

Rezoning Application: PD 21-1092
Zoning Hearing Master Date: December 13, 2021
BOCC Land Use Meeting Date: February 8, 2022

1.0 APPLICATION SUMMARY

Applicant: Tyler Hudson and Gardner Brewer
Martinez-Monfort, P.A.

FLU Category: RES-4

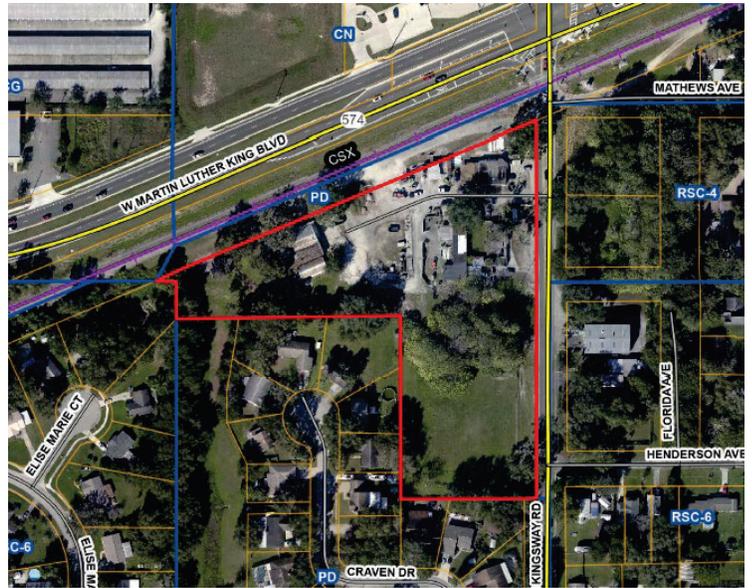
Service Area: Urban

Site Acreage: AC +/-

Community Plan Area: Seffner Mango

Overlay: None

Request: Rezoning to Planned Development



Request Summary:

The existing zoning is PD 20-0118 which permits a total of 54,000 square feet for a self-storage facility pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow an additional outdoor storage area for boats and RV parking pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current PD Zoning	Proposed PD Zoning
Uses	Mini-warehouse	Mini-warehouse and outdoor storage area for boats and RV parking.
Mathematical Maximums *	54,000 sf square feet, 0.25 FAR	Main Building: 54,000 sf square feet, 0.25 FAR Parking Canopies: 24,380, approx. (Not countable for FAR)

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

Development Standards:

	Current PD Zoning	Proposed PD Zoning
Density / Intensity	Under the existing PD zoning district, a maximum of 54,228 square feet is allowable (based on 0.25 FAR).	Under the proposed PD 21-1092, a maximum of 54,000 square footage is allowable (based in 0.25 FAR in RES-4)
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

Setbacks/Buffering and Screening	30' Front 20' feet buffer, Type A screening to Residential	East: 30' Front. A 15-foot buffer yard with four canopy trees and four understory trees per 100 linear feet. In addition, if street trees do not exist, the developer shall provide one street tree for every 50 feet. Southeast: 30' buffer, type "B" screening. West and Southwest : 20' buffer, type " B" screening. North: 15' feet, type "B" screening.
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet Max. for main building. 18 feet for parking canopies.

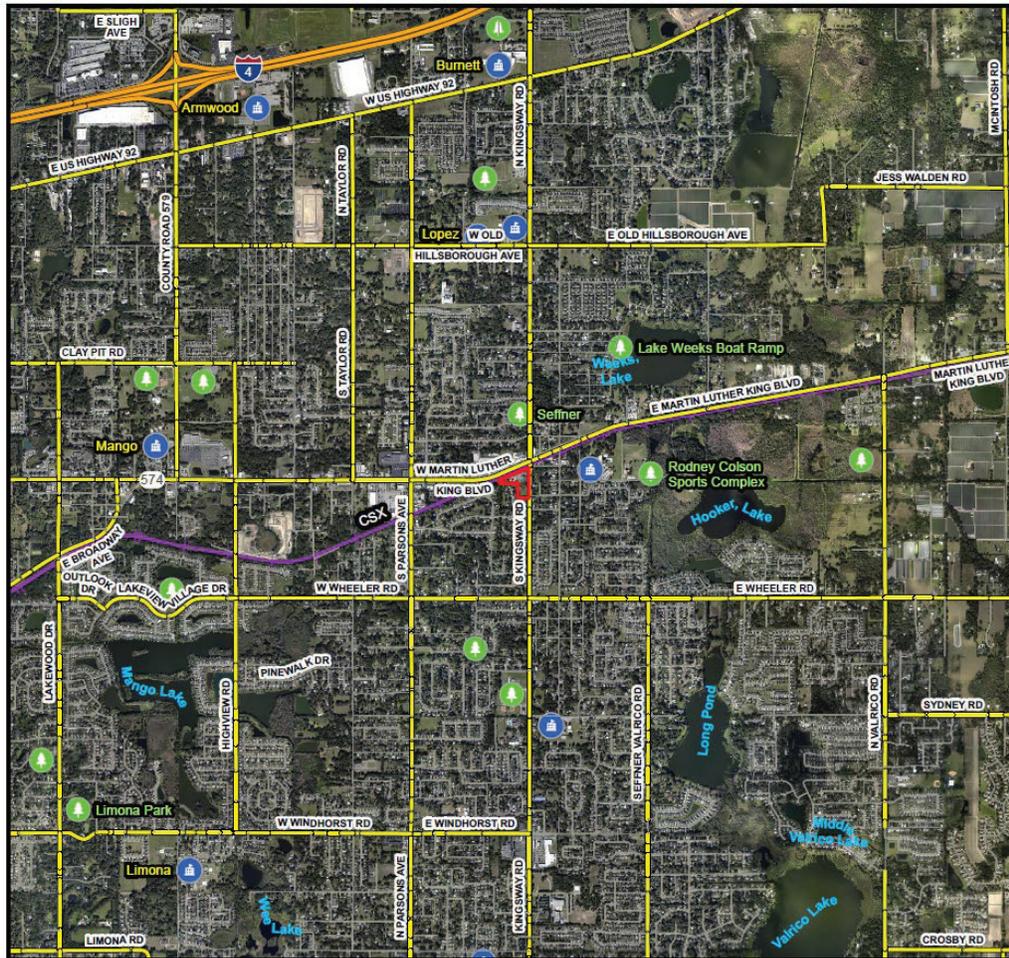
Additional Information:

PD Variations	None requested.
Waiver(s) to the Land Development Code	To allow the total square footage of the RV and boat outdoor storage area to exceed 20 percentage of the mini-ware house building Gross Floor Area. To allow the RV and boat outdoor storage area be external to the project and to not be shielded from view by mini-warehouse buildings.

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map




VICINITY MAP
RZ-PD 21-1092
 Folio: 63836.0000

▭ APPLICATION SITE
+ RAILROADS
Ⓧ SCHOOLS
Ⓧ PARKS


 0 2,000 4,000 Feet

STR: 11-29-20, 2-29-20

T	R17	18	19	20	21	22R	T
27							27
28				TEMPLE TERRACE TERRACE			28
29				TEMPLE TERRACE			29
30							30
31							31
32							32
S	R17	18	19	20	21	22R	S

NOTE: Every reasonable effort has been made to secure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. This map is provided as a courtesy and does not constitute an offer of any service, either expressed or implied, including but not limited to, the issuance of permits.
 SOURCE: This map has been prepared for the purpose of land use planning. It is not intended to be used for any other purpose.
 DATE: 08/02/2021 File: G:\ZONING\GISData\Vicinity_Map.aprx
 Produced by : Development Services Department

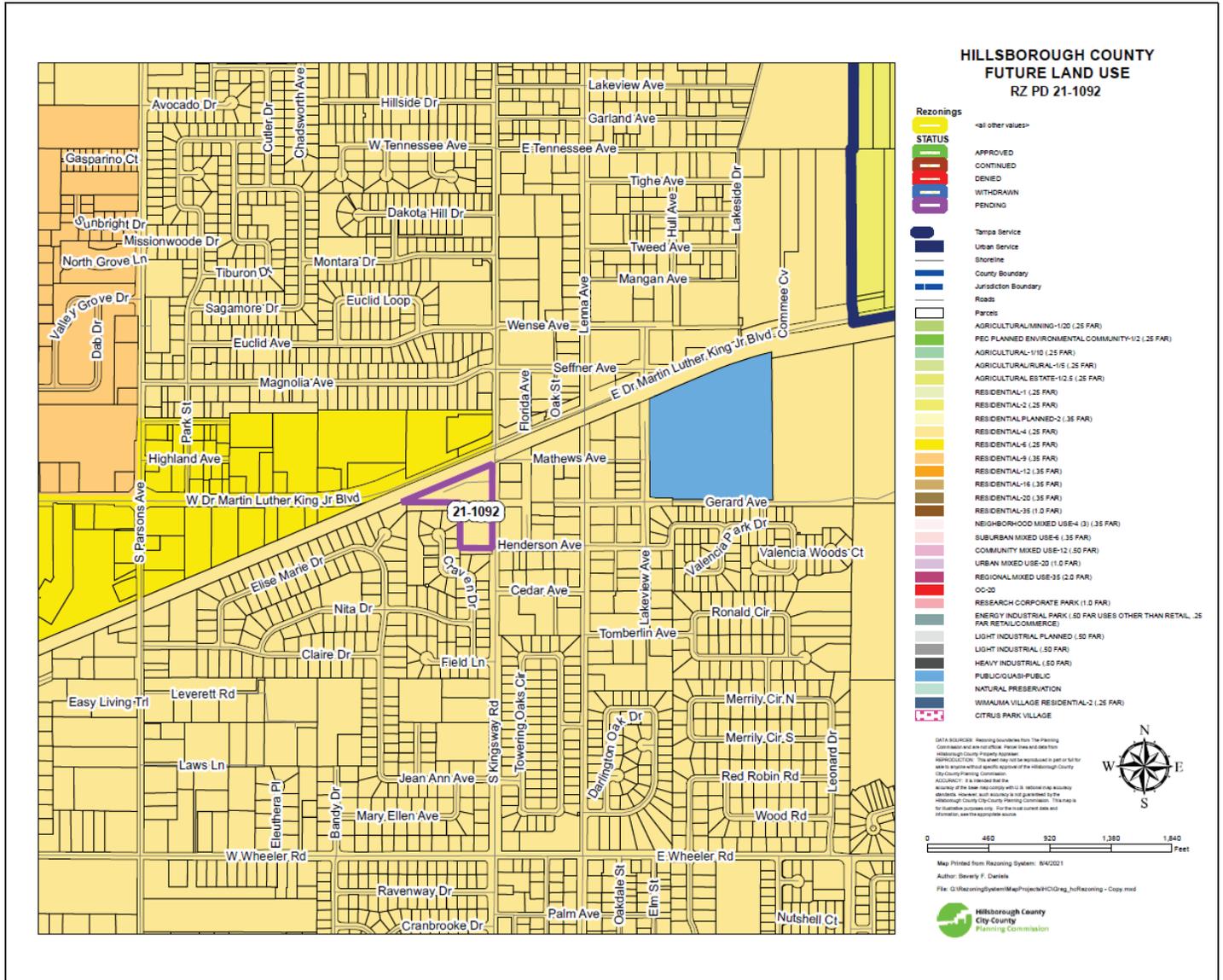
Context of Surrounding Area:

The subject site is located on the west side of S Kingsway Road , approximately 150 feet south of the intersection with Dr. Martin Luther King Jr Blvd W. The surrounding area is a residential, single family development, zoned RSC-4, PD 81-0331, and RSC-6. Commercial developments with CN and CG zoning districts exist in the area on the north side of Dr. Martin Luther King Jr Blvd W.

A parcel at 1706 S Kingsway Rd., parcel folio 64186.000 across Kingsway Road to the east is developed with light industrial uses, however, the parcel zoning is RSC-6, and is therefore a nonconforming use.

2.0 LAND USE MAP SET AND SUMMARY DATA

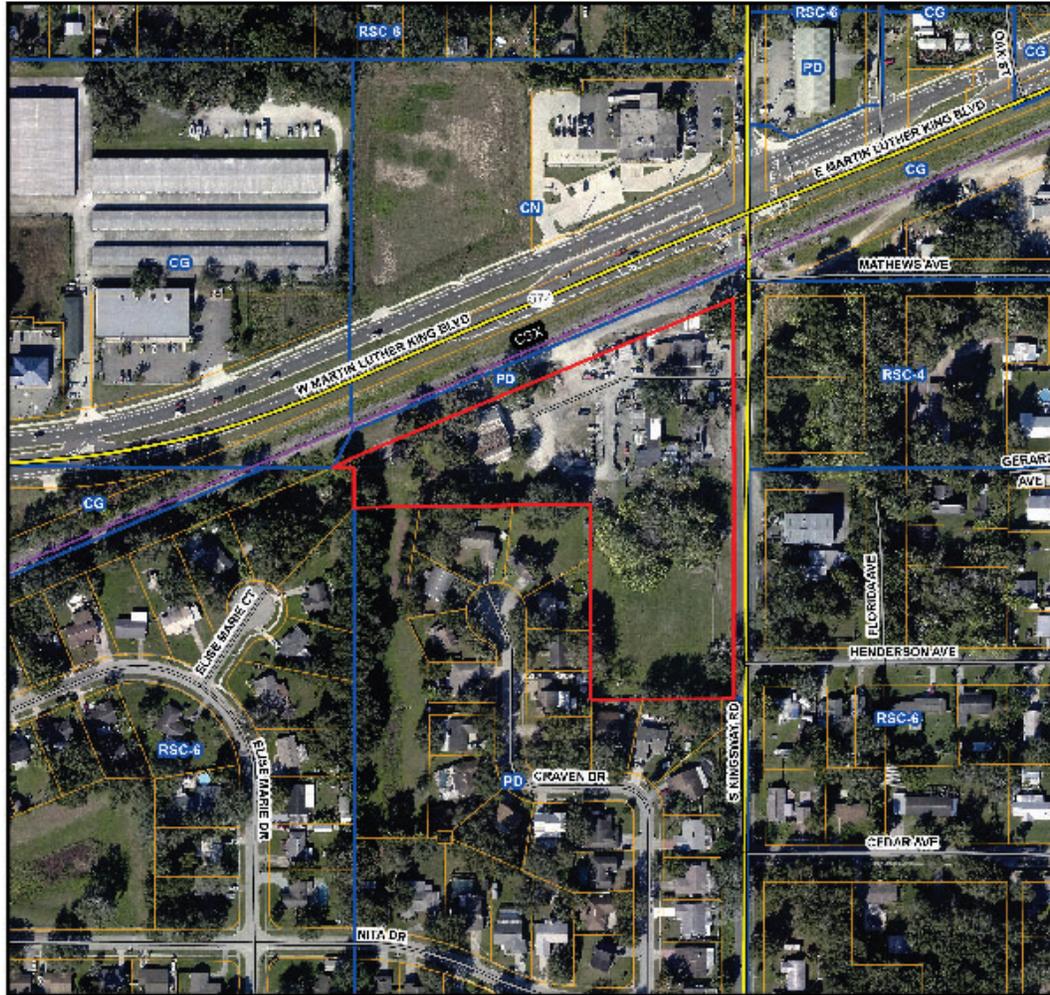
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose

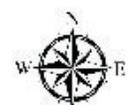
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

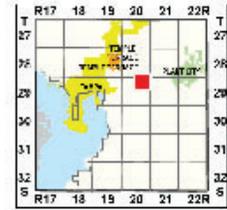



ZONING MAP
RZ-PD 21-1092
 File: 62836.0030

APPLICATION SITE
 ZONING BOUNDARY
 PARCELS
+ SCHOOLS
+ PARKS


 W E S E
 0 100 200
 Feet

STR: 11 28 20, 2 28 20



This map was prepared by the Planning and Zoning Department. It is intended to provide a visual representation of the zoning districts and the location of the application site. It is not a legal document and should not be used for legal purposes. The information on this map is subject to change without notice.

Hillsborough County Planning and Zoning Department
 1100 E. Bay Street, Suite 200
 Tampa, FL 33602
 Phone: (813) 274-2200
 Email: planning@hillsboroughcounty.org

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN	0.20 F.A.R.	Commercial Neighborhood uses	Post Office, Mini-warehouse, Retail
South	PD 81-0331	3.1 DU/AC	Single-Family Residential	Single-Family Residential
East	RSC-4, RSC-6	4 DU/AC, 6 DU/AC	Single-Family Residential	Single-Family Residential, Office, Light Industrial
West	RSC-4	4 DU/AC	Single-Family Residential	Single-Family Residential

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
S. Kingsway Rd.	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	82	5	9
Proposed	82	5	9
Difference (+/-)	0	0	0

*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		None	None	Meets LDC
South		None	None	Meets LDC
East	X	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
S. Kingsway Rd./Number of Driveways	Administrative Variance Requested	Approvable

Notes: Sec. 6.04.03 I. limits project to one access point. The second access point shall be restricted to egress only.

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 checked="" 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 type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,102 Fire: \$34 Parking/Marina Per Spot/Berth Mobility: \$2,022 Fire: \$299			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The RES-4 Future Land Use classification does not allow consideration of open storage. An exception is provided for Section 6.11.60 Mini-Warehouse Locational and Design Criteria which provides for an allowance of boats and recreational vehicles (RV) provided that the outdoor storage is limited to 20 percent of the developed square footage of the enclosed portions of the facility and that the storage area is internal the project and screened by buildings so as to ensure no portions of the storage area is visible from off-site. These requirements establish the standards to ensure the open storage area remains accessory to the mini-warehouse facility and is compatible with the surrounding development pattern.

The proposed boat and RV storage area does not comply with the above standards. The proposed storage area is approximately 24,380 square feet distributed in two canopy areas. This area constitutes about 45% of the 54,000 square feet total enclosed mini-warehouse storage area, exceeding the 20% threshold by 25%. Furthermore, the storage area is not located internal to the mini-warehouse facility nor is it proposed to be screened by the existing buildings.

The applicant is requesting an alternative design consideration for the subject project. The applicant's justifications for relief from the 20 percent requirement is that the proposed design of the mini-warehouse facility is not a traditional design but rather a high-end, more compact structure that resembles an office building which is 54,000 square feet in size. This leaves most of site undeveloped. According to the applicant the compact size of the facility under application of the 20 percent standard would allow for only a 10,800 square foot storage area and would preclude any a reasonable configuration of storage given parking staff space size and circulation configuration. With respect to compatibility and the requirement for the boat/rv storage to be screened by buildings the applicant has proposed to restrict the open storage to vehicles and boats; an upgraded canopy design consisting in solar-paneled roof; a 30 foot buffer with Type B screening (minimum 6 foot opaque screen and evergreen trees planted on 20 foot centers) and stormwater pond along the western boundary (providing 80 feet of separation from adjacent residential) and 15 landscape buffer along Kingsway Avenue with an eight feet tall fence along the western and eastern boundary of the storage area.

