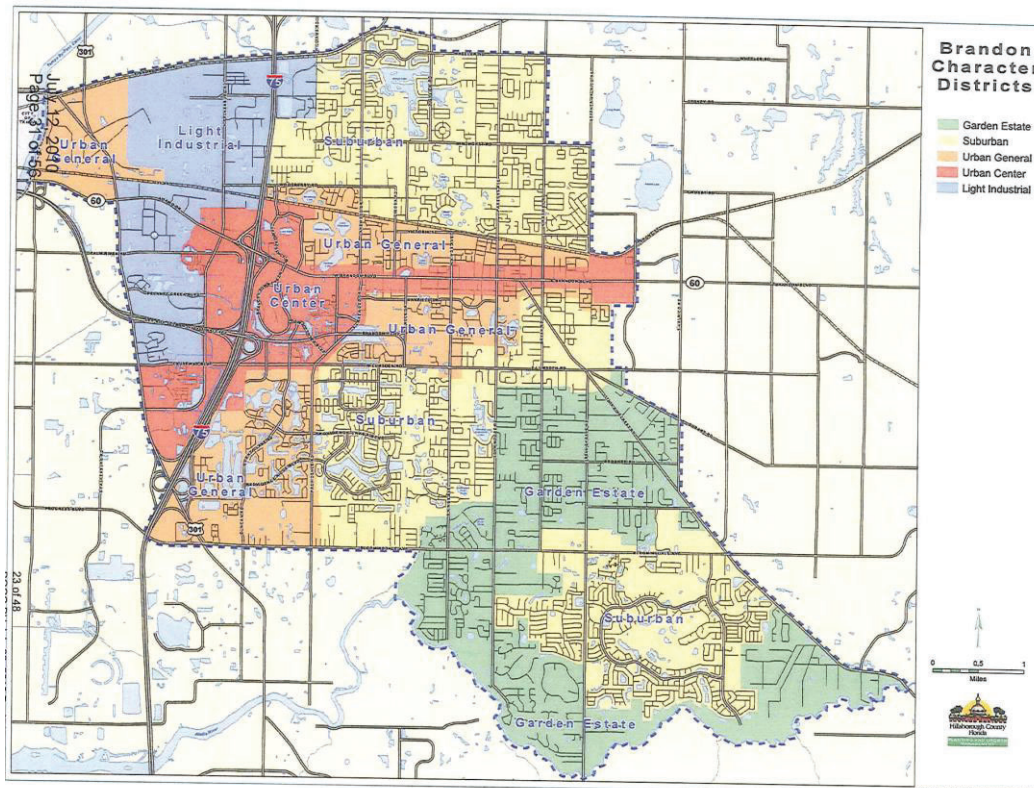
OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

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

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

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



Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Residential Single Family Conventional-6 (RSC-6) to Manufacturing (M). The site is in the Urban Service Area and is within the limits of the Brandon Community Plan, in the Light Industrial Character District.

The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan by providing growth in the Urban Service Area. The proposed rezoning also meets the intent of Policy 1.4 as it is compatible with the surrounding area that is primarily Manufacturing (M) zoning districts in proximity to the subject site. According to Policy 1.4 “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” In this case, a rezoning from RSC-6 to M would maintain the Light Industrial character of the area as there are already a number of manufacturing zoning districts in proximity.

The site is in the Urban Mixed-Use-20 Future Land Use category which anticipates higher intensity uses which are inclusive of light industrial uses and the proposed rezoning therefore meets the intent of Objective 8 and Policies 8.1 and 8.2. Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. Environmental Protection Commission has noted the presence of wetlands on site and do not require a resubmittal, however if at site development wetlands are determined to be greater than 25% of the total acreage of the site, Policy 13.3 shall apply.

The subject site meets the intent of Objective 16 and Policies 16.2 and 16.3 regarding the protection of adjacent land uses through various buffering and mitigation measures. This parcel appears to be only one in the area without a Manufacturing zoning district in an area that has already transitioned to such uses. The proposed use aligns with the existing character of the surrounding area and therefore meets the intent of Policy 16.10 and 17.7 of the FLUE.