Development Services staff has determined the proposed design of the boat and RV storage area does not meet or exceed the intent of the standards outlined in LDC Section 6.11.60.

The 20 percent standard in the LDC establishes the standard for consideration of boat and RV storage as an accessory use and, therefore, allowable in the RES-4 Comprehensive Plan Future Land Use classification. Notwithstanding the specific design characteristics of the mini-warehouse facility as noted by the applicant, the storage area constitutes about 45% of the 54,000 square feet total enclosed area, exceeding the 20% threshold by 25% and does not appear to be functionally accessory to the mini-warehouse facility given the size, location and design of the storage facility which includes a proposed second access to Kingsway Road and a significant addition to the development area for the mini-warehouse facility, to the south.

With respect to screening, while the 8-foot wall and landscaping and canopy design provides for an enhanced design for the storage area, the proposal does not provide for complete screening from public view of the storage area and, therefore, does not meet the intent of the Land Development Code. The canopy structure's height exceeds by 10 feet the fence height and there is a short distance between the canopy area and the front fence. The proposed screening will not completely shield the canopy structure nor the recreational vehicles from off-site views.

Furthermore, a principal/stand-alone open storage use is not comparable to the mini-warehouse use approved by PD 20- 0118 and raises compatibility concerns with the surrounding area. A principal/stand-alone storage use is allowed in the CI and M zoning districts and in Planned Developments that allow similar zoning district uses. The properties to the west, south and east of the site are zoned residential single-family, and there are no commercially zoned properties in the surrounding area along the south side of Dr. Martin Luther King Jr. Blvd. Though there is an existing warehouse development across S Kingsway Rd., to the east, said development constitutes a nonconforming use for the property zoned RSC-6. The commercially zoned properties crossways Dr. Martin Luther King Jr. Blvd., to the north, are approved for CG or CN uses only. There are no nearby industrial, light industrial, CI, or M zoned properties.

5.2 Recommendation

Based on the above considerations, staff finds the request **not supportable**.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Dec 6 2021 10:26:06

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 on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Canopy structures footprint area DSD Staff measurements

West Canopy: (34.96 ft x 318.16 ft) = 11,122.8 Sq. Ft.

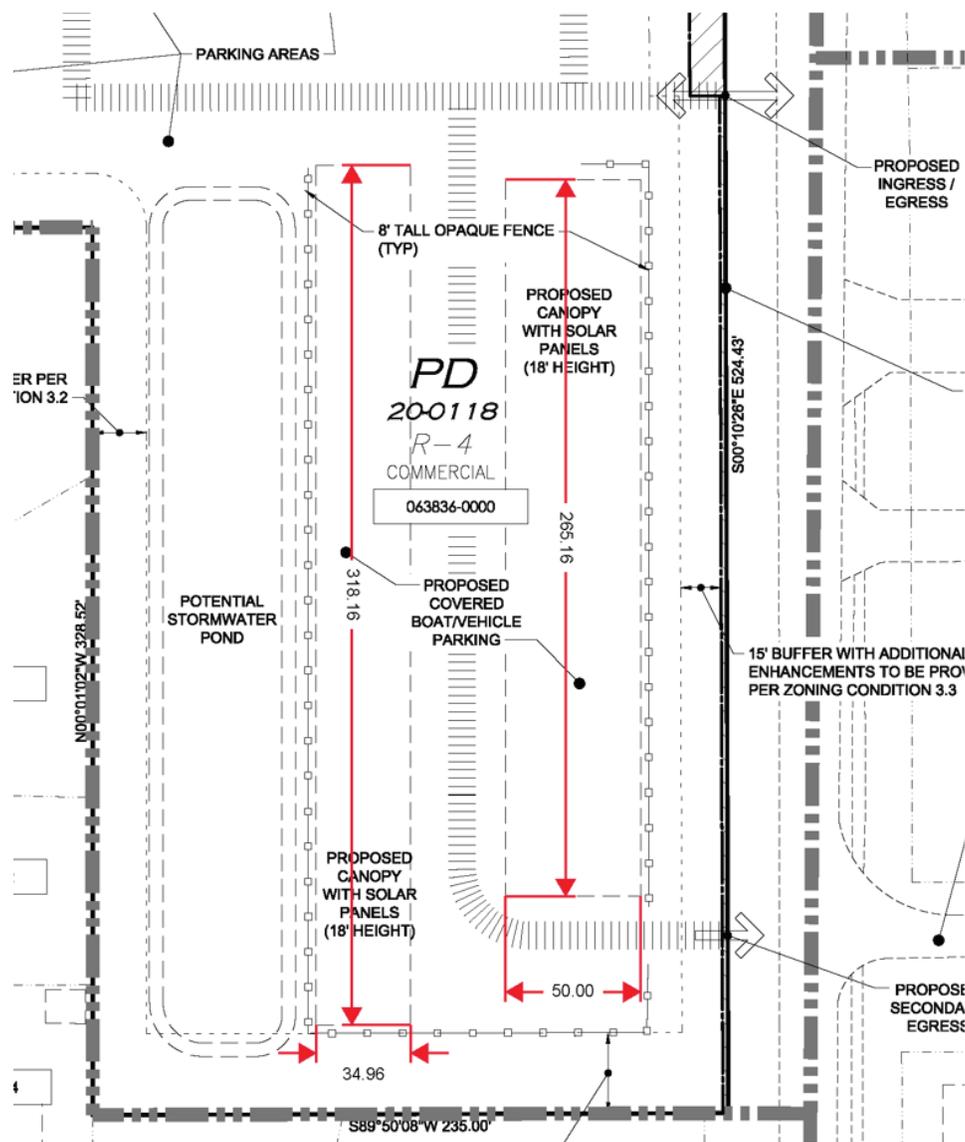
East Canopy: (50 ft x 265.16 ft) = 13,258 Sq. Ft.

Total Canopy area: 24,380.8 Sq. Ft.

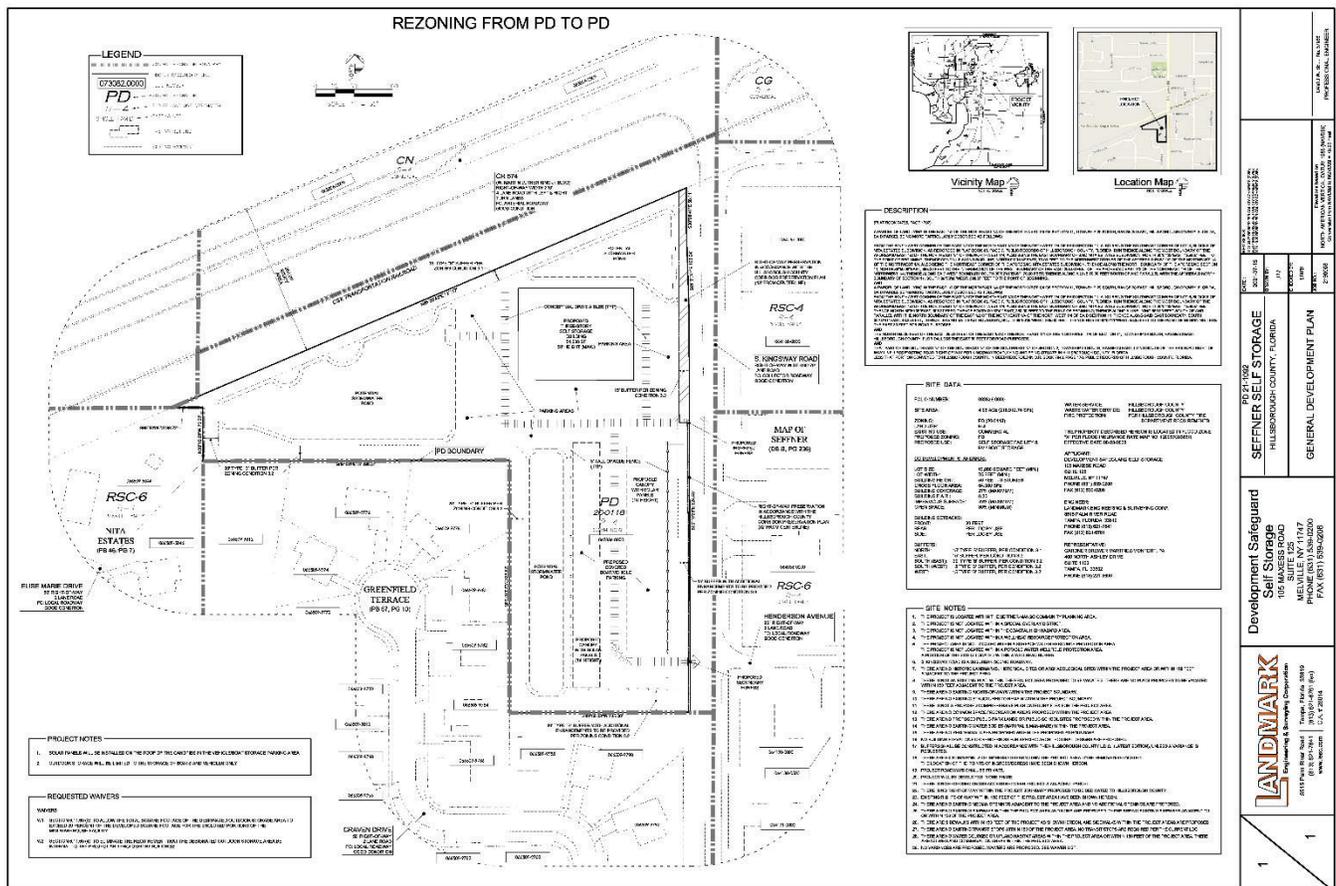
PD 20-0118 approved Main Building area: 54,000 Sq. Ft. (100%)

(24,380 Sq. Ft. Total Canopy Area x 100)/ 54,000 Sq. Ft. Total Main Use Area) = 45.14%

Total Canopy Area 24,380 Sq. Ft. = 45.14% of the 54,000 Sq. Ft. area devoted for a principal use.



8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 21-1092

DATE OF HEARING: December 13, 2021

APPLICANT: PPF SS 1601 South Kingsway Road
LLC

PETITION REQUEST: A request to rezone property from PD to
PD to permit a 54,000 square foot self-
storage facility with outdoor storage for
boats and recreational vehicles

LOCATION: Southwest corner of W. Dr. Martin
Luther King Jr. Blvd and S. Kingsway
Rd.

SIZE OF PROPERTY: 5.05 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 20-0118

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

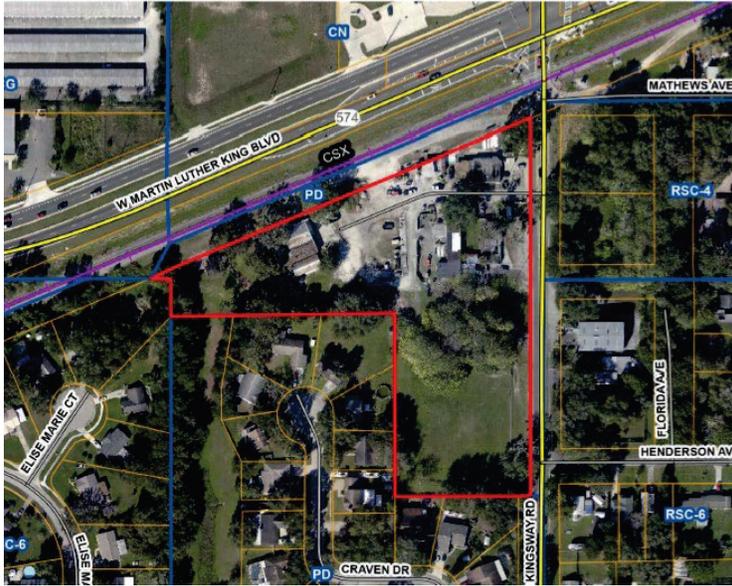
COMMUNITY PLAN: Seffner Mango

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.

1.0 APPLICATION SUMMARY

Development Services Department



Applicant: Tyler Hudson and Gardner Brewer Martinez-Monfort, P.A.

FLU Category: RES-4

Service Area: Urban

Site Acreage: AC +/-

Community Plan Area: Seffner Mango

Overlay: None

Request: Rezoning to Planned Development

Request Summary:

The existing zoning is PD 20-0118 which permits a total of 54,000 square feet for a self-storage facility pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow an additional outdoor storage area for boats and RV parking pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		
	Current PD Zoning	Proposed PD Zoning
Uses	Mini-warehouse	Mini-warehouse and outdoor storage area for boats and RV parking.
Mathematical Maximums *	54,000 sf square feet, 0.25 FAR	Main Building: 54,000 sf square feet, 0.25 FAR Parking Canopies: 24,380, approx. (Not countable for FAR)

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

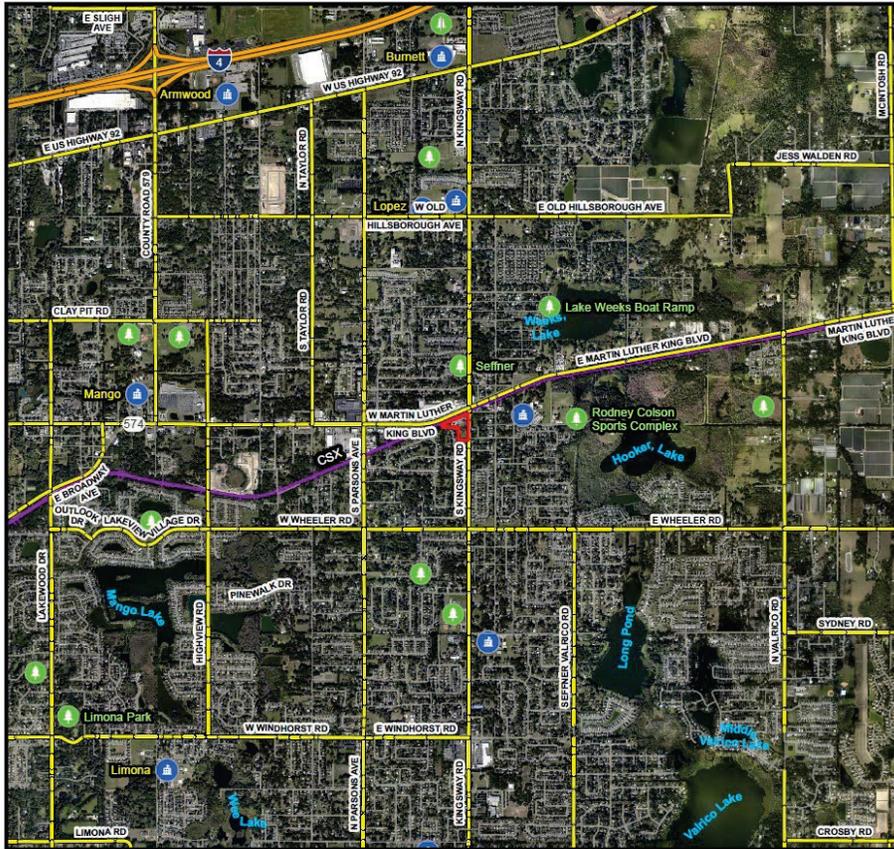
Development Standards:

	Current PD Zoning	Proposed PD Zoning
Density / Intensity	Under the existing PD zoning district, a maximum of 54,228 square feet is allowable (based on 0.25 FAR).	Under the proposed PD 21-1092, a maximum of 54,000 square footage is allowable (based in 0.25 FAR in RES-4)
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

Setbacks/Buffering and Screening	30' Front 20' feet buffer, Type A screening to Residential	East: 30' Front. A 15-foot buffer yard with four canopy trees and four understory trees per 100 linear feet. In addition, if street trees do not exist, the developer shall provide one street tree for every 50 feet. Southeast: 30' buffer, type "B" screening.
----------------------------------	---	--

		West and Southwest : 20' buffer, type " B" screening. North: 15' feet, type "B" screening.
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet Max. for main building. 18 feet for parking canopies.
Additional Information:		
PD Variations	None requested.	
Waiver(s) to the Land Development Code	To allow the total square footage of the RV and boat outdoor storage area to exceed 20 percentage of the mini-ware house building Gross Floor Area. To allow the RV and boat outdoor storage area be external to the project and to not be shielded from view by mini-warehouse buildings.	
Planning Commission Recommendation		Inconsistent
Development Services Department Recommendation		Not Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map




VICINITY MAP
RZ-PD 21-1092
 Folio: 63836.0000

 APPLICATION SITE
 RAILROADS
 SCHOOLS
 PARKS


 0 2,000 4,000 Feet

STR: 11-29-20, 2-29-20

T	R17	18	19	20	21	22R	T
27							27
29							29
30							30
31							31
32							32
S	R17	18	19	20	21	22R	S

NOTE: Some respondents may have been unable to view the vicinity map. The map is intended to provide a general overview of the area and is not intended to be used as a legal document. The map is not intended to be used as a legal document. The map is not intended to be used as a legal document.

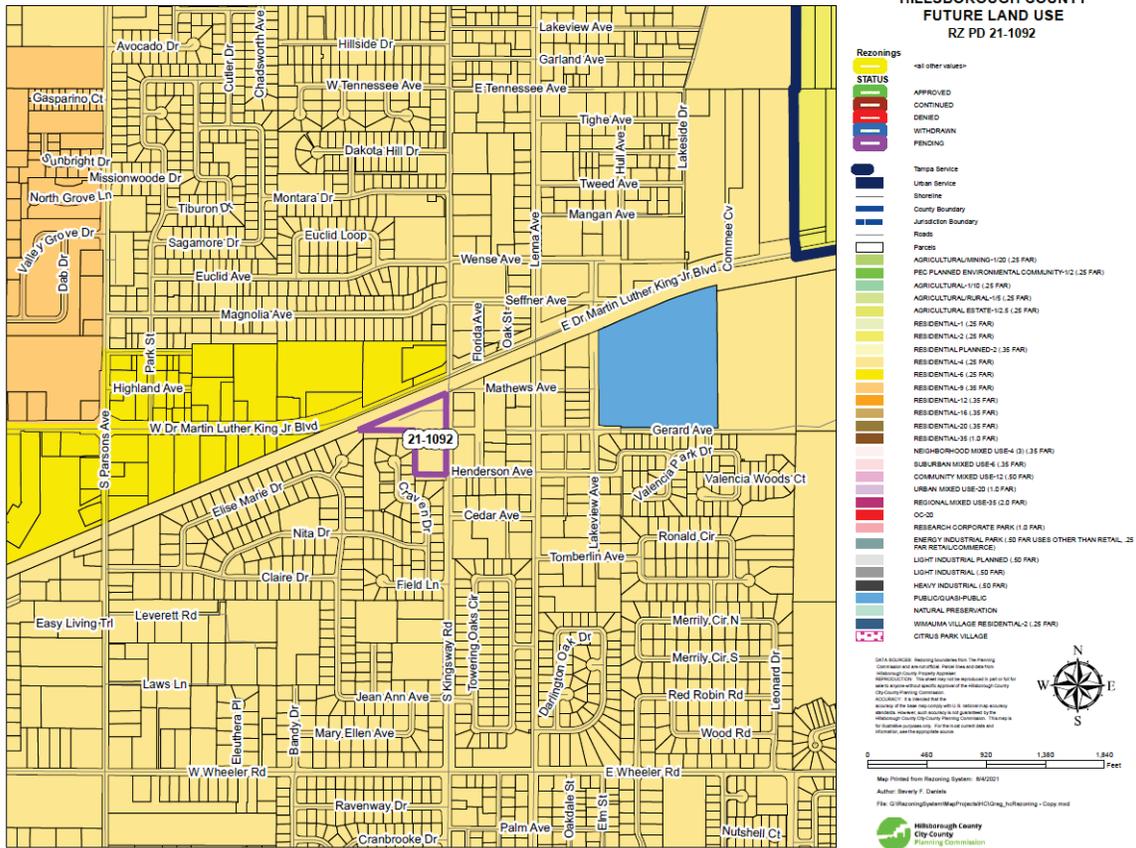
Date: 06/02/2021 File: G:\Z\N\GIS\GISData\vicinity_Map.aprx
 Produced by: Development Services Department

Context of Surrounding Area:

The subject site is located on the west side of S Kingsway Road , approximately 150 feet south of the intersection with Dr. Martin Luther King Jr Blvd W. The surrounding area is a residential, single family development, zoned RSC-4, PD 81-0331, and RSC-6. Commercial developments with CN and CG zoning districts exist in the area on the north side of Dr. Martin Luther King Jr Blvd W.

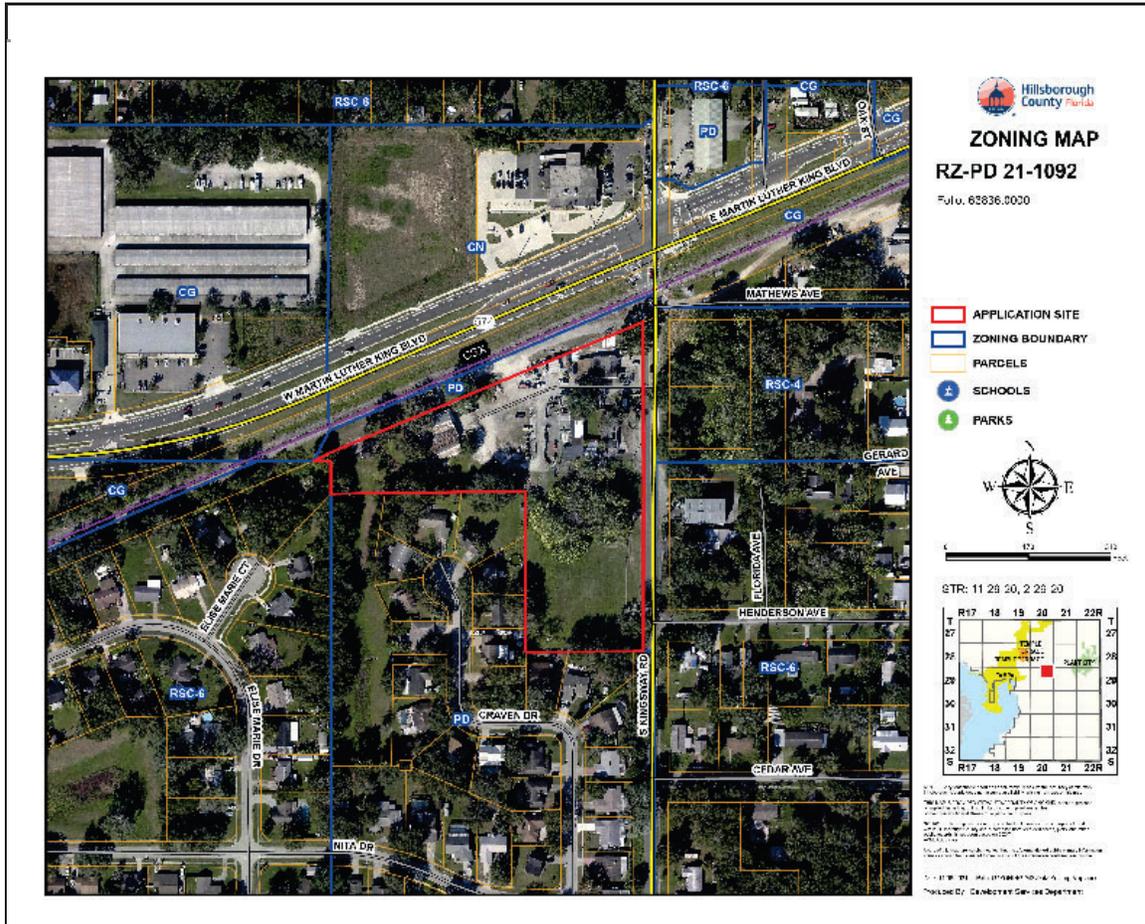
A parcel at 1706 S Kingsway Rd., parcel folio 64186.000 across Kingsway Road to the east is developed with light industrial uses, however, the parcel zoning is RSC-6, and is therefore a nonconforming use.

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



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban commercial, offices, multi-purpose

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



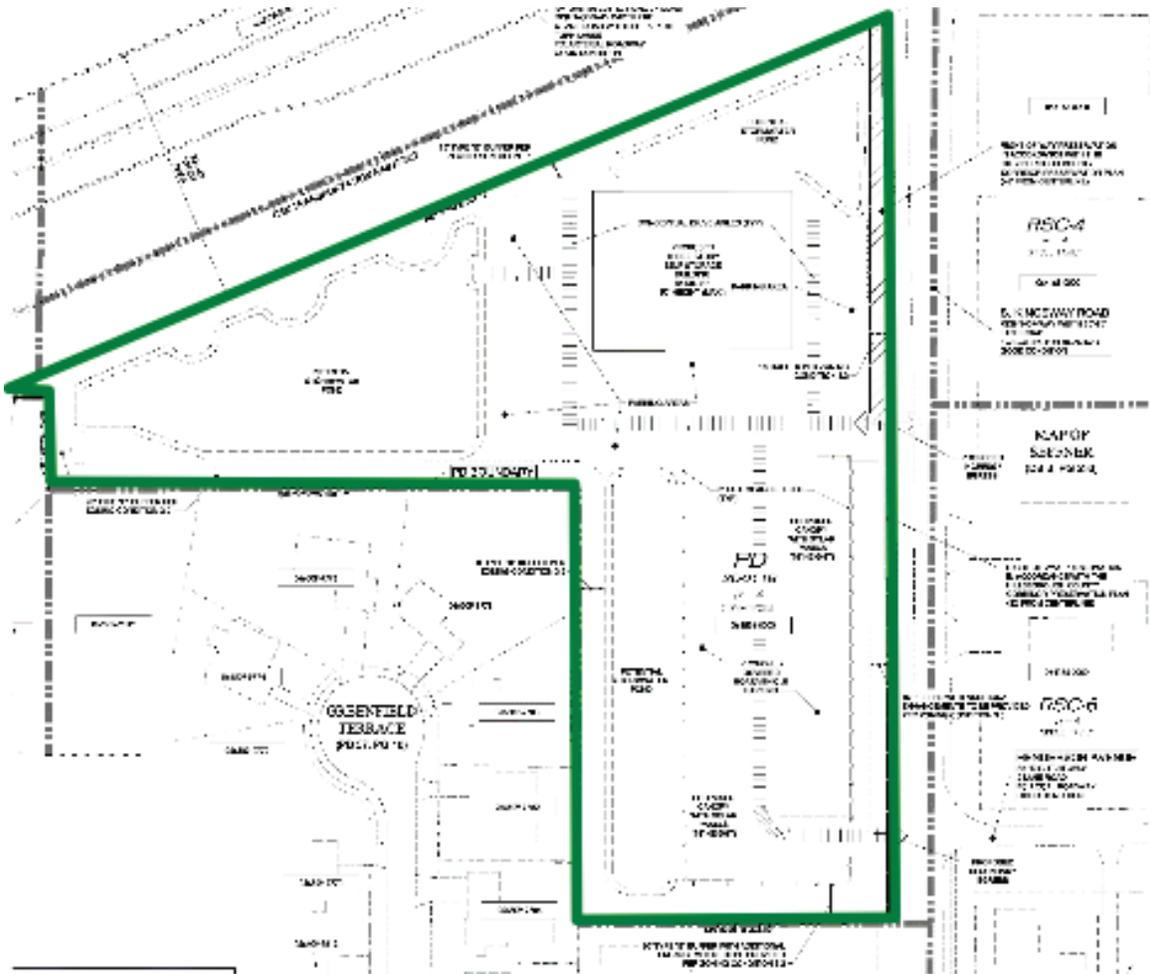
Adjacent Zonings and Uses

Location	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN	0.20 F.A.R.	Commercial Neighborhood uses	Post Office, Mini-warehouse, Retail
South	PD 81-0331	3.1 DU/AC	Single-Family Residential	Single-Family Residential
East	RSC-4, RSC-6	4 DU/AC, 6 DU/AC	Single-Family Residential	Single-Family Residential,

				Office, Light Industrial
West	RSC-4	4 DU/AC	Single-Family Residential	Single-Family Residential

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)



Approved Mini warehouse Building 54,000 SF

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S. Kingsway Rd.	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	82	5	9
Proposed	82	5	9
Difference (+/-)	0	0	0

*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		None	None	Meets LDC
South		None	None	Meets LDC

East	X	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
S. Kingsway Rd./Number of Driveways	Administrative Variance Requested	Approvable

Notes: Sec. 6.04.03 I. limits project to one access point. The second access point shall be restricted to egress only.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Objections	Conditions Requested	Additional Information/Comments
Environmental:			
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:

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:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,102 Fire: \$34 Parking/Marina Per Spot/Berth Mobility: \$2,022 Fire: \$299			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The RES-4 Future Land Use classification does not allow consideration of open storage. An exception is provided for

Section 6.11.60 Mini-Warehouse Locational and Design Criteria which provides for an allowance of boats and

recreational vehicles (RV) provided that the outdoor storage is limited to 20 percent of the developed square footage of

the enclosed portions of the facility and that the storage area is internal the project and screened by buildings so as to

ensure no portions of the storage area is visible from off-site. These requirements establish the standards to ensure

the open storage area remains accessory to the mini-warehouse facility and is compatible with the surrounding

development pattern.

The proposed boat and RV storage area does not comply with the above standards. The proposed storage area is approximately 24,380 square feet distributed in two canopy areas. This area constitutes about 45% of the 54,000 square feet total enclosed mini-warehouse storage area, exceeding the 20% threshold by 25%. Furthermore, the storage area is not located internal to the mini-warehouse facility nor is it proposed to be screened by the existing buildings.

The applicant is requesting an alternative design consideration for the subject project. The applicant's justifications for relief from the 20 percent requirement is that the proposed design of the mini-warehouse facility is not a traditional design but rather a high-end, more compact structure that resembles an office building which is 54,000 square feet in size. This leaves most of site undeveloped. According to the applicant the compact size of the facility under application of the 20 percent standard would allow for only a 10,800 square foot storage area and would preclude any a reasonable configuration of storage given parking staff space size and circulation configuration. With respect to compatibility and the requirement for the boat/rv storage to be screened by buildings the applicant has proposed to restrict the open storage to vehicles and boats; an upgraded canopy design consisting in solar-paneled roof; a 30 foot buffer with Type B screening (minimum 6 foot opaque screen and evergreen trees planted on 20 foot centers) and stormwater pond along the western boundary (providing 80 feet of separation from adjacent residential) and 15 landscape buffer along Kingsway Avenue with an eight feet tall fence along the western and eastern boundary of the storage area.

Development Services staff has determined the proposed design of the boat and RV storage area does not meet or exceed the intent of the standards outlined in LDC Section 6.11.60.

The 20 percent standard in the LDC establishes the standard for consideration of boat and RV storage as an accessory use and, therefore, allowable in the RES-4 Comprehensive Plan Future Land Use classification. Notwithstanding the specific design characteristics of the mini-warehouse facility as noted by the applicant, the storage area constitutes about 45% of the 54,000 square feet total

enclosed area, exceeding the 20% threshold by 25% and does not appear to be functionally accessory to the mini-warehouse facility given the size, location and design of the storage facility which includes a proposed second access to Kingsway Road and a significant addition to the development area for the mini-warehouse facility, to the south.

With respect to screening, while the 8-foot wall and landscaping and canopy design provides for an enhanced design for

the storage area, the proposal does not provide for complete screening from public view of the storage area and,

therefore, does not meet the intent of the Land Development Code. The canopy structure's height exceeds by 10 feet

the fence height and there is a short distance between the canopy area and the front fence. The proposed screening

will not completely shield the canopy structure nor the recreational vehicles from off-site views.

Furthermore, a principal/stand-alone open storage use is not comparable to the mini-warehouse use approved by PD 20- 0118 and raises compatibility concerns with the surrounding area. A principal/stand-alone storage use is allowed in the CI and M zoning districts and in Planned Developments that allow similar zoning district uses. The properties to the west, south and east of the site are zoned residential single-family, and there are no commercially zoned properties in the surrounding area along the south side of Dr. Martin Luther King Jr. Blvd. Though there is an existing warehouse development across S Kingsway Rd., to the east, said development constitutes a nonconforming use for the property zoned RSC-6. The commercially zoned properties crossways Dr. Martin Luther King Jr. Blvd., to the north, are approved for CG or CN uses only. There are no nearby industrial, light industrial, CI, or M zoned properties.

5.2 Recommendation

Based on the above considerations, staff finds the request **not supportable**.

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 December 13, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Tyler Hudson 400 North Ashley Drive testified regarding the rezoning application. Mr. Hudson showed a PowerPoint presentation and introduced his

development team. He asked how one reconciles the fact that we live in a place with abundant, natural recreational opportunities with a stubborn fact that one of the means of utilizing those recreational opportunities which are boats and RV's, are large and difficult to store. He added that the storage opportunities are relatively scarce. Mr. Hudson stated that the Planning Commission and the Development Services Department staff state in their staff reports that an RV and boat storage facility, even as an accessory use to a self-storage facility, is not reconcilable in the RES-4 Future Land Use category. The rezoning of the property from PD to PD is really a modification as the PD was approved last year for 54,000 square feet of self-storage. A new use is proposed which is open storage. Mr. Hudson discussed the location of the site and stated that the self-storage facility, which is currently under construction, will be located on the northern portion of the property and the RV boat storage use will be located to the south. There are single-family homes to the south and a retention pond to the west. The applicant proposes enhanced buffering to the south adjacent to the residential homes. Solar panels are proposed on the canopies that cover the RV's and boats. Mr. Hudson discussed the definition of open storage in the Land Development Code and detailed the similarities between a boat dealership, parking display area and the long-term storage of boats and RV's from the perspective of a person driving by a site. He added that outdoor displays of RV's and boats is specifically excluded from the definition of open storage. Mr. Hudson submitted letters of support from the eight adjacent property owners. He noted that the Land Development Code is very specific regarding mini-warehouse standards. Boat vehicle storage area cannot exceed 20 percent of the building square footage and the RV boat storage area is required to be screened with buildings. Mr. Hudson testified that the buildings used as screening creates a fortress and doesn't result in compatibility. The application proposes something better in the form of increased buffering adjacent to the existing single-family homes.

Hearing Master Finch asked Mr. Hudson what the area proposed for the RV and boat storage was shown as on the currently approved Planned Development site plan. Mr. Hudson replied it was an open area.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request was filed as a new Planned Development zoning but is actually a modification to the existing entitlements. The existing zoning permits a total of 54,000 square feet of self-storage facility. The proposed rezoning is to allow an additional outdoor storage area for boats and RV's. The site is located within the RES-4 Future Land Use category. She described the surrounding uses and stated that the applicant proposed to develop approximately 24,000 square feet of RV and boat storage under a canopy. Staff does not support the rezoning request as the RES-4 category does not permit the consideration of open storage with the exception of Land Development Code Section 6.11.60 that permits mini-warehouse to provide up to 20 percent open storage provided it is located internal to the project and screened by the storage buildings. The applicant proposes an alternative design

which is not compliant with the Land Development Code standards. The applicant proposes an open storage area that is 45 percent of the 54,000 square foot mini-warehouse building which exceeds the maximum 20 percent threshold. Ms. Chapela testified the storage area is not located internal to the project nor is it screened from view by the mini-warehouse facility buildings. The justifies the request by stating that he proposed design of the mini-warehouse is not a traditional design but rather a high-end structure that resembles an office building. According to the applicant, the Land Development Code maximum of 20 percent would permit only 10,800 square feet of open storage which would preclude any reasonable configuration of parking and circulation. Although the applicant proposes to install an 8-foot wall with landscaping and the use of a canopy over the RV's and boats, the proposal does not completely screen the storage area from public view. Ms. Chapela completed her presentation by stating that the staff finds the request is not supportable.

Hearing Master Finch asked Ms. Chapela if the Land Development Code permits RV and boat storage at 20 percent and the applicant is requested to exceed the maximum percentage and not meet some of the screening and design standards. Ms. Chapela replied that was correct.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Urban Service Area and the Seffner Mango Community Planning Area. She stated that the request is inconsistent with Policy 1.4 regarding compatibility with the surrounding area. She added that CI uses were not originally approved for the southern portion of the Planned Development and the proposed open storage is not consistent with Policy 16.1 regarding development in residential areas being limited to neighborhood scale projects. Additionally, the proposed open storage to the south encroaches on the predominate residential development pattern to the south which does not meet Policy 16.2 regarding the gradual transition of land uses. Ms. Mills testified that the project is not consistent with the Seffner Mango Community Plan. Specifically, Goals 2 and 3 discourage commercial development from encroaching into residential areas south of Dr. Martin Luther King Jr. Blvd. She concluded her remarks by stating that the rezoning request is inconsistent with the Future of Hillsborough Comprehensive Plan.

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.

Mr. Hudson testified during the rebuttal period that County staff testified that the buffer width to the south was 20 feet but is actually 30 feet wide. Regarding the waiver to the maximum 20 percent threshold for outdoor storage accessory to a

mini-warehouse facility, he stated that if the applicant were to store old and broken refrigerators, there would be no waiver request at all. Further, the buildings would not be required to surround the use because there were not the storage of boats and RV's. The applicant proposes to limit the storage to RV's and boats and enclose the area such that it is not visible from the perspective of a person driving by the property. The applicant's proposed buffering serves to meet the intent to enclose the storage area in a better way than walling off buildings.

Hearing Master Finch asked Mr. Hudson if he was using the word enclosure to mean screening the storage from view with vegetation or a detention pond. Mr. Hudson replied yes and stated that there will be a canopy over the storage area.