The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surroundings (*CDC Goal 12*). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (*CDC Objective 12-1*). Because the surrounding land use pattern has already transitioned to a more intense manufacturing character, the proposed rezoning is compatible with the character of the area. The request is consistent with the Brandon Community Plan. The site is in the Light Industrial Character District that is outlined in Goal 6 5(c) and therefore meets the intent of the character district.

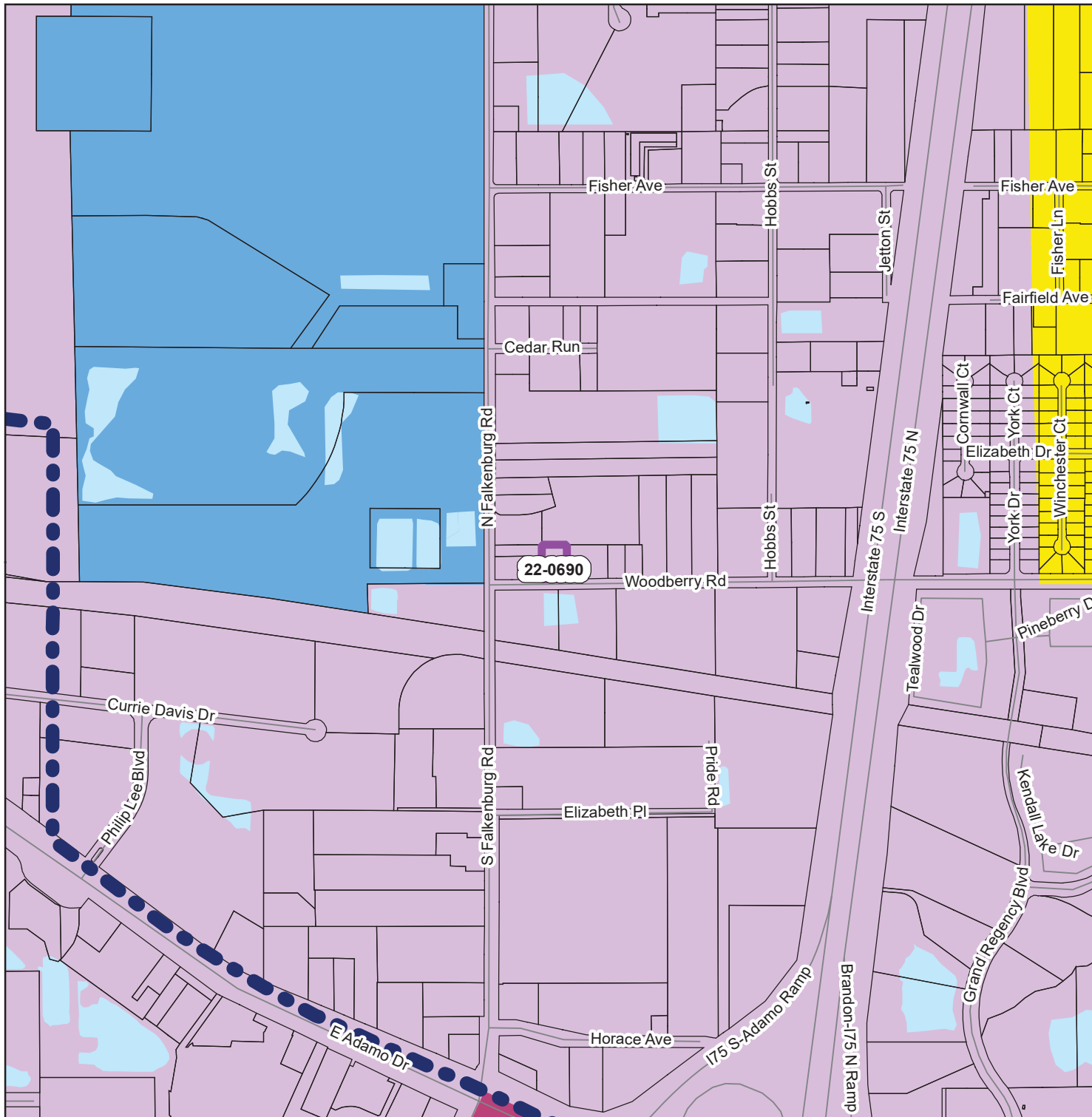
Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-0690