Hearing Master Finch asked Mr. Hudson how many spaces are proposed in the approximately 24,000 square feet of storage area. Mr. Hudson replied 28 spaces.

Hearing Master Finch asked if the spaces are larger to accommodate a boat or an RV. Mr. Hudson replied yes.

Hearing Master Finch asked if the 28 proposed storage spaces were approximately half over the number of spaces permitted by the Land Development Code. Mr. Hudson replied yes and stated that there is no requirement to show hardship for the waivers.

Mr. Hudson continued his rebuttal testimony by stating that the property is narrow at the southern portion and where the self-storage is proposed, it would be functionally impossible to meet the 20 percent requirement and provide the required buffering such that a boat or RV could be accessed on-site.

Hearing Master Finch asked Mr. Hudson if the self-storage facility is related to the proposed open storage facility. Mr. Hudson replied yes and stated that it is the same company and the leasing of the spaces would be integrated.

Hearing Master Finch asked Mr. Hudson if the applicant could meet the Land Development Code provision of a maximum of 20 percent as an accessory use as it is associated with the approved self-storage facility and that the applicant is just asking for a larger facility with different screening. Mr. Hudson replied yes and stated that the land area is peculiar and buffering would be difficult but that compliance with the Code would be theoretically possible.

Mr. Hudson completed his rebuttal testimony by addressing the comments made by the Planning Commission's comments regarding the Seffner Mango Community Plan. He stated that the Community Plan is light on details in terms of what its goals mean. The Community Plan language is vague and does not constitute an encroachment. The proposed landscaping will be significant compared to what is there today. The proposed RVs and boats are not unlike what people have in their own neighborhoods. The site will be screened from

public view and significantly buffered to the west and south. The residents most affected by the proposed use all support the application.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Hudson submitted seven letters of support and revised zoning conditions 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 5.05 acres in size and is zoned Planned Development (PD 20-0118). The property is designated Residential-4 (RES-4) by the Comprehensive Plan and located in the Urban Service Area and the Seffner Mango Community Planning Area.
2. The existing PD 20-0118 permits a maximum 54,000 square foot self-storage facility.
3. The purpose of the rezoning from PD to PD is to continue to permit a maximum 54,000 square foot self-storage facility and add approximately 24,380 square feet of open storage area for boats and RV's.
4. The existing RES-4 Future Land Use category does not permit open storage.
5. The Land Development Code has an exception to the prohibition of open storage for boats and RV's in the RES-4 category for property associated with mini-warehouse facilities if the open storage is no more than 20 percent of the total square footage of the associated mini-warehouse building and that the open storage be located internal to the project and screened from view by the mini-warehouse building(s).
6. The subject 24,380 square foot open storage area represents approximately 45 percent of the on-site mini-warehouse facility which is approved for a maximum of 54,000 square feet.
7. The proposed open storage facility is not located internal to the project nor is it screened from view by the mini-warehouse facility.

8. The applicant proposes to install a canopy over the boat and RV storage area and install an 8-foot high opaque fence on the eastern and western sides of the boat and RV parking areas. The site plan shows a stormwater pond on the west side of the storage facility adjacent to existing single-family homes. The applicant has stated that enhanced landscaping will be provided to the south to increase the compatibility of the use.
9. Given the proposed open storage non-compliance with the Land Development Code standards, the applicant is requesting two waivers as a part of the Planned Development rezoning application. The first is for the maximum size of the open storage facility from 20 percent to 45 percent. The second waiver is to the requirement to locate the storage internal to the project and screen the storage from view with the mini-warehouse buildings as the storage area is located south of the mini-warehouse facility.
10. The Planning Commission does not support the Planned Development zoning request as it found that it is inconsistent with Policy 1.4 regarding compatibility with the surrounding area. Staff stated that CI uses were not originally approved for the southern portion of the Planned Development and the proposed open storage is not consistent with Policy 16.1 regarding development in residential areas being limited to neighborhood scale projects. Additionally, the proposed open storage to the south encroaches on the predominate residential development pattern to the south which does not meet Policy 16.2 regarding the gradual transition of land uses. The Planning Commission found that the project is not consistent with Goals 2 and 3 of the Seffner Mango Community Plan which discourages commercial development from encroaching into residential areas south of Dr. Martin Luther King Jr. Blvd. The Planning Commission stated that rezoning is inconsistent with the Future of Hillsborough Comprehensive Plan.
11. The Development Services Department also does not support the rezoning as it found that the stand-alone storage is not comparable to the mini-warehouse use and presents compatibility concerns with the surrounding area.
12. The applicant's representative submitted seven letters of support from the most affected neighbors located to the west and south of the open storage area. It is noted that the proposed site plan shows a retention pond on the western and a portion of the southern side of the open storage to increase compatibility and reduce negative visual impacts. The single-family homes are oriented away from the subject property and appear to all have a 6-foot fence in their rear yards.
13. No testimony was provided in opposition.

14. The applicant's representative testified that the proposed 24,380 square feet of open storage area equated to approximately 28 spaces for the storage of RV's and boats.
15. In response to the Hearing Master's question of whether the property could meet the Land Development Code mini-warehouse exception for the open storage of boats and RV's, the applicant's representative testified that the open storage area land is narrow and buffering would be difficult but that compliance with the Code would be theoretically possible.
16. The Land Development Code provides for an exception that permits consideration for the open storage of boats and RV's under certain conditions.
17. The proposed open storage area exceeds the Land Development Code exception maximum square footage by over 13,500 square feet.
18. The location of the open storage use and the method of providing a canopy as a roof over the boats and RV's combined with the proposed 8-foot opaque fence does not meet the intent of the Land Development Code exception to locate the open storage internal to the mini-warehouse facility. The Land Development Code requirement for the mini-warehouse buildings to screen the open storage from view clearly encourages the open storage accessory use to be minimized which is not the case for the subject proposal.
19. The requested Planned Development zoning with the proposed open storage area for boats and RV's is not consistent with the RES-4 Future Land Use category. The proposed waivers to the Land Development Code pertaining to the open storage of boats and RV's accessory to a mini-warehouse facility are not appropriate given the proposed size of the proposed storage area and prominence on the site plan.
20. While it is noted that the most affected neighbors residing in the single-family homes to the west and south signed letters of support for the request, the subject open storage area is incompatible with the area and contrary to the intent of the exception provision found in the Land Development.

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

The rezoning request is not in compliance with and does not 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 not 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 5.05 acres from PD to PD to permit maximum 54,000 square foot self-storage facility and add approximately 24,380 square feet of open storage area for boats and RV's.

The existing PD 20-0118 permits a maximum 54,000 square foot self-storage facility.

The existing RES-4 Future Land Use category does not permit open storage. The Land Development Code has an exception to the prohibition of open storage for boats and RV's in the RES-4 category for those associated with mini-warehouse facilities if the open storage is no more than 20 percent of the total square footage of the associated mini-warehouse building and that the open storage be located internal to the project and screened from view by the mini-warehouse building(s).

The proposed open storage does not meet the exception standards found in the Land Development Code but instead proposes to install a canopy over the boat and RV storage area and install an 8-foot high opaque fence on the eastern and western sides of the boat and RV parking areas. The site plan shows a stormwater pond on the west side of the storage facility adjacent to existing single-family homes. The applicant has stated that enhanced landscaping will be provided to the south to increase the compatibility of the use.

The Planning Commission does not support the Planned Development zoning request as it found that it is inconsistent with Policy 1.4 regarding compatibility with the surrounding area. Staff stated that CI uses were not originally approved for the southern portion of the Planned Development and the proposed open storage is not consistent with Policy 16.1 regarding development in residential areas being limited to neighborhood scale projects. Additionally, the proposed open storage to the south encroaches on the predominate residential development pattern to the south which does not meet Policy 16.2 regarding the gradual transition of land uses. The Planning Commission found that the project is not consistent with Goals 2 and 3 of the Seffner Mango Community Plan which discourages commercial development from encroaching into residential areas south of Dr. Martin Luther King Jr. Blvd. The Planning Commission stated that rezoning is inconsistent with the Future of Hillsborough Comprehensive Plan.

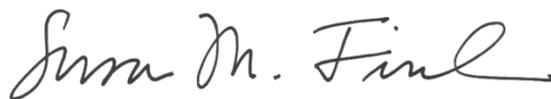
The Development Services Department also does not support the rezoning as it found that the stand-alone storage is not comparable to the mini-warehouse use and presents compatibility concerns with the surrounding area.

Letters of support for the rezoning from the single-family residential property owners to the south and west were submitted into the record. The location of the open storage use and the method of providing a canopy as a roof over the boats and RV's combined with the proposed 8-foot opaque fence does not meet the intent of the Land Development Code exception to locate the open storage internal to the mini-warehouse facility. The Land Development Code requirement for the mini-warehouse buildings to screen the open storage from view clearly encourages the open storage accessory use to be minimized which is not the case for the subject proposal.

The requested Planned Development zoning with the proposed open storage area for boats and RV's is not consistent with the RES-4 Future Land Use category. The proposed waivers to the Land Development Code pertaining to the open storage of boats and RV's accessory to a mini-warehouse facility are not appropriate given the proposed size of the proposed storage area and prominence on the site plan.

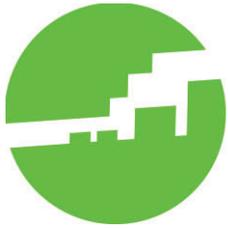
RECOMMENDATION

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



Susan M. Finch, AICP
Land Use Hearing Officer

Date January 05, 2022



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 13, 2021 Report Prepared: December 2, 2021	Petition: RZ PD 21-1092 1601 South Kingsway Road <i>Southwest quadrant of Dr. Martin Luther King Jr. Boulevard and South Kingsway Road.</i>
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan:	Seffner-Mango
Requested Zoning:	Planned Development (PD) to Planned Development (PD) to allow for the accessory open storage of RV's and Boats on the southern portion of the subject site as well as an additional row of storage parking between the proposed 54,000 square feet building and westernmost stormwater pond.
Parcel Size (Approx.):	4.98 +/- acres (216,912.74 sq. ft.)
Street Functional Classification:	Dr. Martin Luther King Jr. Boulevard – Principal Arterial South Kingsway Road – Collector
Locational Criteria	Meets
Evacuation Zone	The subject property is not within an Evacuation Zone



Context

- The 4.98 +/- acre site is located within the southwest quadrant of the Dr. Martin Luther King Jr. Boulevard and South Kingsway Road intersection. The subject property is located within the Urban Service Area (USA) and within the limits of the Seffner-Mango Community Plan.
- The subject property's Future Land Use designation is Residential-4 (RES-4). Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. RES-4 surrounds the property on the northeast, east, southeast, south and southwest sides. Residential-6 (RES-6) is located northwest of the property.
- The subject property is zoned as a Planned Development (PD). Commercial General (CG) exists west, northwest and northeast of the property and Commercial Neighborhood (CN) directly north. Residential Single Family Conventional-6 (RSC-6) designations exist further north, and to the southeast and southwest of the site. Planned Developments (PD) exist to the south and northeast of the subject property. Residential Single Family Conventional -4 (RSC-4) exists to the east of the subject property.
- The site is currently developed with light commercial uses. To the north across State Road 574 is the Seffner Post Office and single family residential is to the south. Light commercial uses also exist to the northeast and northwest of the site. Single family residential surrounds the subject property on the south, southeast and southwest. Public and quasi-public uses exist to the west, southwest and north of the site. There is also a heavy commercial use northwest of the site. Directly east are of single family residential and light industrial uses, with some vacant lands as well.
- The applicant requests to rezone the subject site from a Planned Development (PD) to a Planned Development (PD) permit the open storage of RV's and Boats on the southern portion of the subject site as well as an additional row of storage parking between the building and westernmost stormwater pond.

Compliance with Comprehensive Plan:

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

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 16.1: *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*

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

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.

Commercial-Locational Criteria

Objective 22: *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

Policy 22.1: *The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:*

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*

- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.5: *When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.*

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Discouraging Strip Commercial Development

Objective 23:

To maintain the vehicular capacity of public roads, the County discourages linear ("strip") non-residential development patterns and the multiple access points which accompany such linear neighborhood serving commercial development.

Community Design Component

4.0 COMMUNITY LEVEL DESIGN

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

Policy 9-1.2: *Avoid "strip" development patterns for commercial uses.*

Policy 9-1.3: *New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

Livable Communities Element: Seffner-Mango Community Plan

2. Goal: *Enhance community character and ensure quality residential and nonresidential development.*

- *Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard.*

3. Goal: *Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.*

- *Establish an overlay district along US 92 to enhance the appearance and value of properties as they develop and redevelop. The overlay district will address aspects of site development such as signage and landscaping, parking and parking lots, street design, the location and appearance of stormwater facilities, and building standards such as height, bulk, design and placement.*
- *Recognize the commercial character of US 92 and Martin Luther King Boulevard within the Urban Service Area.*
- *Restrict retail development along US 92 and Martin Luther King Boulevard outside the Urban Service Area to existing commercial zoning districts.*

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject property from a Planned Development (PD 20-0118) to a Planned Development (PD 21-1092) to permit an increase in the open storage component to store RV's and Boats on the southern portion of the subject site as well as an additional row of storage parking between the building and westernmost stormwater pond. The original Planned Development 20-0118 was recently approved for the development of approximately 54,228 square foot climate controlled self-storage facility that was to be located on the portion of the parcel previously designated as CG. The previous approval noted that the remainder of the parcel was not to be developed except for any ingress/egress points, stormwater retention, or other infrastructure improvements required by the County. The current site plan proposes a 54,000 square foot building and open storage that exceeds the 20% threshold for accessory storage.

The proposed rezoning does provide growth in the Urban Service Area as per Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive Plan, however it does not meet the intent of Policy 1.4 with respect to compatibility with the surrounding area. According to 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.” Open storage is a Commercial Intensive (CI) use and the applicant will place this use towards the southern portion of the site which is adjacent to residential uses and CI uses were not originally approved for the southern portion of the original PD. The applicant contends that this open storage is accessory to the mini storage warehouse, however it does not meet the definition of accessory storage according to the Land Development Code and the applicant has thus requested two waivers.

The subject site does not meet the intent of Objective 9 and Policy 9.1 and 9.2 which require all development to be compliant with local, state and federal land development standards. The applicant contends that the open storage component will be accessory to the mini storage warehouse use and the applicant is also asking for relief from two LDC requirements. The applicant is asking for a waiver to allow the total square foot of the accessory open storage to exceed 20% of the developed square footage for the enclosed portion of the mini warehouse storage facility. The applicant is also asking for a waiver to eliminate the requirement that designated outdoor storage area be internal to the project and enclosed by buildings. Development Services Staff do not find the waivers supportable and as such the application does not meet the intent of Policy 9.2.

The proposal does not meet the intent of the neighborhood protection policies in Objective 16 and policies 16.1, 16.2, 16.3. Policy 16.1 requires development in residential areas be limited to neighborhood scale and open storage is a Commercial Intensive use that is noted for its intensity in scale. The increase in the open storage to the south also encroaches on a development pattern that is predominately residential and does not meet the Policy 16.2 requirement for a gradual transition in uses between unlike land uses and the integration of surrounding land uses in Policy 16.3. The proposed development does not meet the intent of Policy 16.10 as it does not demonstrate compatibility with the existing neighborhoods. Policy 17.7 also requires the mitigation of adverse effects of development on surrounding properties and the applicant is requesting to waivers to two measures that contribute to the mitigation and undermine the intent of neighborhood protection policies.

The proposal is subject to Commercial Locational Criteria as per Policy 22.2 of the FLUE. Policy 22.7 notes that CLC is not the only factor to take into consideration when granting approval for an application. Although the applicant claims the open storage component of the development should be considered accessory to the mini storage warehouse use, it is above the 20 percent threshold for an accessory open storage use. The impact of such a use is beyond the realized intensity of the site notwithstanding the interpretation of its accessory nature. The use must be compatible with the surrounding existing residential development and placing a Commercial Intensive use such as open storage adjacent to single family residential undermines the intent of the Commercial Locational Criteria requirements in the Comprehensive Plan.

The Community Design Component (CDC) in the Future Land Use Element of the Comprehensive Plan contains policy direction regarding commercial design standards. CDC Goals 9 and 17 require commercial site development to complement the character of the surrounding area in terms of scale and design and the overall county with regards to ambiance. The proposal exceeds scale of the surrounding area and is therefore

incompatible with the scale and surrounding area. Objective 12-1 of the CDC requires new development to complement the surrounding neighborhood and be designed in a way that is compatible. The proposal permits commercial development to encroach into residential areas and is therefore not consistent with the CDC in the Future Land Use Element of the Comprehensive Plan. Moreover, the applicant has not proposed to enclose the proposed open storage and proposes to cover it only with a roof with solar panels and no sides.

The proposed Planned Development is inconsistent with the language adopted in the Seffner Mango Community Plan in the Livable Communities Element of the Comprehensive Plan. Goals 2 and 3 discourage commercial development from encroaching on residential areas south of Martin Luther King Junior Boulevard. The proposed use is a Commercial Intensive use that is encroaching on to the residential areas that are south of Dr. Martin King Junior Boulevard and will not be enclosed by a structure or buildings or remain internal to the project.

Overall, the proposed rezoning would allow for development that is not consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is incompatible 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 Planned Development **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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: Seffner Self Storage

Zoning File: RZ-PD (21-1092) Modification: None

Atlas Page: None Submitted: 01/21/22

To Planner for Review: 01/21/22 Date Due: ASAP

Contact Person: Tyler Hudson & Gardner Brewer Hudson Phone: 813-221-9600/ thudson@gardnerbrewer.com

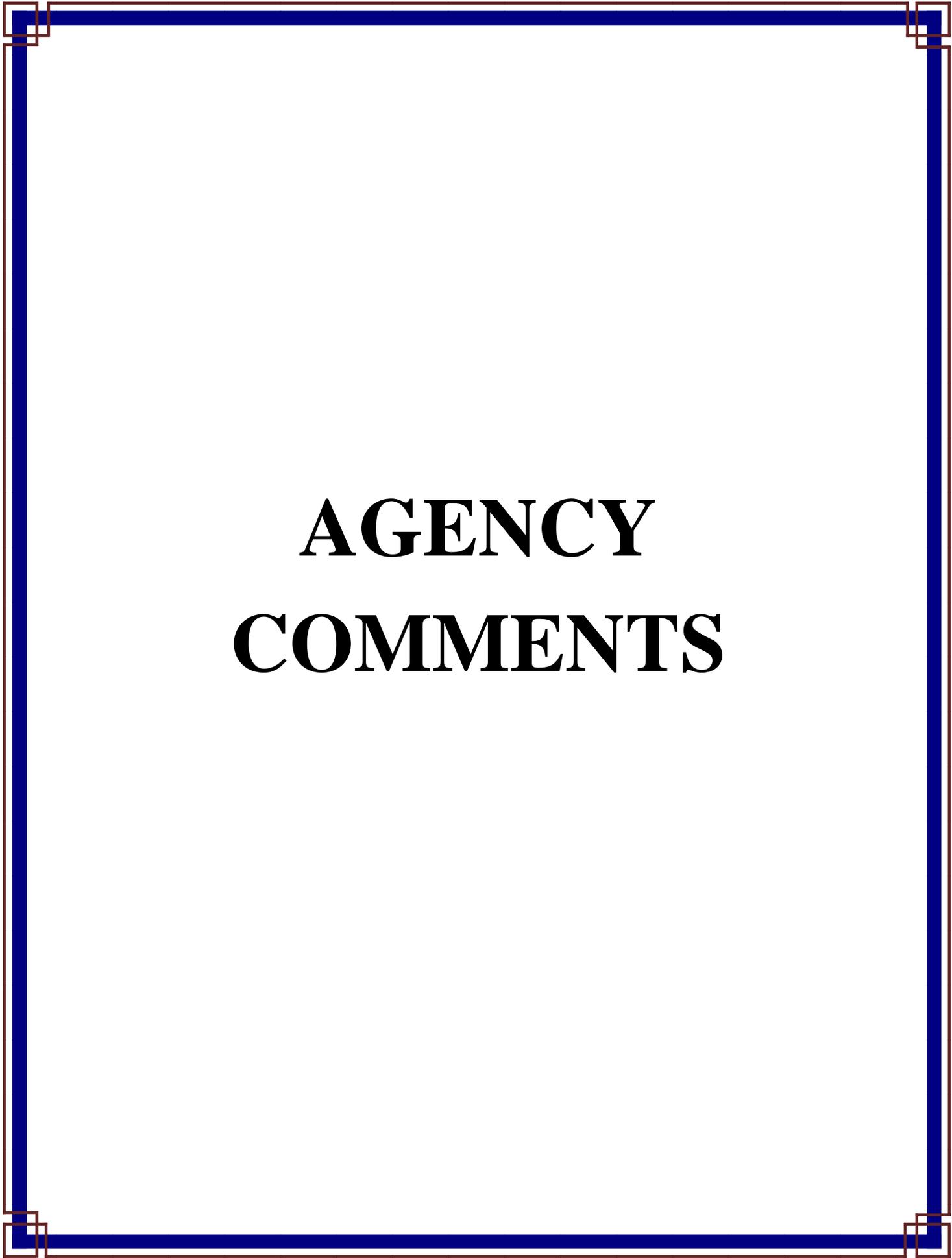
Right-Of-Way or Land Required for Dedication: Yes No

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: 01/21/22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

COMMISSION

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 Pat Kemp VICE-CHAIR
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 Andy Schipfer, P.E. WETLANDS DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 10/18/2021 PETITION NO.: 21-1092 EPC REVIEWER: Melissa Yañez CONTACT INFORMATION: (813) 627-2600 X1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 8/12/2021 PROPERTY ADDRESS: 1601 S Kingsway Rd., Seffner, FL 33584 FOLIO #: 0638360000 STR: 02-29S-20E
REQUESTED ZONING: Major mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	11/27/2019
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	8/12/21 - Aerial Review, Soil Survey and History EPC File review conducted; no wetlands apparent within parcel
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site 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 the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. 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.	

My/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: 11/02/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: PPF SS 1601 South Kingsway Road LLC

PETITION NO: 21-1092

LOCATION: 1601 S Kingsway Rd

FOLIO NO: 063836.0000

Estimated Fees:

Warehouse
(Per 1,000 s.f.)
Mobility: \$1,102
Fire: \$34

Parking/Marina
Per Spot/Berth
Mobility: \$2,022
Fire: \$299

Project Summary/Description:

Urban Mobility, Central Fire - RV/Boat Storage - no construction, just parking area - unable to assess without further detail, estimate provided for Per Berth Rate for marina for potential impacts, or Warehouse if structure is built. If long term storage, Parking/Marina rate may not be applicable.

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

PETITION NO.: PD21-1092 REVIEWED BY: Randy Rochelle DATE: 7/29/2021

FOLIO NO.: 63836.0000

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 6 inch water main exists (adjacent to the site), (approximately feet from the site) and is located within the west Right-of-Way of S. Kingsway Road.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately 732 feet from the site) and is located south of the subject property within the east Right-of-Way of S. Kingsway Road.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 28 July 2021

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

APPLICANT: Tyleer Hudson

PETITION NO: RZ-PD 21-1092

LOCATION: 1601 S. Kingsway Rd., Seffner, FL 33584

FOLIO NO: 63836.0000

SEC: 02 TWN: 29 RNG: 20

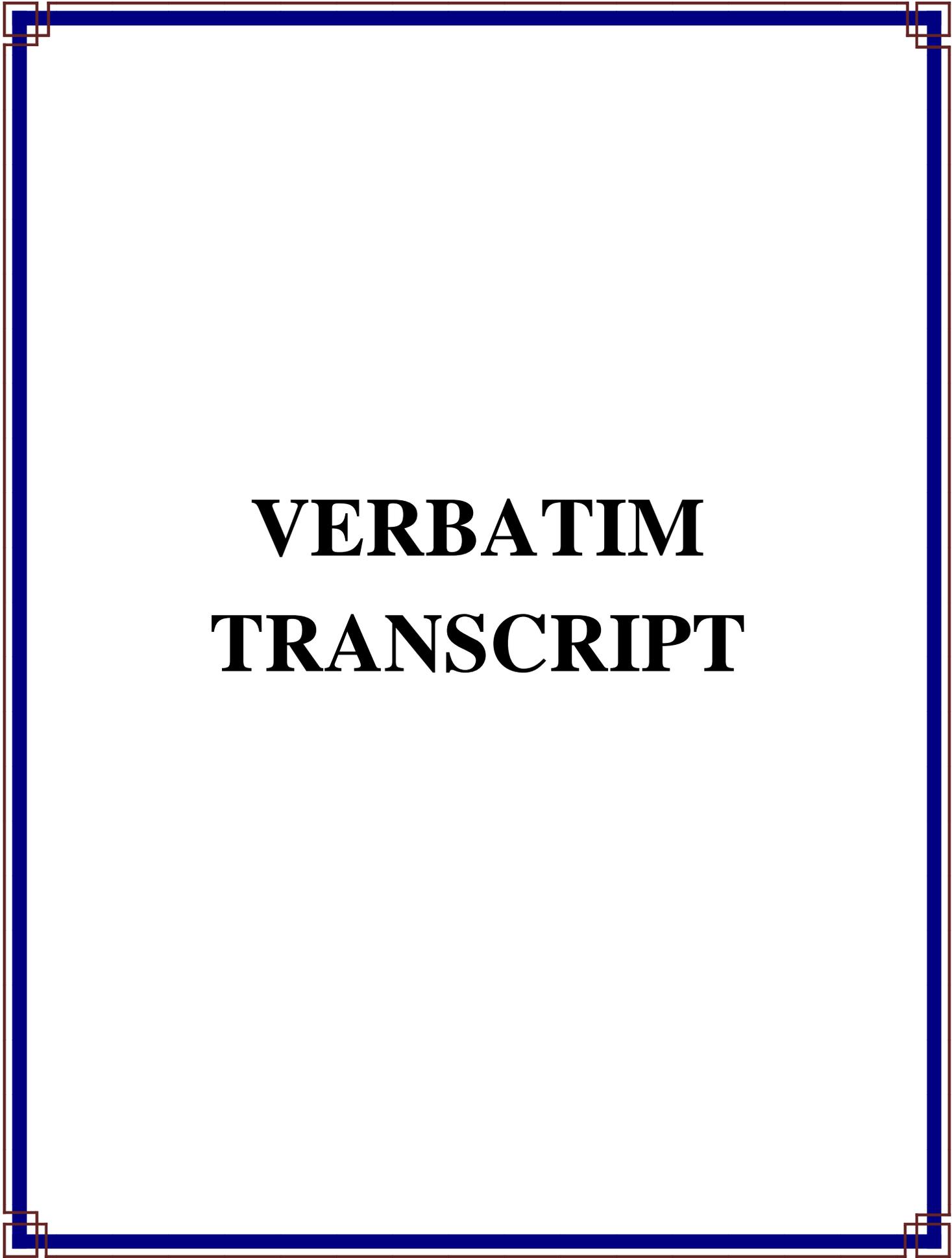
- This agency has no comments.

- 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
December 13, 2021
ZONING HEARING MASTER: SUSAN FINCH

D4:
Application Number: RZ-PD 21-1092
Applicant: PPF SS 1601 South Kingsway
Road, LLC
Location: SW corner of W Martin Luther
King Blvd. & S Kingsway Rd.
Folio Number: 063836.0000
Acreage: 5.05 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 81-0331 & 20-0118
Request: Rezone to Planned Development

**Note: Words in brackets [...] are a suggestion only
for what the speaker may have incorrectly
stated.

1 MR. GRADY: Next item is agenda item D-4,
2 Rezoning-PD 21-01092. The request is rezoning to
3 Planned Development.

4 Tania Chapela will provide staff
5 recommendation after presentation by the applicant.

6 HEARING MASTER FINCH: Good evening.

7 MS. CHAPELA: Good evening. I'm sorry. Go
8 ahead.

9 HEARING MASTER FINCH: She was anxious to
10 speak. Go ahead.

11 MR. HUDSON: Good evening, Madam Hearing
12 Master. Tyler Hudson, 400 North Ashley Drive.

13 You wouldn't mind bringing up the
14 PowerPoint? Thank you. Tyler Hudson with the law
15 firm Gardner Brewer. With me here this evening is
16 Sam Padilla. He's senior vice president for
17 development of Safeguard Self-Storage, who is the
18 applicant, as well as David Bell with Landmark. He
19 was our civil engineer.

20 The question I think in this application is
21 how do we reconcile the fact that we live in a
22 place with abundant, natural, recreational
23 opportunities with a stubborn fact that one of the
24 means of utilizing those recreational
25 opportunities, boats and RVs, are large and they're

1 difficult to store. And storage opportunities for
2 those are relatively scarce.

3 The Planning Commission and Development
4 Services staff in their staff reports maintain that
5 it's really irreconcilable, this notion of having
6 in an R-4 area, an RV-boat storage facility, even
7 attending to a self-storage facility, we do not
8 agree with that. And as I'll show in this
9 PowerPoint, we believe there's substantial
10 justifications for why. Next slide.

11 So what this project is captioned
12 technically as a PD to PD. I think that's a little
13 bit of a quirk of the intake. This is a
14 modification to an existing PD, a relatively fresh
15 one that was approved just over a year ago for
16 about 54,000 square feet of self-storage.

17 And as I mentioned, we are proposing the
18 addition of a new use, which is open storage,
19 albeit quite constrained based on the conditions of
20 approval that we have put into the record. And
21 that is the only change that's being proposed
22 before you. Next slide.

23 Just to orient and talk a bit about what
24 Mr. Powell will talk about in a second, you're at
25 the intersection of MLK going diagonally to the

1 north to Kingsway Road. It's a bit of an
2 odd-parcel shaped, bit like a -- shaped like a
3 seven.

4 The improvement -- the vertical improvement,
5 the 54,000-square-foot mini-warehouse facility is
6 on the northern side. You can see the greenery to
7 the south. That's generally speaking, the area
8 where we're proposing the enclosed -- but not by
9 buildings, but nonetheless, enclosed area of
10 RV-boat storage. Next slide.

11 Here's the development proposal. As you can
12 see, now we have an approved site for the
13 mini-warehouse facility, which is under
14 construction currently. We're proposing to the
15 south on what's currently on approved land an RV
16 and boat storage area.

17 To the west of the site, there are
18 single-family homes as are to the south, and I'll
19 talk about those in a second. You'll see a
20 retention pond to the west, and I think it's worth
21 noting that from lot line going east across the
22 stormwater pond into that first canopy for the RV
23 and boat storage, it's about 80 feet.

24 What we're also proposing to the south, some
25 enhanced buffering to deal with the southern

1 adjacency of residential use. Next slide. Now, to
2 discuss some of the conditions of approval that
3 we're talking about, what I think is most important
4 is that we are proposing limiting the storage to
5 boats and to vehicles. I'll talk a little bit more
6 in a second about why I think that's important.

7 We're also proposing as a condition of
8 approval the installation of solar panels on the
9 over -- the overarching canopies that the RVs and
10 boats would be beneath.

11 In other states where under state law you're
12 allowed to put your energy back into the grid, this
13 is a very common setup. It's not as common in
14 Florida for that state regulatory preemption
15 reason. But nonetheless, it's something that my
16 client believes is important and is willing to
17 commit to, not just as a fancy rendering and their
18 lawyer's PowerPoint but as an actual zoning
19 condition of approval.

20 And I would also note that there is an
21 addition of some 30-foot Type B screening to the
22 south, which is phrased a little bit clumsily
23 enough, that's my fault. We're talking about the
24 area that is to the south of these southernmost
25 ingress-egress point. Next slide.

1 To read the staff report from Development
2 Services and Planning Commission, I think, would be
3 to certainly presume, perhaps, negatively how this
4 development might work, but it's for development
5 that isn't really what we're proposing.

6 A lot of the concerns that are expressed in
7 both the Planning Commission and Development
8 Services staff reports, I think, deal with the
9 theoretical consequences that would arise from the
10 addition of all open storage uses on this piece of
11 property. That's absolutely not what we're
12 proposing.

13 The definition of open storage under Article
14 12 of the Land Development Code is pretty
15 expansive. It includes items in the red box, in
16 the green box. We are proposing only what is in
17 that green box.

18 One thing I would note here as well, this
19 is, perhaps, a philosophical detour. But there's a
20 difference, of course, between parking display
21 area, for example, a boat dealership, and long-term
22 storage of boats and RVs -- but in terms of for the
23 latitude categories, display area and storage for
24 RVs and boats and in the terms of how that's
25 experienced by a neighbor or by a member of the

1 public driving by, they're relatively similar.

2 And I think it's noteworthy that outdoor
3 display areas for RVs and boats is specifically
4 excluded from the definition of open storage.
5 Again, the items to the left that, perhaps, have
6 greater compatibility concerns are items that we
7 are not proposing to be included as a permissible
8 item for this open storage area. Next slide.

9 We do not have any objections from
10 Transportation or Natural Resources, which
11 sometimes comes up in situations like this. We do
12 have objections from Development Services and
13 Planning Commission, which I have alluded to and
14 I'm going to talk a little bit more about now.
15 Next slide.

16 The word "compatibility" comes up quite
17 frequently in both of the staff reports and a lot
18 of that is for good reason because we're adjacent
19 to the single-family homes. Next slide.

20 Let you put into the record that we have --
21 this is in the record, but I have a copy here as
22 well. We have letters of support for this project
23 from all eight adjacent property owners. Something
24 that we're very proud of. We actively went to
25 those neighbors so they understand exactly what's

1 being proposed, and they support the project. Next
2 slide.

3 The Comprehensive Plan is somewhat replete
4 with policies that dance around the question of
5 sustainability. I would imagine the next iteration
6 of the Comprehensive Plan might be a little bit
7 more direct.

8 We do think it's noteworthy that this
9 project is proposing something like solar panels
10 for -- as a condition of approval. It must be
11 installed. The building will not be lead
12 certified, but again, I do think it's noteworthy
13 that we are proposing something that, I think, is
14 consistent with the direction of -- of this
15 Comprehensive Plan, certainly iterations to come.
16 Next slide.

17 Development Services alludes to the waivers
18 that are required as a result of this application.
19 Not variations but waivers. RV and boat storage is
20 brought up very specifically in the Code with
21 respect to mini warehouse use under the performance
22 standard section.

23 There are two items that are noteworthy.
24 First is the provision that the vehicle -- the boat
25 vehicle storage area not exceed 20 percent of the

1 building square footage. The second provision is
2 that the -- the RV boat storage area be screened
3 with buildings. Next slide, please.

4 Here's an example of what that creates. It
5 creates a bit of a fortress as the RV-boats are
6 being protected from something. This is what the
7 literal application of the Code creates. In our
8 view, this doesn't create more compatibility.

9 The use of buildings themselves as a means
10 of buffering is somewhat unusual in the sense that
11 it simply creates -- promotes the creation of more
12 intensive development. Not -- it eats up FAR,
13 which is an issue; it eats up impervious surface,
14 which I think would be an issue.

15 But it also probably walks into the same
16 compatibility questions that I think Planning
17 Commission and Development Services staff would
18 frankly probably have anything that proposes RV and
19 boat storage in a residential area.

20 So we are not proposing what you see on
21 screen. What we believe is -- we're proposing
22 something better, not the natural buffering that we
23 are providing. Next slide, please. Which is shown
24 here is a more appropriate and compatible way to do
25 it.

1 In the staff report, I think it's the
2 Planning Commission staff report mentions, you
3 know, compatibility doesn't mean, quote, the same
4 as, and we agree with that. We think what you see
5 on screen here, which is a render, is compatible
6 with the existing -- the existing pattern of
7 development, which is residential.

8 There's somewhat an industrial use across
9 the street, and as we transition down Kingsway into
10 more of a residential area, we're going from the
11 building on the north side to a much less intense,
12 really no vertical construction of a building at
13 all to the south.

14 And the increased buffering that we're
15 adding is certainly an improvement over the
16 existing condition that -- that is there today
17 combined with the very significant buffering to the
18 west, where the largest number of single-family
19 homes are.

20 We think that all in all the intent of the
21 Land Development Code section on RV-boat storage
22 and certainly the intent of the Comprehensive Plan
23 were broadly to promote compatibility. We think
24 it's better achieved through this than with the
25 literal strict application of the Code.

1 And with that, I appreciate your time and
2 I'm happy to answer any questions.

3 HEARING MASTER FINCH: Just a couple of
4 questions. One is the area of the PD when it was
5 previously approved, the area where you want to
6 store the boats and the RVs, what was that shown as
7 on the approved plan?

8 MR. HUDSON: I think it was shown as
9 unapproved.

10 HEARING MASTER FINCH: Just an open area?

11 MR. HUDSON: Yes, ma'am.

12 HEARING MASTER FINCH: All right. I see.
13 And I think that's the extent of my questions at
14 the moment, but thank you. If you could, please
15 sign in.

16 Does that complete your presentation?

17 MR. HUDSON: It does, yes.

18 HEARING MASTER FINCH: All right. Perfect.
19 Development Services, please.

20 MS. CHAPELA: Tania Chapela, Development
21 Services. I'll be sharing my presentation. My
22 apologies taking your time. Sorry.

23 This application is for a Major
24 Modification, which was actually submitted as a new
25 Planned Development. So we realize about this

1 after the -- after the fact when the application
2 wasn't filed.

3 So we decided to allow the applicant to keep
4 the PD application instead of the Major Mod, but
5 it's actually working as a modification of existing
6 entitlements. It seems like today the PowerPoint
7 and myself, we're not really working together.
8 I'll try to do my best. So go ahead.