Rezoning

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

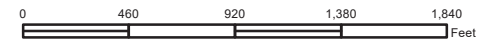
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- wam.NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (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, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 3/28/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\Hc\Greg_hcRezoning - Copy.mxd



COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 22-0690
DATE OF HEARING:	May 16, 2022
APPLICANT:	Bricklemyer Law Group
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 to M
LOCATION:	10114 Woodberry Road
SIZE OF PROPERTY:	0.68 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6
FUTURE LAND USE CATEGORY:	UMU-20
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Brandon

DEVELOPMENT REVIEW STAFF REPORT*

***Please note that formatting issues prevented the entire staff report from being included in the Hearing Master’s Recommendation. Please refer to the Hillsborough County Development Services Department website for the complete staff report.**

1.0 APPLICATION SUMMARY

Applicant: Bricklemyer Law Group

FLU Category: Urban Mixed-Use-20 (UMU-20)

Service Area: Urban

Site Acreage: 0.68+/-

Community Plan Area: Thonotosassa

Overlay: None

Request: Rezone from **Residential- Single- Family Conventional – 6 – (RSC-6)** to **Manufacturing (M)**

Request Summary:		
<p>The request is to rezone from the existing Residential- Single-Family Conventional – 6 (RSC-6) zoning district to the proposed to Manufacturing (M) zoning district. The proposed zoning for M permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sq.ft).</p>		
Zoning:		
	Current RSC-6 Zoning	Proposed M Zoning
Uses	Single-Family Residential (Conventional Only)	Industrial/ Manufacturing
Acreage	0.68+/- Acres;29,620.80 sq. ft	0.68+/- ac
Density / Intensity	1 dwelling Unit (du)/ 7, 000 sq. ft	0.75 F.A.R.
Mathematical Maximum*	dwelling units	.

		22,215.60 sq. ft
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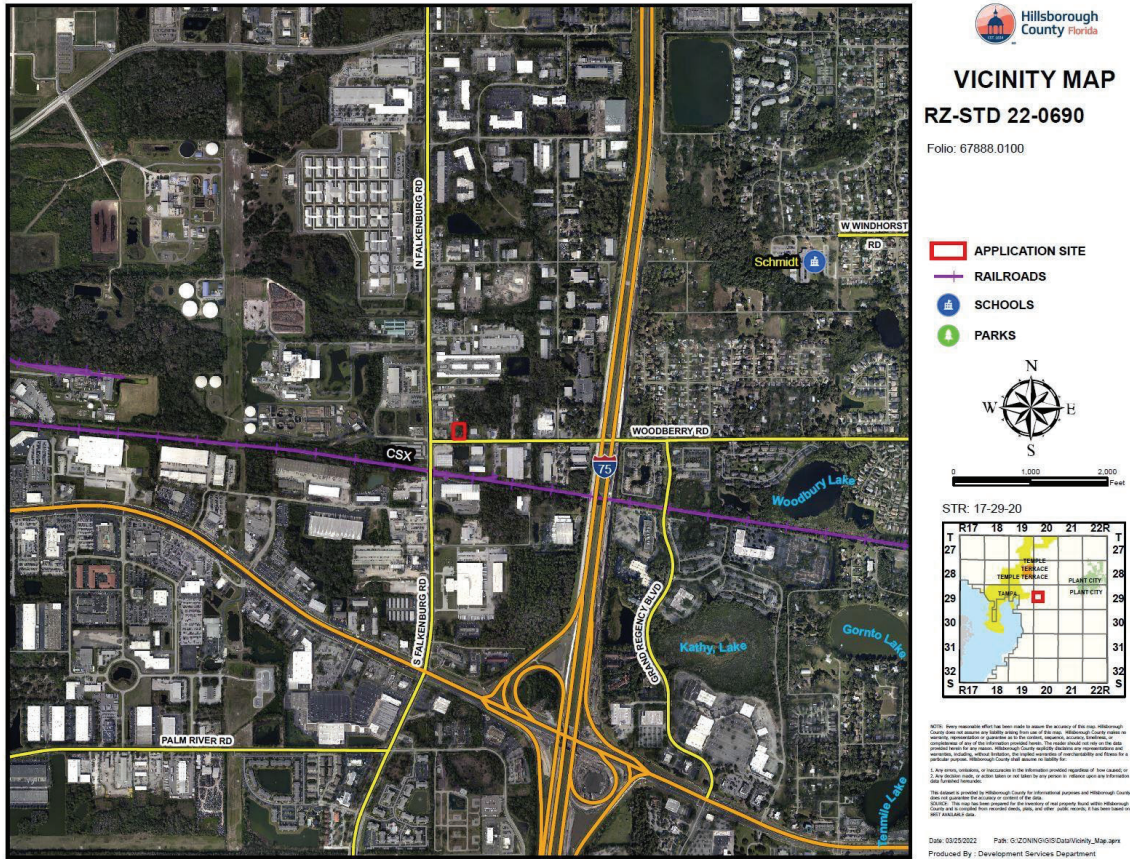
** Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:		
	Current RSC-6 Zoning	Proposed M Zoning
Density/ Intensity	1 du/ 7, 000 sq. ft	0.75 F.A. R / 22,215.60 sq. ft
Lot Size / Lot Width	7,000sq.ft/ 70'	20, 000 sq. ft/ 100'
Setbacks/Buffering and Screening	25' - Front 7.5' – Sides 25' - Rear	30' – Front (South) 0' – Sides (East and West) 0' – Rear (North)
Height	35'	110'

Additional Information:	
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:	
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

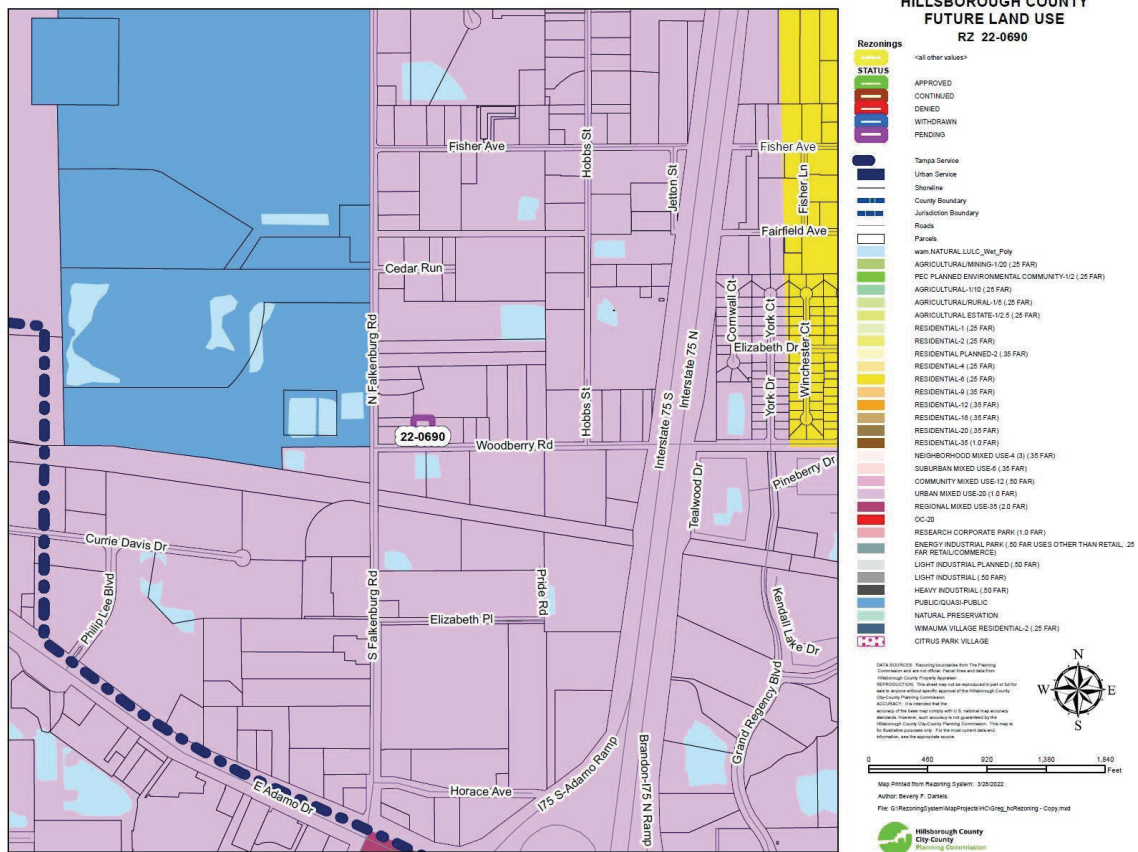
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