9 MR. PUTNAM: Go ahead and stop sharing
10 completely and click on your PowerPoint. And what
11 you're going to do is kind of get back into you're
12 PowerPoint again. Restart the process and then
13 you're going to share again.

14 MS. CHAPELA: It is working. Thank you.

15 MR. PUTNAM: All right. Let's full screen
16 it. Just go down use that too. Okay. Now we have
17 it.

18 MS. CHAPELA: Thank you for your patience,
19 everybody.

20 So the existing zoning is PD 20-0118, which
21 permits a total of 54,000 square feet of
22 self-storage facility pursuant to development
23 standards, which are part of this PD.

24 The proposed zoning for this Planned
25 Development is to allow an additional outdoor

1 storage area for boats and RV parking pursuant to
2 the development standards and the conditions. The
3 site is within the RES-4 Future Land Use Category,
4 which allows low residential densities: Suburban,
5 commercial offices, and multipurpose, and a maximum
6 floor area ratio of 0.25 for nonresidential
7 development.

8 Surrounding areas have similar future land
9 uses. The subject site is located on the west side
10 of South Kingsway Road, approximately 150 feet
11 south of the intersection with Dr. Martin Luther
12 King Jr. Boulevard.

13 The surrounding area is residential
14 single-family development zoned RSC-4 and PD
15 81-0331 on RSC-6. Commercial developments with CN
16 and CG zoning districts exist in the area on the
17 north side of Dr. Martin Luther King Jr. Boulevard.

18 There is also a parcel at 1706 South
19 Kingsway Road, a parcel folio 64186. Across
20 Kingsway Road to the east, which is developed with
21 like industrial uses, however, the parcel is zoned
22 RSC-6 and is, therefore, a nonconforming use. I
23 couldn't find any records on an approved --
24 approval for a legal non-conforming use
25 determination on that site.

1 The applicant intends to expand the existing
2 development. To the south, adding an approximate
3 area of 24,000 square feet of RV and boats and RV
4 storage that is just a canopy area. I'm not
5 counting the -- the internal circulation areas or
6 any area outside of the proposed canopies.

7 So we find the request is not supportable
8 due to several reasons. Pretty much the Future
9 Land Use Category RES-4 does not allow
10 consideration for open storage.

11 An exception is provided for Section 6.11.60
12 mini warehouse locational and design criteria which
13 provides for an allowance of boats and recreational
14 vehicles provided that the outdoor storage is
15 limited to 20 percent of the development square
16 footage of the enclosed portions of the facility.

17 The storage area is internal to the project
18 and it's screened by buildings so as to ensure no
19 portions of the storage area is visible from
20 outside. So to address this, the applicant is
21 requesting an alternative design consideration for
22 the subject project.

23 So the proposed boat and RV storage area
24 does not compliant with the standards. The
25 proposed storage area is approximately

1 24,000 square feet distributed in two canopy areas.
2 This area constitutes about 45 percent of the
3 54,000 square feet of total enclosed mini-warehouse
4 storage exceeding 20 percent threshold by
5 25 percent.

6 Furthermore, the storage area is not located
7 internal to the mini-warehouse facility, nor is
8 proposed to the screen by the existing buildings.
9 So the applicant's justifications for the relief
10 from the 20 percent requirements is of the proposed
11 design of the mini-warehouse facility is not a
12 traditional design, but rather than a high-end more
13 complex structure that resembles an office
14 building, which is 50,000 square feet in size.

15 This leaves most of the site undeveloped.
16 According to the applicant, the size of the
17 facility of their application of the 20 percent
18 standard would allow for only 10,800-square-foot
19 storage area and would preclude any reasonable
20 configuration of storage even parking spots, space,
21 size, and circulation configuration.

22 So with respect to compatibility and the
23 requirement for the boat-RV storage to be screened
24 by a building, the applicant has proposed to
25 restrict the open storage to vehicles and boats and

1 operate canopy design consisting in solar panel
2 roof, a 20-foot buffer with Type B screening, and
3 stormwater pond along the western boundary and a
4 15 feet landscape buffer along Kingsway Avenue with
5 a 9 feet tall fence along the western and eastern
6 boundary of the storage area.

7 Development Services staff has determined
8 the proposed design of the boat and RV storage area
9 does not meet or exceed the intent of the standards
10 aligned in LDC Section 6.11.60.

11 The 20 percent standard in the LDC
12 establishes the initial consideration of boat and
13 RV storage as an accessory use and, therefore, is
14 allowable in the RES-4 Comprehensive Plan Future
15 Land Use Classification.

16 Notwithstanding, the specific design
17 characteristics of the mini-warehouse facility as
18 noted by the applicant, the storage area
19 constitutes, as I said, the four -- 45 percent of
20 the total enclosed area exceeding the maximum
21 threshold and does not appear to be functionally
22 accessory to the mini-warehouse facility given the
23 size, location, and design of the storage facility
24 which includes the proposed second access to
25 Kingsway Road and a significant addition to the

1 development area for the mini-warehouse facility to
2 the south.

3 The -- with respect to screening, while the
4 proposed 8-foot wall and landscaping and canopy
5 design provided -- provides for an enhanced design
6 for the storage area, the proposal does not provide
7 for complete screening from public view of the
8 storage area and, therefore, does not meet the
9 intent of the LDC.

10 The canopy structure exceeds by 10 feet the
11 certain height, and there is a short distance
12 between the canopy area and the front fence. The
13 proposed screening will not completely shield the
14 canopy structure, nor the recreational vehicle from
15 off-site views.

16 Finally, a principal standalone open storage
17 use is not compatible to the mini-warehouse use
18 approved by the PD and raises compatibility
19 concerns with the surrounding area. Principal
20 standalone use is allowed in the CI and M zoning
21 district, and the PD, they're in similar zoning
22 district uses.

23 The properties to the west, southeast of the
24 site are zoned single-family residential, and there
25 are no commercial zoned properties in the

1 surrounding area along the south side of MLK Jr.
2 Boulevard. So there is an existing warehouse
3 development that close to South Kingsway Road to
4 the edge, as I said. This development is
5 nonconforming to the allowed uses in the RSC-6
6 zoning district.

7 And the development along MLK Jr. Boulevard
8 are approved for CG or CN uses only. There are
9 no -- no nearby industrial, light industrial, CI,
10 or M-zoned properties.

11 Based on the above considerations, staff
12 finds the request is not supportable.

13 HEARING MASTER FINCH: Ms. Chapela, let me
14 just ask you a quick question just to clarify for
15 the record. So they could -- the Land Development
16 Code permits RV and boat open storage at a certain
17 maximum percentage. You said 20 percent, I
18 believe, provided they meet the design criteria and
19 so forth; is that correct?

20 MS. CHAPELA: Yes, it is correct.

21 HEARING MASTER FINCH: Okay. So it would be
22 allowed. They're just asking to exceed that
23 provision and not meet some of the screening and
24 design standards?

25 MS. CHAPELA: The visibility, yes. So one

1 thing is the -- the amount of the accessory use to
2 be considered accessory and not principal and the
3 second is the condition that is the visibility.

4 So it is supposed to be not visible at all
5 from -- from anyplace, from the street or the
6 surrounding properties.

7 HEARING MASTER FINCH: All right.
8 Understood. Thank you for that. I appreciate it.

9 All right. Let's go to the Planning
10 Commission.

11 MS. MILLS: Yeneka Mills, Planning
12 Commission staff.

13 The subject property is located within the
14 Residential-4 Future Land Use Classification, the
15 Urban Service Area, and Seffner Mango Community
16 Planning Area.

17 The request does not meet the intent of
18 Policy 1.4 with respect to compatibility with the
19 surrounding area. According to the Policy 1.4,
20 compatibility is defined as characteristics of
21 different uses or activities or design which allow
22 them to be located near or adjacent to each other
23 in harmony.

24 Some elements affecting compatibility
25 includes height, scale, mass, bulk of structures,

1 pedestrian or vehicular traffic, circulation,
2 access and parking impacts. Open storage is a
3 Commercial Intensive use, and the applicant will
4 place the use towards the southern portion of the
5 site, which is adjacent to residential uses. And
6 CI uses were not originally approved for the
7 southern portion in the original Planned
8 Development.

9 The proposal does not meet the intent of
10 neighborhood protection policies in Objective 16
11 and Policy 16.1, 16.2. Policy 16.1 requires
12 development in residential areas to be limited to
13 neighborhood scale, and open storage is a
14 Commercial Intensive use that is noted for its
15 intensity and scale.

16 The increase into open storage to the south
17 also encroaches on development pattern that is
18 predominantly residential and does not meet
19 Policy 16.2, which requires gradual transitions and
20 uses between unlike land uses and integration of
21 surrounding land uses in Policy 16.3.

22 Policy 17.7 of the Future Land Use Element
23 also requires the mitigation of adverse impacts of
24 development on surrounding properties, and the
25 applicant is requesting waivers to two of the

1 measures that contribute to the mitigation and
2 undermine the intent of neighborhood protection
3 policies.

4 The proposed Planned Development is also
5 inconsistent with the language adopted within the
6 Seffner Mango Community Plan. Goal 2 and goal 3
7 discourages commercial development from encroaching
8 on residential area south of MLK Boulevard.

9 Based on those considerations, Planning
10 Commission staff finds the proposed development
11 inconsistent with the Future of Hillsborough
12 Comprehensive Plan. Thank you.

13 HEARING MASTER FINCH: Thank you.

14 Is there anyone in the room or online that
15 would like to speak in support? Anyone in favor?

16 Seeing no one, anyone in opposition to this
17 request?

18 Seeing no one. All right. Development
19 Services, Mr. Grady, anything else?

20 MR. GRADY: Nothing further.

21 HEARING MASTER FINCH: All right.

22 Mr. Hudson, you have five minutes for rebuttal.

23 MR. HUDSON: Thank you. Tyler Hudson for
24 the record.

25 Let's clean up a couple of things.

1 Ms. Chapela mentioned in her staff report that the
2 addition of the condition of approval regarding
3 Type B buffer was 20 feet. I think for the record
4 it is 30 feet. That's the southern condition of
5 approval.

6 I think we're all on the same page there;
7 just to clarify the conditions of approval that
8 have been filed through zoning intake also with the
9 clerk here as well.

10 On the -- there's a tension a little bit
11 here between the addition of this open storage use
12 and this waiver that we find ourselves walking
13 into. The 20 percent and the screening. If we
14 were to add the use of only old, broken
15 refrigerators, there would be no waiver at all.

16 We would simply be adding open storage as a
17 new use to an existing PD, and those criteria about
18 the 20 percent limitation and the surrounded by
19 buildings wouldn't apply, because that only applies
20 in situations where boats, RVs, and the leasing of
21 moving trucks is being proposed in connection with
22 the self-storage development.

23 But by limiting the universe of storage
24 items down to RVs and to boats, we find ourselves
25 sort of walking right into that waiver. So I think

1 it's important to note that we are proposing the
2 addition of open storage. We are limiting that in
3 the zoning conditions of approval to an extremely
4 specific subset of uses and storage items.

5 And we are further proposing the enclosure
6 of that area through means that we believe will
7 render this invisible from -- from the -- from
8 driving by.

9 Again, shown in the renderings and on the
10 height of the canopies that we are proposing that
11 this will not be visible to the public, and we
12 believe that it is a better enclosure to have this
13 canopy, the buffering and sort of the green
14 enclosures as opposed to just walling this off from
15 buildings.

16 I think that's very important to note that
17 we believe that we are meeting the intent of that
18 provision better than you would through just the
19 simple road application -- I see a question.

20 HEARING MASTER FINCH: I do have a question.
21 Sorry. And I don't want to leave this point. I
22 apologize for interrupting.

23 When you say the word "enclosure," you're
24 not actually talking about enclosing these
25 buildings. You're screening them from view with

1 vegetation or detention pond or something like
2 that; is that correct?

3 MR. HUDSON: Yes, ma'am. That's exactly
4 right. The RVs and boats that are going to be on
5 premises are going to be screened through sort of a
6 vertical wall. You know, there'll be a canopy over
7 that, but they will not be integrated three walls
8 and a roof to make them a building.

9 They are disconnected in that respect but
10 nonetheless still provide the type of buffering and
11 screening that we understand why the Code requires
12 and in which we believe we're providing in excess
13 to create the type of compatibility that the Comp
14 Plan is replete with provisions requiring.

15 HEARING MASTER FINCH: How many spaces are
16 proposed in that 24,000 square feet of area
17 approximately?

18 MR. HUDSON: 28.

19 HEARING MASTER FINCH: 28. So --

20 MR. HUDSON: All of them.

21 HEARING MASTER FINCH: They're just larger
22 to accommodate a boat or an RV or something like
23 that?

24 MR. HUDSON: Yes, ma'am.

25 HEARING MASTER FINCH: Okay. And so that's,

1 roughly, I guess you're half -- more than half over
2 what the Land Development Code would provide for in
3 that 20 percent of accessory?

4 MR. HUDSON: Yes, ma'am. I would note that,
5 again, these aren't waivers in the sense of, you
6 know, like a Tampa Land Development Code that
7 varies. There's no need for us to show a hardship.

8 I do think it's relevant context, though,
9 that given the shape of the site and how narrowly
10 tapered down the southern portion is relative to
11 the triangular piece to the portion, where the
12 self-storage improvement was proposed, it would
13 probably be functionally impossible to meet the
14 20 percent requirement and have the buffering
15 provided by buildings and have a way to get out.

16 You'd get your boat in, but you'd never get
17 it out. And then that's -- I think bears
18 consideration here that that's another reason why
19 the buffering three buildings, we believe, is such
20 an inappropriate way to screen stored RVs and boats
21 from the public view when a much better alternative
22 variation like what we're proposing exactly here
23 this evening is available.

24 HEARING MASTER FINCH: Does the self-storage
25 have any connection to the open storage you're

1 proposing?

2 MR. HUDSON: Yes, ma'am. It's 100 percent
3 the same company. The leasing of the spaces would
4 be integrated. It's the same offering from the
5 same company.

6 HEARING MASTER FINCH: So it could meet --
7 theoretically, you could meet that Land Development
8 Code provision of the 20 percent because it could
9 be accessory and associated with that approved
10 self-storage use in theory. You're just asking for
11 a larger facility with different screening?

12 MR. HUDSON: Yes, ma'am. And I want to be
13 careful to say in theory. I mean, I think that the
14 land area since it's based on somewhat peculiar.
15 It's based on the building area, not the land area
16 that the building is on. It's just such a small
17 area of land that it would, you know, be 10,000 --
18 you know, 10,000 square feet of area, we think that
19 combined with the fact that you have to have the
20 buffering would make it very difficult.

21 But I think theoretically is it possible, I
22 think probably so.

23 HEARING MASTER FINCH: Thank you. That was
24 the end of my questions. You can continue your
25 rebuttal, if you'd like.

1 MR. HUDSON: We're at the homestretch. The
2 final note that was made in the Planning Commission
3 comments about this opposing encroachments, the
4 subject Seffner Mango Community Plan is quite short
5 and quite light on details in terms of what its
6 goals mean.

7 They're written in language that's fairly
8 quite vague. It's our belief that this does not
9 constitute an encroachment at all. Literally
10 across the street, you have a fairly large
11 warehouse building.

12 What we're proposing is an improvement to
13 the existing conditions. The landscaping is going
14 to be enhanced significantly compared to what's
15 there today.

16 We believe that the intensity of just simply
17 having RVs, simply having boats there, that's not
18 unlike things that some people have in their own
19 neighborhood. What this does is allow us to
20 address what we believe is a significantly
21 underserved market to put the RVs and boats on-site
22 in a way that they're screened from public view and
23 the way that's significantly buffered from the
24 residential uses to the west and to the south.

25 And I would note that you hear a lot about

1 theoretical concerns about compatibility, things
2 like that. I do believe it's worth noting that the
3 neighbors, the people who are actually affected by
4 this, most directly all support the application.
5 And there has been no opposition that we're aware
6 of and certainly none that materialized tonight.

7 With that, I appreciate your patience and
8 thank you for your time.

9 HEARING MASTER FINCH: Thank you. I
10 appreciate it.

11 We'll close Rezoning-PD 21-1092 and go to
12 the next case.

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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, November 15, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 9:16 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 This application is out of order to be heard and is
2 being continued to the December 13, 2021, Zoning
3 Hearing Master Hearing.

4 Item A-16, Rezoning-PD 21-1092. This
5 application is out of order to be heard and is
6 being continued to the December 13, 2021, Zoning
7 Hearing Master Hearing.

8 Item A-17, Major Mod Application 21-1106.
9 This application is being continued by the
10 applicant to the December 13, 2021, Zoning Hearing
11 Master Hearing.

12 Item A-18, Major Mod Application 21-1108.
13 This application is being continued by the
14 applicant to the December 13, 2021, Zoning Hearing
15 Master Hearing.

16 Item A-19, Major Mod Application 21-1196.
17 This application is out of order to be heard and is
18 being continued to the December 13, 2021, Zoning
19 Hearing Master Hearing.

20 Item A-20, Rezoning Standard 21-1208. This
21 application is out of order to be heard and is
22 being continued to the December 13, 2021, Zoning
23 Hearing Master Hearing.

24 Item A-21, Major Mod Application 21-1222.
25 This application is being withdrawn from the Zoning

1 Rezoning-PD 21-1076 is being withdrawn.

2 Item A-17, Major Mod Application 21-1090.

3 This application is being continued by the
4 applicant to November 15, 2021, Zoning Hearing
5 Master Hearing.

6 Item A-18, Rezoning-PD 21-1092. This
7 application is continued by the applicant to the
8 November 15, 2021, Zoning Hearing Master Hearing.