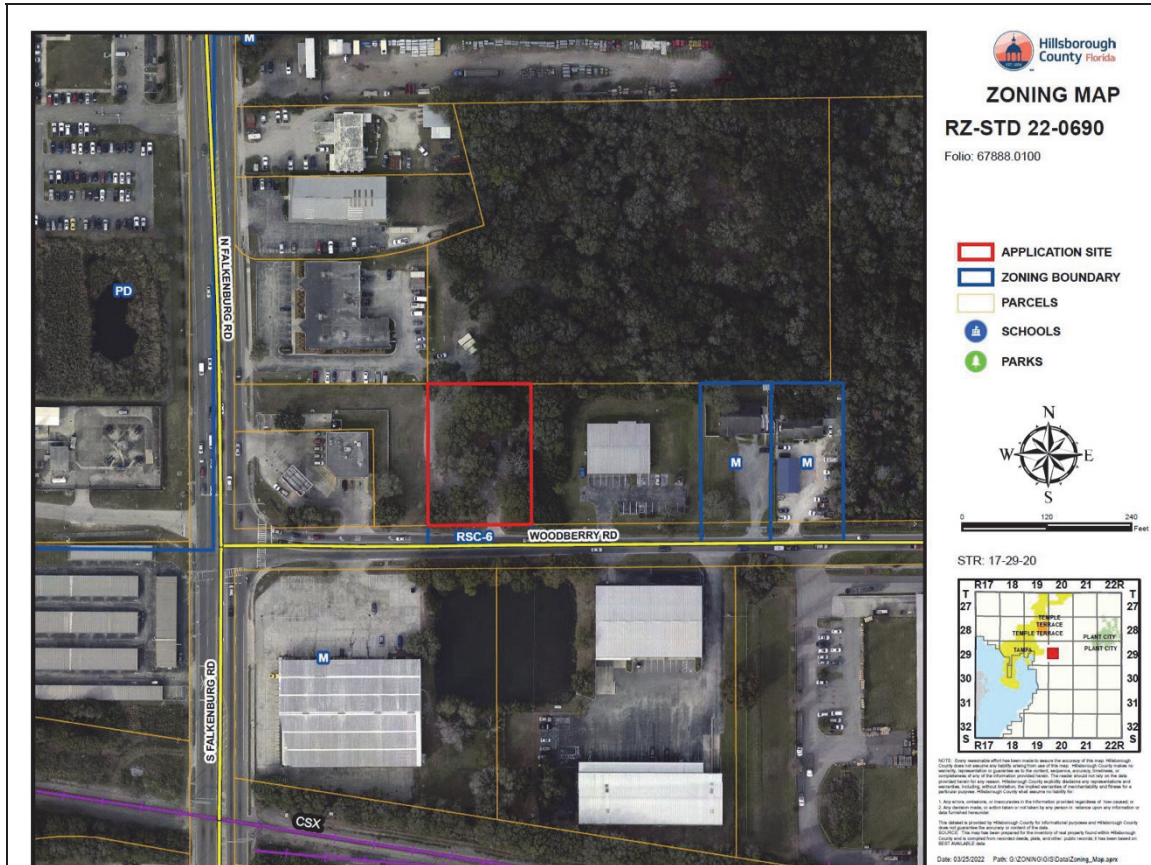
The site is surrounded by commercial and industrial use properties. The adjacent properties are zoned Manufacturing (M) to the north, south, east and west) Subject site's immediate surrounding area consist of properties within the UMU-20 FLU category.