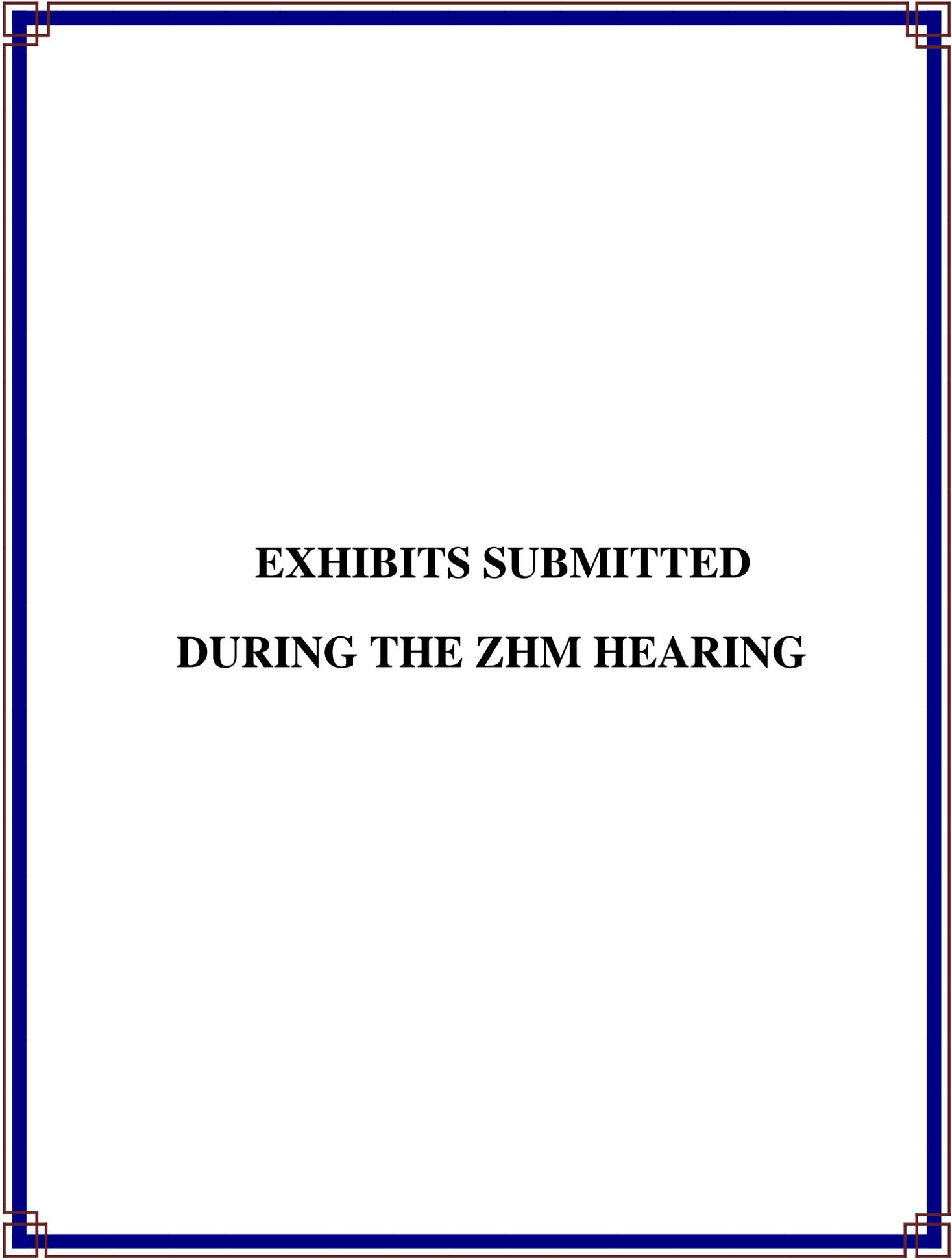
9 Item A-19, Major Mod Application 21-1106.
10 This application is being continued by the
11 applicant to the November 15, 2021, Zoning Hearing
12 Master Hearing.

13 Item A-20, Major Mod Application 21-1108.
14 This application is out of order to be heard and is
15 being continued to the November 15, 2021, Zoning
16 Hearing Master Hearing.

17 Item A-21, Rezoning-Standard 21-1193. This
18 application is being withdrawn from the Zoning
19 Hearing Master process.

20 And item A-22, Rezoning-Standard 21-1208.
21 This application is being continued by the
22 applicant to the November 15, 2021, Zoning Hearing
23 Master Hearing.

24 That concludes all withdrawals and
25 continuances.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

APPLICATION # RZ 21-0222	PLEASE PRINT NAME <u>M.D. FORNER</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>

APPLICATION # RZ 21-0222	PLEASE PRINT NAME <u>MICHAEL YATES</u>
	MAILING ADDRESS <u>PAUL TRAFFIC 400 N Tampa St, 15th FL</u>
	CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-359-8341</u>

APPLICATION # RZ 21-0222 VS	PLEASE PRINT NAME <u>Rebecca Williams</u>
	MAILING ADDRESS <u>5321 Watson Rd</u>
	CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____

APPLICATION # RZ 21-1208	PLEASE PRINT NAME <u>William Molloy</u>
	MAILING ADDRESS <u>325 S Blvd</u>
	CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33206</u> PHONE <u>813-251-7157</u>

APPLICATION # RZ 22-0069	PLEASE PRINT NAME <u>M.D. FORNER</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>

APPLICATION # RZ 22-0070	PLEASE PRINT NAME <u>M.D. FORNER, AICF</u>
	MAILING ADDRESS <u>14500 N. LACE MARY AVE.</u>
	CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>90-3575</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 2 OF 4

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

<p>APPLICATION # RZ 21-0626</p>	<p>PLEASE PRINT NAME <u>FRANCISCO D. OTERO-BRISQ</u></p> <p>MAILING ADDRESS <u>13014 N. DALE MARY HWY #626</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-517-6828</u></p>
<p>APPLICATION # MM 21-0884</p>	<p>PLEASE PRINT NAME <u>John Grandoff</u></p> <p>MAILING ADDRESS <u>3700 Bayly Avenue Area</u></p> <p>CITY <u>Tam</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227-8445</u></p>
<p>APPLICATION # MM 21-0884</p>	<p>PLEASE PRINT NAME <u>Maia L. Alvarez-Garcia</u></p> <p>MAILING ADDRESS <u>6920 Silver Sage Cr.</u></p> <p>CITY <u>Tampa</u> STATE <u>F</u> ZIP <u>33609</u> PHONE <u>813 743-5620</u></p>
<p>APPLICATION # MM 21-0884</p>	<p>PLEASE PRINT NAME <u>HUNG PHAM</u></p> <p>MAILING ADDRESS <u>6929 SILVER SAGE CIR</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-336-9056</u></p>
<p>APPLICATION # MM 21-0884</p>	<p>PLEASE PRINT NAME <u>MARHEMARRA PORTER</u></p> <p>MAILING ADDRESS <u>6906 Silver Sage Cir</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>814-592-5849</u></p>
<p>APPLICATION # MM 21-0884</p>	<p>PLEASE PRINT NAME <u>Maulik. Patel</u></p> <p>MAILING ADDRESS <u>6902- Silver Sage Cir</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>927-698-0097</u></p>

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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<p>APPLICATION # <u>MM 21-0884</u></p>	<p>PLEASE PRINT NAME <u>Bhadrash Pater</u> MAILING ADDRESS <u>6916 Silver Sage Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>570 220-4687</u></p>
<p>APPLICATION # <u>MM 21-0884</u></p>	<p>PLEASE PRINT NAME <u>Hong Nhung Pham</u> MAILING ADDRESS <u>6929 Silver Sage Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(803) 873-4754</u></p>
<p>APPLICATION # <u>MM 21-0884</u></p>	<p>PLEASE PRINT NAME <u>maleia Storum</u> MAILING ADDRESS <u>1410 N. Westshore Blvd</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-642-4924</u></p>
<p>APPLICATION # <u>MM 21-1090</u></p>	<p>PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. Tampa St. Unit 1910</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # <u>RZ 21-1092</u></p>	<p>PLEASE PRINT NAME <u>TYLER HUDSON</u> MAILING ADDRESS <u>400 N. Ashby Dr. #1100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>21-9600</u></p>
<p>APPLICATION # <u>RZ 21-1196</u></p>	<p>PLEASE PRINT NAME <u>Brian Angst</u> MAILING ADDRESS <u>625 Court St. CLW, pa</u> CITY <u>CLW</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727-491-8966</u></p>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

DATE/TIME: 12/13/2021

HEARING MASTER: Susan Finch

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

<p>APPLICATION #</p> <p><u>RZ 21-1235</u></p>	<p>PLEASE PRINT NAME <u>MICHAEL W. HOFFMAN</u></p> <p>MAILING ADDRESS <u>2651 NARMEA WAY UNIT 102</u></p> <p>CITY <u>LAND O LAKES</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>321-794-6465</u></p>
<p>APPLICATION #</p> <p><u>RZ 21-1341</u></p>	<p>PLEASE PRINT NAME <u>J.D. ALSABBAGH</u></p> <p>MAILING ADDRESS <u>8370 W. HILLSBOROUGH AVE #205</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 924-1704</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DECEMBER 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 13, 2021, at 6:00 p.m., held virtually.

📄 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

📄 Brian Grady, Development Services, reviews changes/withdrawals/continuances.

C.5. RZ 22-0077

📄 Susan Finch, ZHM, announces continuation date for C.5.

📄 Brian Grady, Development Services, continues changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

📄 Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

📄 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0222

📄 Brian Grady, Development Services, calls RZ 21-0222.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Michael Yates and 📄 Michael Horner, applicant reps, answer ZHM questions and continue testimony.

📄 Steve Beachy, Development Services, staff report.

📄 James Ratliff, Development Services Transportation, staff report.

📄 Susan Finch, ZHM, questions Development Services.

MONDAY, DECEMBER 13, 2021

- James Ratliff, Development Services Transportation, answers ZHM.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Rebecca Williams, opponent, presents testimony.
- Susan Finch, ZHM, overview of ZHM process.
- Rebecca Williams, opponent, continues testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development Services Transportation, answers ZHM.
- Susan Finch, ZHM, calls applicant rebuttal.
- Michael Horner and Michael Yates, applicant reps, provide rebuttal.
- Susan Finch, ZHM, closes RZ 21-0222.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-1208

- Brian Grady, Development Services, calls RZ 21-1208.
- William Molloy, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Susan Finch, ZHM, questions Development Services/Planning Commission.
- Sam Ball, Development Services, answers ZHM.
- Brian Grady, Development Services, statement for record.
- Yeneka Mills, Planning Commission, answers ZHM.
- Brian Grady, Development Services, answers ZHM.

DECEMBER 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 13, 2021, at 6:00 p.m., held virtually.

📄 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

📄 Brian Grady, Development Services, reviews changes/withdrawals/continuances.

C.5. RZ 22-0077

📄 Susan Finch, ZHM, announces continuation date for C.5.

📄 Brian Grady, Development Services, continues changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

📄 Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

📄 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0222

📄 Brian Grady, Development Services, calls RZ 21-0222.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Michael Yates and 📄 Michael Horner, applicant reps, answer ZHM questions and continue testimony.

📄 Steve Beachy, Development Services, staff report.

📄 James Ratliff, Development Services Transportation, staff report.

📄 Susan Finch, ZHM, questions Development Services.

MONDAY, DECEMBER 13, 2021

- James Ratliff, Development Services Transportation, answers ZHM.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Rebecca Williams, opponent, presents testimony.
- Susan Finch, ZHM, overview of ZHM process.
- Rebecca Williams, opponent, continues testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development Services Transportation, answers ZHM.
- Susan Finch, ZHM, calls applicant rebuttal.
- Michael Horner and Michael Yates, applicant reps, provide rebuttal.
- Susan Finch, ZHM, closes RZ 21-0222.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-1208

- Brian Grady, Development Services, calls RZ 21-1208.
- William Molloy, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Susan Finch, ZHM, questions Development Services/Planning Commission.
- Sam Ball, Development Services, answers ZHM.
- Brian Grady, Development Services, statement for record.
- Yeneka Mills, Planning Commission, answers ZHM.
- Brian Grady, Development Services, answers ZHM.

MONDAY, DECEMBER 13, 2021

📄 Susan Finch, ZHM, calls applicant rebuttal.

📄 William Molloy, applicant representative, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 21-1208.

C.2. RZ 22-0025

📄 Brian Grady, Development Services, calls RZ 22-0025.

📄 Susan Finch, ZHM, calls for applicant.

📄 Brian Grady, Development Services, statement for record.

📄 Susan Finch, ZHM, calls for next case.

📄 Brian Grady, Development Services, announces continuation date.

C.3. RZ 22-0069

📄 Brian Grady, Development Services, calls RZ 22-0069.

📄 Michael Horner, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant representative.

📄 Michael Horner, applicant rep, answers ZHM.

📄 Chris Grandlienard, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0069.

C.4. RZ 22-0070

📄 Brian Grady, Development Services, calls RZ 22-0070.

📄 Michael Horner, applicant rep, presents testimony.

📄 Isis Brown, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

MONDAY, DECEMBER 13, 2021

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Michael Horner, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 22-0070.

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

D.1. RZ 21-0626

📄 Brian Grady, Development Services, calls RZ 21-0626.

📄 Francisco J. Otero-Cossio, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Francisco J. Otero-Cossio, applicant rep, answers ZHM.

📄 Michelle Heinrich, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Francisco J. Otero-Cossio, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 21-0626.

📄 Susan Finch, ZHM, breaks.

📄 Susan Finch, ZHM, resumes meeting.

D.2. MM 21-0884

📄 Brian Grady, Development Services, calls MM 21-0884 and statement for record.

📄 John Grandoff, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 John Grandoff, applicant rep, answers ZHM questions and continues testimony.

MONDAY, DECEMBER 13, 2021

- 📄 Tania C. Chapela, Development Services, staff report.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 Brian Grady, Development Services, answers ZHM.
- 📄 Susan Finch, ZHM, questions applicant.
- 📄 John Grandoff, applicant rep, answers ZHM.
- 📄 Tania C. Chapela, Development Services, continues staff report.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 Tania C. Chapela, Development Services, answers ZHM.
- 📄 Brian Grady, Development Services, answers ZHM.
- 📄 Yeneka Mills, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Maria L. Alvarez-Garcia, opponent, presents testimony.
- 📄 Hung Pham, opponent, presents testimony.
- 📄 Mahendra Patel, opponent, presents testimony.
- 📄 Maulik Patel, opponent, presents testimony.
- 📄 Bhadresh Patel, opponent, presents testimony.
- 📄 Hong Nhung Pham, opponent, presents testimony.
- 📄 Susan Finch, ZHM, calls Development Services.
- 📄 Brian Grady, Development Services, statement for record.
- 📄 Susan Finch, ZHM, questions Development Services.
- 📄 James Ratliff, Development Services Transportation, answers ZHM.
- 📄 John Grandoff, applicant rep, provides rebuttal and questions Development Services.

MONDAY, DECEMBER 13, 2021

📄 Brian Grady, Development Services, answers applicant rep.

📄 John Grandoff, applicant rep, continues rebuttal.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Maleia Storum, applicant rep, answers ZHM.

📄 Brian Grady, Development Services, statement for record.

📄 Susan Finch, ZHM, closes MM 21-0884.

D.3. MM 21-1090

📄 Brian Grady, Development Services, calls MM 21-1090.

📄 Michael Brooks, applicant rep, presents testimony.

📄 Michelle Heinrich, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Michael Brooks, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, calls applicant rep/closes MM 21-1090.

D.4. RZ 21-1092

📄 Brian Grady, Development Services, calls RZ 21-1092.

📄 Tyler Hudson, applicant rep, presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 Tyler Hudson, applicant rep, answers ZHM.

📄 Tania C. Chapela, Development Services, staff report.

📄 Susan Finch, ZHM, questions Development Services.

📄 Tania C. Chapela, Development Services, answers ZHM.

MONDAY, DECEMBER 13, 2021

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

Tyler Hudson, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions applicant rep.

Tyler Hudson, applicant rep, answers ZHM and continues rebuttal.

Susan Finch, ZHM, closes RZ 21-1092.

D.5. MM 21-1196

Brian Grady, Development Services, calls MM 21-1196.

Brian Aungst, applicant rep, presents testimony.

Tania C. Chapela, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes MM 21-1196.

D.6. RZ 21-1235

Brian Grady, Development Services, calls RZ 21-1235.

Michael Hoffman, applicant rep, presents testimony.

Susan Finch, ZHM, questions applicant rep.

Michael Hoffman, applicant rep, answers ZHM and continues testimony.

Michelle Heinrich, Development Services, staff report.

Yeneka Mills, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-1235.

MONDAY, DECEMBER 13, 2021

D.7. RZ 21-1341

📄 Brian Grady, Development Services, calls RZ 21-1341 and statement for record.

📄 J.D. Alsabbagh, applicant rep, Oath and presents testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 J.D. Alsabbagh, applicant rep, answers ZHM and continues testimony.

📄 Susan Finch, ZHM, questions applicant rep.

📄 J.D. Alsabbagh, applicant rep, answers ZHM.

📄 Sam Ball, Development Services, staff report.

📄 Yeneka Mills, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 21-1341.

ADJOURNMENT

📄 Susan Finch, ZHM, adjourns meeting.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/03/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: RZ 21-1092

- 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.

Application No. RZ 21-1092
Name: Brien Grady
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 12/13/2021

CONDITIONS OF APPROVAL

1. If PD 21-1092 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated November 1, 2021) which was found approvable by the County Engineer (on December 02, 2021). Approval of this Administrative Variance will waive the limitation on the number of access connection for the development required by Section 6.04.03.I. of the LDC in order to permit a second egress only access connection on S. Kingsway Rd.
2. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the S. Kingsway Rd. frontage, such that a minimum of 43 feet of right-of-way from the center line is preserved north of the full access connection, and 32 feet of right-of-way from the center line is preserved south of the full access connection. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
3. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from site ingress and egress access point to building entrances and parking areas.
4. Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC.
5. The applicant will be required to construct a sidewalk along the site frontage consistent with Section 6.03.03 of the Land Development Code.
6. The site shall be limited to one full access point and one egress access point as depicted on the Planned Development site plan. The egress access point will be gated and closed when vehicles are not exiting.
7. Gated entrances shall be set back a sufficient distance to accommodate a full-sized 45-foot RV entirely on the subject property and completely out of the public right of way when the gate is closed.

PROJECT SUMMARY AND ANALYSIS

The subject property is located on the west side of S. Kingsway Rd approximately 100 feet south of Dr. Martin Luther King Jr. Blvd. The applicant is requesting to rezone a +/- 5.05-acre site from Planned Development (PD 20-0118) to a new PD district to allow open storage of up to 36 RVs and boats in accessory to the previously approved 54,000 square feet of self-storage.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 20-0118: 54,000 sf Self Storage (ITE Code 151)	82	5	9

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 54,000 sf Self Storage (ITE Code 151)	82	5	9

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 0	(+) 0	(+) 0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

S. Kingsway Road is a substandard 2-lane, undivided, collector roadway characterized by +/- 11 foot lanes in average condition. The roadway lies within a +/- 46 to 60-foot wide right-of-way. There are no bicycle facilities present on S. Kingsway Road. There are no sidewalks along the roadway in the vicinity of the proposed project.

S. Kingway Rd. is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 2-lane enhanced roadway. A future 2-lane urban, undivided collector roadway (TS-4 within the Hillsborough County Transportation Technical Manual) with enhancements, and existing left turn lane and future second turn lane would require a minimum 86 ft of right of way along the length of the turn lanes. As such the developer is required to preserve one half of the needed right of way along the roadway north of the proposed full access connection (approximately 43 ft from the center line). The segment south of the full access connection would require a minimum of 64 ft. As such the developer is required to designate one half of the needed right of way along said segment of the roadway as preserved (approximately 32 ft from the center line).

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro and SimTraffic applications for projected traffic volumes by the year 2045. The analysis indicated lengthening of the existing turn lane and a second auxiliary lane will be needed to serve projected traffic volumes at the intersection of S. Kingsway and Martin Luther King Jr. Blvd. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that to be required as a condition of approval.