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



Subject Site Future Land Use Category:	Urban Mixed-Use- 20 (UMU-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 1.00 F.A.R.
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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	M	0.75 F.A.R.	Industrial/Manufacturing	Vacant/Fisher's Farms
South	Woodberry Road	n/a	Street	Street
	M	0.75 F.A.R.	Industrial/Manufacturing	Warehouse Storage
East	M	0.75 F.A.R.	Industrial/Manufacturing	Warehouse Storage
West	M	0.75 F.A.R.	Industrial/Manufacturing	Warehouse Storage

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)

Not Applicable

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
Woodberry Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	38	3	4
Proposed	83	13	14
Difference (+/-)	+45	+10	+10

*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes :

Design Exception/Administrative Variance Not applicable for this request

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

Notes :

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental Protection Commission

Yes No

Yes No

Yes No

Yes No

“Wetlands exist in the northeastern corner of the subject parcel”

Natural Resources

Yes No

Yes No

No comments provided

Conservation & Environmental Lands Mgmt.

This agency has no comments.

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 _____

Public Facilities:

Transportation

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

N/A

Utilities Service Area/ Water & Wastewater

Urban City of Tampa
Rural City of Temple Terrace

Yes No

Yes No

No comments provided

Hillsborough County School Board

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

Yes No

Yes No

No comments provided

Impact/Mobility Fees

N/A .

Planning Commission

Meets Locational Criteria N/A Locational Criteria Waiver Requested

Minimum Density Met N/A

Inconsistent Consistent

Yes No

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, mixed and commercial uses. The adjacent properties are zoned Manufacturing (M) to the north, south,

east and west) Subject site's immediate surrounding area consist of properties within the UMU-20 FLU category (to the north, south, east and west).

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern.

The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the light industrial and commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed M zoning district is compatible with the existing zoning districts and development pattern in the area.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on May 16, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Clayton Bricklemyer 4427 West Kennedy Boulevard testified on behalf of the applicant. Mr. Bricklemyer stated that he did not have much of a presentation because the subject parcel is left over and everything else is zoned M so the rezoning request serves to bring the parcel in line with the surrounding zoning pattern.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from Residential Single-Family Conventional-6 to Manufacturing. She added that the M zoning district requires a minimum lot size of 20,000 square feet and permits manufacturing, processing industrial or assembling land uses as well as intensive commercial uses. She described the surrounding area which includes parcels zoned Manufacturing to the north, south, east and west. Ms. Brown stated that the rezoning is consistent with the existing zoning and development pattern and staff finds the request approvable.

Ms. Karla Llanos, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Llanos stated that the subject property is within the Urban Mixed Use-20 Land Use classification and the Urban Service Area and Brandon Community Planning Area. Ms. Llanos testified that the property is surrounded entirely by the Manufacturing zoning district. She described consistency with numerous other Future Land Use policies including Objective 8

and Policies 8.1 and 8.2 higher intensity uses in the UMU-20 land use category as well as Objective 9 and Policy 9.2 that requires developments to be consistent with the Plan and land use regulations. Ms. Llanos stated that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. None replied.

Hearing Master Finch asked for members of the audience in opposition to the application. None replied.

County staff and Mr. Bricklemeyer did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No evidence was submitted 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 property is 0.68 acres in size and is currently zoned Residential Single-Family Conventional-6 (RSC-6) and is designated Urban Mixed Use-20 (UMU-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the Brandon Community Planning Area.
2. The applicant is requesting a rezoning to the Manufacturing (M) zoning district.
3. The Planning Commission staff supports the request and stated that the subject property is surrounding on all sides by parcels zoned Manufacturing. Staff found the request consistent with numerous Future Land Use policies including Objective 8 and Policies 8.1 and 8.2 higher intensity uses in the UMU-20 land use category as well as Objective 9 and Policy 9.2 that requires developments to be consistent with the Plan and land use regulations. The Planning Commission found the application consistent with the Comprehensive Plan.

4. The Development Services Department staff also supports the request as the property is located in a mixed use area comprised of light industrial and commercial land uses. The properties to the immediate north, south, east and west are zoned Manufacturing (M).
5. The request for the M zoning district on the subject property is appropriate given the existing zoning and development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

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 rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

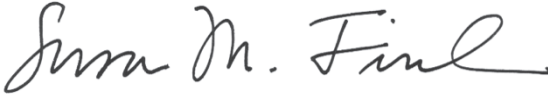
The applicant is requesting a rezoning to the M zoning district. The property is 0.68 acres in size and is currently zoned RSC-6 and designated UMU-20 by the Comprehensive Plan. The property is located in the Urban Service Area and the Brandon Community Planning Area.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding compatibility with the surrounding area.

The request for the M zoning district on the subject property is appropriate given that the parcels to the immediate north, south, east and west are zoned M and surrounding area is developed with a mix of industrial and commercial land uses. The request is compatible with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the M rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



June 7, 2022

Susan M. Finch, AICP
Land Use Hearing Officer

Date



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Brandon/ Central

DATE: 05/04/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0690

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 45 average daily trips, 10 trips in the a.m. peak hour, and 10 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.67-acre parcel from Residential Single Family Conventional – 6 (RSC-6) to Manufacturing (M). The site is located +/- 250 feet west of the intersection of S Falkenburg Road and Woodberry Road. The Future Land Use designation of the site is Urban Mixed Use – 20 (UMU-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 4 Single Family Detached Dwelling Units (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 21,000 sf General Manufacturing (ITE Code 140)	83	13	14

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+45	+10	+10

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 45 average daily trips, 10 trips in the a.m. peak hour, and 10 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Woodberry Road. Woodberry Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 11-foot travel lanes. Woodberry Road lies within +/- 45 feet of Right of Way in the vicinity of the project. Woodberry Road does not have sidewalks, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project.

CORRIDOR PRESERVATION PLAN

Woodberry Road is shown as a 4-lane road in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated that the site will have access to Woodberry Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WOODBERRY ROAD	FALKENBURG RD	GRAND REGENCY BLVD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Woodberry Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	38	3	4
Proposed	83	13	14
Difference (+/-)	+45	+10	+10

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
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 Gwendolyn "Gwen" W. Myers
 Kimberly Overman
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 16, 2022 PETITION NO.: 22-0690 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 X1101 EMAIL: weeksa@epchc.org	COMMENT DATE: April 28, 2022 PROPERTY ADDRESS: 10114 Woodberry Rd, Tampa FOLIO #: 067888.0100 STR: 17-29S-20E
REQUESTED ZONING: From RSC-6 to M	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	5/13/2021
WETLAND LINE VALIDITY	Valid through 10/20/2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist in the northeastern corner of the subject parcel
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

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

aow/

cc: clayton@brocklawgroup.com

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Apr. 2022

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

APPLICANT: Clayton Bricklemyer

PETITION NO: RZ-STD 22-0690

LOCATION: 10114 Woodberry Rd, Tampa, FL 33619

FOLIO NO: 67888.0100

SEC: 17 TWN: 29 RNG: 20

- 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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
May 16, 2022
ZONING HEARING MASTER: SUSAN FINCH

C4:
Application Number: RZ-STD 22-0690
Applicant: Bricklemyer Law Group
Location: 10114 Woodberry Rd.
Folio Number: 067888.0100
Acreage: 0.68 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: RSC-6
Request: Rezone to M

1 MR. GRADY: The next item is agenda item
2 C-4, Rezoning-Standard 22-0690. The applicant is
3 Bricklemyer Law Group. The request is to rezone
4 from RSC-6 to M, Manufacturing zoning district.

5 Isis Brown will provide staff recommendation
6 after presentation by the applicant.

7 HEARING MASTER FINCH: Good evening.

8 MR. BRICKLEMYER: Good evening. Clayton
9 Bricklemyer, Bricklemyer Law Group, 4427 West
10 Kennedy Boulevard.

11 I don't have really much of a presentation.
12 We are -- there's a piece that's left over.
13 Everything else is M, and we're basically bringing
14 it in line. I'm available for questions and would
15 ask for your recommendation.

16 HEARING MASTER FINCH: No questions at this
17 time, but thank you. I appreciate it. If you
18 could please sign in with the clerk's office.

19 Development Services.

20 MS. BROWN: Isis Brown, Development
21 Services.

22 Case 22-0690. The request is to rezone from
23 an existing Residential Single-Family
24 Conventional-6, RSC-6, zoning district to the
25 proposed Manufacturing M zoning district.

1 The proposed zoning for M permits
2 manufacturing, processing or assembling uses,
3 intensive commercial uses, and other industrial
4 uses on lots containing a minimum of 20,000 square
5 feet.