SITE ACCESS AND CONNECTIVITY

The project is proposing one (1) full northern access and one southern exit only (egress) access. The egress connection will serve only the RV parking and will be gated to ensure that only patrons will use it to exit. Given the trip generation of the proposed project, site access turn lanes will not be required.

The developer will be required to set back any gate constructed at the full access connection a sufficient distance from the right-of-way to accommodate a full-sized RV (45 feet) when the gate is closed.

The applicant will be required to construct a sidewalk along the site frontage consistent with Section 6.03.03 of the Land Development Code.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from the site full access point to the building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

ADMINISTRATIVE VARIANCE: NUMBER OF ACCESS POINTS

The applicant submitted a Section 6.04.02.B. Administrative Variance request (dated November 1, 2021) for relief from the Section 6.04.03. I limitation on the number of access connections. Based on the peak hour trips generated for the proposed PD only one access point is warranted per Code. On December 02, 2021 the County Engineer found the variance approvable to allow a secondary access connection limited to egress only, if the PD is approved.

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
S KINGSWAY RD	M L KING BLVD	CLAY AVE	D	C

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

Perez, Richard

From: Williams, Michael
Sent: Thursday, December 2, 2021 2:55 PM
To: Michael Yates; vcastro@palmtraffic.com
Cc: Tirado, Sheida; Chapela, Tania; Perez, Richard; Alex Schaler
Subject: FW: PD 21-1092 - Administrative Variance
Attachments: 21-1092 AVReq 11-01-21.pdf

Importance: High

Michael/Vicki,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 21-1092 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) 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: Wednesday, December 1, 2021 2:26 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: PD 21-1092 - Administrative Variance
Importance: High

Hello Mike,

The attached AV is approvable to me, please email the following people in your email:

myates@palmtraffic.com
aschaler@gbmmlaw.com
ChapelaT@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

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

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

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

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

From: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Sent: Monday, November 1, 2021 4:27 PM
To: Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Chapela, Tania <ChapelaT@hillsboroughcounty.org>
Subject: FW: PD 21-1092: Design Variance Filing

Clare Odell
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600
E: odellcl@hillsboroughcounty.org
W: HillsboroughCounty.Org

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: Alex Schaler <aschaler@gbmmlaw.com>

Sent: Monday, November 1, 2021 4:23 PM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>

Cc: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Michael Yates <myates@palmtraffic.com>; dwb@lesc.com; Tyler Hudson <thudson@gbmmlaw.com>

Subject: RE: PD 21-1092: Design Variance Filing

External email: Use caution when clicking on links and attachments from outside sources.

Good afternoon,

Please find attached updated design variance request for PD 21-1092. This was adjusted with a minor revision based on feedback from County staff.

Thanks,

Alex Schaler, P.E.



O: (813) 221-9600
M: (850) 319-0782
gbmmlaw.com

From: Alex Schaler

Sent: Friday, October 22, 2021 1:24 PM

To: 'Zoning Intake-DSD' <ZoningIntake-DSD@hillsboroughcounty.org>; 'zoningintake-dsd@hcflgov.net' <zoningintake-dsd@hcflgov.net>

Cc: 'Williams, Michael' <WilliamsM@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Michael Yates <myates@palmtraffic.com>; dwb@lesc.com; Tyler Hudson <thudson@gbmmlaw.com>

Subject: PD 21-1092: Design Variance Filing

Good afternoon,

Please see attached design variance request to accompany PD 21-1092.

Thanks,



Alex Schaler, P.E.
Director of Entitlements

O: (813) 221-9600
D: (813) 676-8084
E: aschaler@gbmmlaw.com

400 N. Ashley Dr., Ste. 1100
Tampa, FL 33602

gbmmlaw.com

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November 1, 2021

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, FL 33602

RE: Safeguard - Seffner (21-1092)
Administrative Variance Request – Number of Access Points
Palm Traffic Project No. T20004

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.1 (number of access points) in association with the proposed development of up to 54,000 square feet of self-storage and approximate 36 cover spaces of RV parking. This request is made based on the meeting on October 19, 2021.

The project currently has construction plan approval for the 54,000 square feet of self-storage and one full access to Kingsway Road. The subject of this PD modification is to add approximately 36 covered RV parking spaces and a gated exit only access to Kingsway Road, aligning with Henderson Avenue to the east.

This request is for a variance to the number of driveway criteria of the LDC Section 6.04.03.1 – Number of Access Points. Based on the code, the maximum driveway connections allowed would be one. The justification for this variance is as follows:

1. The second driveway will be limited to egress only and is vital to the circulation for the property.
2. The second driveway will serve only the RV parking users and will be gate coded to ensure they are the only patrons using the access. Without the addition of this second driveway, safe maneuvering leaving the site would be difficult.
3. The second driveway will align with Henderson Avenue, therefore avoiding any potential alignment concerns.
4. Per conversations with staff, preliminary analysis of the intersection of CR 574 and Kingsway Road shows the turn lane will ultimately extend back to the northern driveway. This is reflected in the additional ROW preservation along the property frontage to accommodate this improvement. The addition of the second egress point would allow the RV parking users to access Kingsway Road south of any potential queue from the intersection.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

Mr. Michael Williams, P.E.

November 1, 2021

Page 2

a) There is unreasonable burden on the applicant

Without the second egress only access, the RV parking users would be required to make a U-turn on site with an RV. This is a very difficult maneuver even for the most skilled drivers. In addition, with the future turn lane extension on Kingsway Road, the ability to be outside the queue of the intersection and allow for enough distance from the turn lane to access Kingsway Road and get into the appropriate lane is critical.

b) The variance would not be detrimental to the public health, safety and welfare.

The second driveway will be limited to egress only and will align with Henderson Avenue to the east. Given the low traffic generation of the proposed use, the proposed driveway will limit the conflicts with existing traffic at the intersection of Kingsway Road and Henderson Avenue. The driveway will be gated, and code protected so only the RV parking users can use the driveway.

With the future extension of the turn lane on Kingsway Road at CR 574, the ability to get the RV parking users away from the turn lane and allow for a safe distance for RV parking users to enter Kingsway Road improves the future operation on Kingsway Road. Given the information outlined in this section, the two-way left turn lane and lack of buffered bike lanes will not have any impact on public health, safety, or welfare.

c) Without the variance, reasonable access cannot be provided.

Again, the second access requested is only to allow for the RV parking users to safely exist the site. Therefore, without the variance, reasonable access cannot be provided.

Sincerely,
Palm Traffic

**Vicki L
Castro**

Digitally signed
by Vicki L Castro
Date: 2021.11.01
15:22:45 -04'00'



Vicki L Castro, P.E.
Principal

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

_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

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
S. Kingsway Rd.	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	82	5	9
Proposed	82	5	9
Difference (+/-)	0	0	0

*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		None	None	Meets LDC
South		None	None	Meets LDC
East	X	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
S. Kingsway Rd./Number of Driveways	Administrative Variance Requested	Approvable
Notes: Sec. 6.04.03 l. limits project to one access point. The second access point shall be restricted to egress only.		

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 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	See report.

Application No. RZ 21-1092
Name: Tyler Hudson
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 12/13/2021

December 08, 2021

Zoning Hearing Master
Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

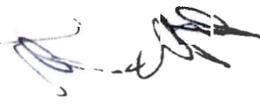
Re: Application Number# 21-1092/ Proposed outside RV/Boat storage at 1601 Kingsway Road, Seffner

Dear Zoning Hearing Master and Members of the Hillsborough Planning Board,
Please note my support for this proposed project, which includes the repurposing of the existing, vacant land into Outside RV and Boat Storage.

I believe the mini-storage facility will be a less intense use than other options and will result in a quieter presence than other potential options.

Thank you for considering my views.

Sincerely,

Thomas Lachat (Name) 

1802 Crava Dr. (Address)

Seffner FL 33584

December 08, 2021

Zoning Hearing Master
Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

Re: Application Number# 21-1092/ Proposed outside RV/Boat storage at 1601 Kingsway Road, Seffner

Dear Zoning Hearing Master and Members of the Hillsborough Planning Board,

Please note my support for this proposed project, which includes the repurposing of the existing, vacant land into Outside RV and Boat Storage.

I believe the mini-storage facility will be a less intense use than other options and will result in a quieter presence than other potential options.

Thank you for considering my views.

Sincerely,

J. A. Smith (Name)

1810 Craven Dr. (Address)

Seffner, FL 33584

December 08, 2021

Zoning Hearing Master
Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

Re: Application Number# 21-1092/ Proposed outside RV/Boat storage at 1601 Kingsway Road, Seffner

Dear Zoning Hearing Master and Members of the Hillsborough Planning Board,

Please note my support for this proposed project, which includes the repurposing of the existing, vacant land into Outside RV and Boat Storage.

I believe the mini-storage facility will be a less intense use than other options and will result in a quieter presence than other potential options.

Thank you for considering my views.

Sincerely,


ANTHONY LANDERS (Name)

1806 CLAYTON DR. (Address)

Seffner, FL 33584

December 08, 2021

Zoning Hearing Master
Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

Re: Application Number# 21-1092/ Proposed outside RV/Boat storage at 1601 Kingsway Road, Seffner

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Jason Spicer (Name)

1816 Craven Drive (Address)

December 08, 2021

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Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

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Sincerely,

Dora Dudley (Name)

1804 Canyon Dr (Address)

Seffner FL 33584

December 08, 2021

Zoning Hearing Master
Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

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Sincerely,

 (Name)

1808 & 1801 CANON DE _____ (Address)

SEFFNER, FL 33584

December 08, 2021

Zoning Hearing Master
Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

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Thank you for considering my views.

Sincerely,

TRANG DO (Name)

1818 Craven Dr. (Address)

Seffner, FL 33584

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted November 23, 2021.

1. The project shall be permitted for a total of 54,000 square feet for a self-storage facility.
2. Development standards shall be provided as follows:

Minimum Lot Size:	10,000 square feet
Minimum Lot Width:	75 feet
Maximum F.A.R.:	0.25
Front setback, along Kingsway Road:	30 feet
Maximum building height:	50 feet, three stories

 - 2.1 Self-storage management hours are Monday-Friday, 9:00 am to 7:00 pm; Saturday, 8:30 am to 5:30 pm; Sunday, 10:00 am to 5:00 pm.
3. Buffering and screening shall be provided as follows:
 - 3.1 There shall be a 15-foot type B buffer along the north project perimeter, adjacent to the CSX railroad property.
 - 3.2 There shall be a 20-foot buffer Type B screening along the west and southwest boundary, adjacent to residentially zoned property.
 - 3.3 There shall be a 30-foot buffer Type B screening along the portion of the site to the south of the southernmost ingress/egress point, adjacent to residentially zoned property.
 - 3.3 A 15-foot buffer yard with four canopy trees and four understory trees per 100 linear feet shall be provided along Kingsway PD boundary. In addition, if street trees do not exist, the developer shall provide one street tree for every 50 feet.
4. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - a. Ground Signs shall be limited to Monument Signs.
 - b. Billboards, pennants and banners shall be prohibited.
5. The project shall comply with Section 6.11.60 of the Hillsborough County Land Development Code (Mini Warehouse Locational and Design Requirements) with the exception of Section 6.11.60 (3) and 6.11.60 (4) as approved by waivers listed on general site plan.-
6. The project development shall prohibit the storage of hazardous materials. No storage unit shall be used for anything other than the storage of materials commonly defined by most typical mini warehouse storage facilities; i.e.: No units shall be used as an office, workshop space, residential dwelling, and shall not conduct any business of any kind.
7. Solar panels shall be installed on the roof of the canopies in the vehicle and boat storage parking area.

8. Outdoor storage will be limited to the storage of boats and vehicles only.

9. If the zoning is approved, the following Design Exception for Kingsway Road shall be approved, as found approvable by the County Engineer (dated ~~November 1~~March 25, 2021~~0~~). The following deviations in this design exception include:

- ~~Two~~One (2) ~~full northern access and one southern exit only access on~~access points along South Kingsway Road as shown on the general site plan.

- ~~5-foot wide sidewalk along the project's frontage on South Kingsway Road.~~

108. Site access improvements will not be required. The project is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. The Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

119. 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.

129. Within ninety days of approval of ~~PDMM 21-10920-0118~~ by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.

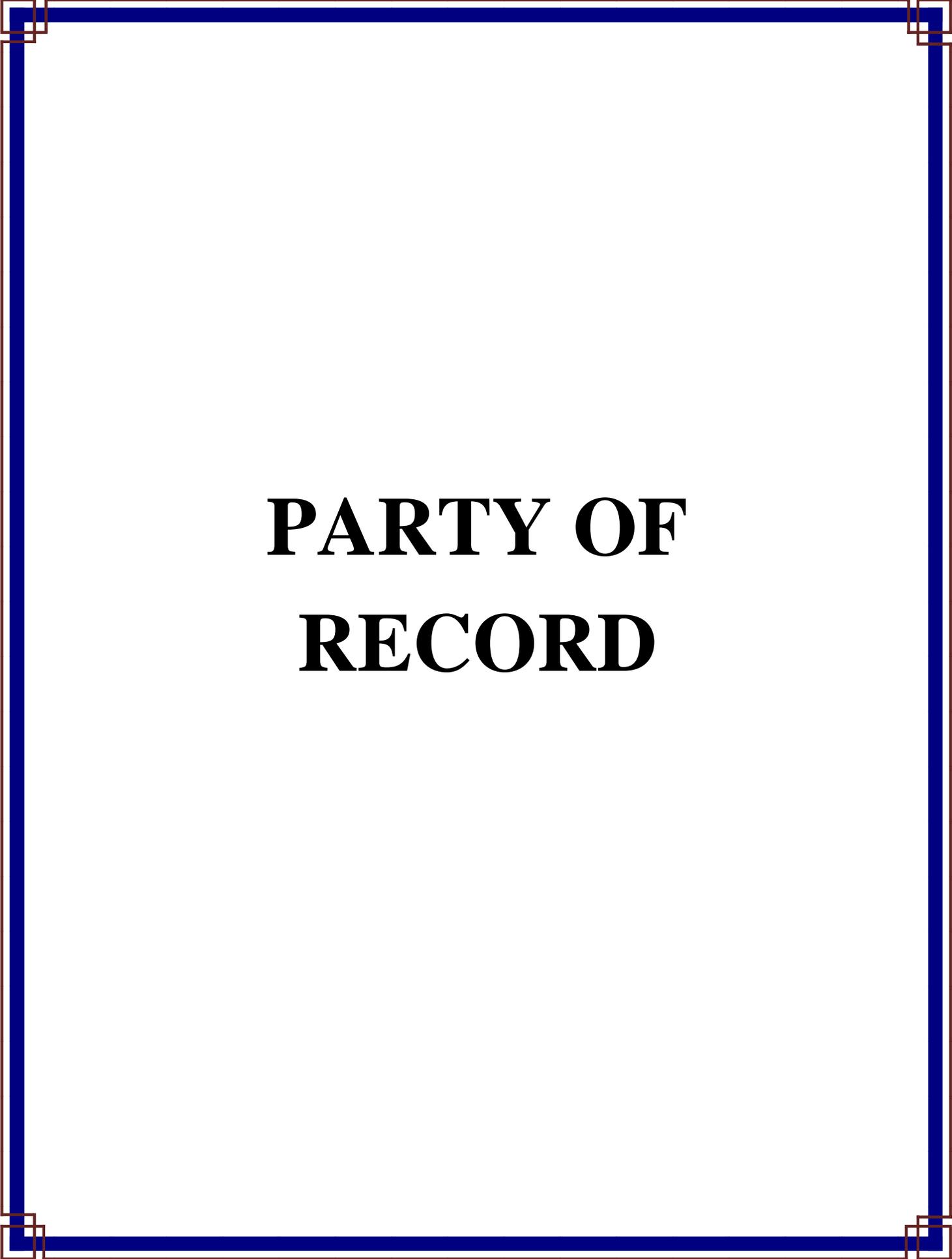
Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted November 23, 2021.

1. The project shall be permitted for a total of 54,000 square feet for a self-storage facility.
2. Development standards shall be provided as follows:

Minimum Lot Size:	10,000 square feet
Minimum Lot Width:	75 feet
Maximum F.A.R.:	0.25
Front setback, along Kingsway Road:	30 feet
Maximum building height:	50 feet, three stories

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12. Within ninety days of approval of PD 21-1092 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.



**PARTY OF
RECORD**

Rome, Ashley

From: Alex Schaler <aschaler@gbmmlaw.com>
Sent: Thursday, December 9, 2021 3:16 PM
To: Hearings
Subject: PD 21-1092 Letters of Support
Attachments: SKM_C36821120817020.pdf

External email: Use caution when clicking on links and attachments from outside sources.

Good afternoon,

Please see attached letters of support for the Zoning Hearing Master Hearing on 12/13.

Thanks,



Alex Schaler, P.E.
Director of Entitlements

O: (813) 221-9600
D: (813) 676-8084
E: aschaler@gbmmlaw.com

400 N. Ashley Dr., Ste. 1100
Tampa, FL 33602

gbmmlaw.com

The preceding email message may be confidential or protected by the attorney-client privilege. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. Legal advice contained in the preceding message is solely for the benefit of the Gardner Brewer Martinez-Monfort, P.A. client(s) represented by the Firm in the particular matter that is the subject of this message, and may not be relied upon by any other party.

Internal Revenue Service regulations require that certain types of written advice include a disclaimer. To the extent the preceding message contains advice relating to a Federal tax issue, unless expressly stated otherwise the advice is not intended or written to be used, and it cannot be used by the recipient or any other taxpayer, for the purpose of avoiding Federal tax penalties, and was not written to support the promotion or marketing of any transaction or matter discussed herein.

December 08, 2021

Zoning Hearing Master
Hillsborough County Florida Development Services
601 E. Kennedy Blvd.
Tampa, FL 33602

Re: Application Number# 21-1092/ Proposed outside RV/Boat storage at 1601 Kingsway Road, Seffner

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Sincerely,

J. A. Smith (Name)

1810 Craven Dr. (Address)

Seffner, FL 33584

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Dora Dudley (Name)

1804/ Canal Dr (Address)

Seffner FL 33584

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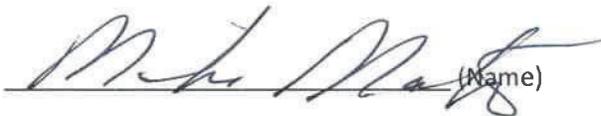
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(Name)

1808 & 1801 CARMEN DR (Address)

SEFFNER, FL 33584

Rome, Ashley

From: Alex Schaler <aschaler@gbmmlaw.com>
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To: Hearings
Subject: 21-1092 Letter of Support
Attachments: Letter 7 of 8.jpg

External email: Use caution when clicking on links and attachments from outside sources.

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Thanks,



Alex Schaler, P.E.
Director of Entitlements

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