6 The acreage of the property is 0.68, more or
7 less, acres. At its current standing is one
8 dwelling -- the density and intensity is one
9 dwelling unit per 7,000 square feet.

10 The proposed zoning on the Manufacturing,
11 it's -- has an FAR of 0.75 and the mathematical
12 maximum would be 22,215 square feet of development.

13 The site is located in an area comprised of
14 light industrial, mixed, and commercial uses. The
15 adjacent properties are zoned Manufacturing to the
16 north, south, east, and west.

17 Subject site immediately surrounding the
18 area consists of properties within the Urban
19 Mixed-Use-20 Future Land Use Category to the north,
20 south, east, and west.

21 The overall area is also within the Urban
22 Service Area with publicly owned and operated
23 potable water and wastewater facilities available.

24 The proposed zoning is consistent with the
25 surrounding development pattern, the size and depth

1 of the property in relation to the other adjacent
2 commercial uses would create a zoning development
3 pattern that is consistent with the existing zoning
4 and pattern of Light Industrial and Commercial uses
5 zoning district in the area.

6 Based on the above considerations, staff
7 finds the proposed M zoning district is compatible
8 with the existing zoning district and the
9 development pattern of the area.

10 Staff finds this request for proposed M
11 zoning approvable. I'm available for any
12 questions.

13 HEARING MASTER FINCH: No questions at this
14 time. Thank you.

15 Planning Commission, please.

16 MS. LLANOS: Karla Llanos, senior planner
17 with Planning Commission staff.

18 The 0.67 acres of the subject site is
19 located in the Urban Service Area. It is also
20 located within the limits of the Brandon Community
21 Plan, in the Light Industrial character district.

22 The subject site's Future Land Use
23 designation is Urban Mixed-Use-20 on the Future
24 Land Use Map. The subject site is zoned
25 Residential Single-Family Conventional-6. It is

1 surrounded entirely by Manufacturing zoning
2 districts.

3 Planned Developments are located to the west
4 across Falkenburg. The applicant is requesting to
5 rezone the subject site from Residential
6 Single-Family Conventional-6 to Manufacturing.

7 The proposed rezoning to Manufacturing would
8 maintain a Light Industrial character of the area
9 as there are already a number of Manufacturing
10 zoning districts within the proximity.

11 The site is in the Urban Mixed-Use-20 Future
12 Land Use, which anticipates higher intensity uses,
13 which are inclusive of Light Industrial uses and
14 the proposed rezoning, therefore, meets the intent
15 of Objective 8 and Policies 8.1 and 8.2.

16 Objective 9 and Policy 9.2 require that all
17 developments be consistent with the plan and meet
18 all the land development regulations in
19 Hillsborough County.

20 Because the surrounding land use patterns
21 have already transitioned to more intense
22 manufacturing character, the proposed rezoning is
23 compatible with the character of the area.

24 The request is consistent with the Brandon
25 Community Plan. The site is in the Light

1 Industrial character as previously mentioned and is
2 also outlined in Goal 6, 5C and, therefore, meets
3 the intent of the character district.

4 Overall, the proposed rezoning would allow
5 for development that is consistent with the goals,
6 objectives, and policies of the Future of
7 Hillsborough Comprehensive Plan for unincorporated
8 Hillsborough County and is compatible with the
9 existing and Planned Development patterns found
10 within the surrounding area.

11 So based on these considerations, Planning
12 Commission staff finds the proposed
13 Rezoning-Standard consistent with the Future of
14 Hillsborough County Comprehensive Plan for the
15 unincorporated Hillsborough County. And I'll stand
16 if you have any questions.

17 HEARING MASTER FINCH: None at this time but
18 thank you.

19 Is there anyone in the audience or online
20 that would like to speak in support? Anyone in
21 favor?

22 Seeing no one, anyone in opposition? No one
23 online? Anyone in the room? Okay. No one.

24 Mr. Grady, anything else?

25 MR. GRADY: Nothing further.

1 HEARING MASTER FINCH: Mr. Bricklemyer,
2 anything else?

3 All right. Then with that, we'll close
4 Rezoning 22-0690 and go to the next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE