**Rezoning Application:** 

MM 24-0859

**Zoning Hearing Master Date:** 

September 16, 2024

**BOCC Land Use Meeting Date:** 

December 10, 2024



### **Development Services Department**

## REVISED REPORT

### **1.0 APPLICATION SUMMARY**

Applicant: USF PROPCO I LLC

FLU Category: RCP

Service Area: Urban

Site Acreage: 31.6 Acres

Community

Plan Area:

East Lake/Orient Park

Overlay: None



## **Introduction Summary:**

PD 87-0186 is approved for Warehouses and Office uses. The request is only applicable to the southwestern PD area to accommodate an addition to an existing building. It is intended to increase the maximum building height to 75 feet. Additionally, the request is to allow for a reduction to the southern setback. No additional commercial entitlements are proposed.

| Existing Approval(s):  | Proposed Modification(s):  |
|--|--|
| Maximum building height of 35 feet.  | Increase the maximum building height by 40 feet to a 75 feet height. |
| Along the southern boundary, for structures over 20 feet there shall be an additional two feet of setback for every one foot of height over twenty five feet. 130 feet setback is required pursuant to Condition of Approval #3 on PD 87-0186. | Reduce the south setback by 40 feet to a 90 foot yard setback        |

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

| Additional Information:                |  |
|--|--|
| PD Variation(s)                        | None requested as part of this application |
| Waiver(s) to the Land Development Code | None requested as part of this application |

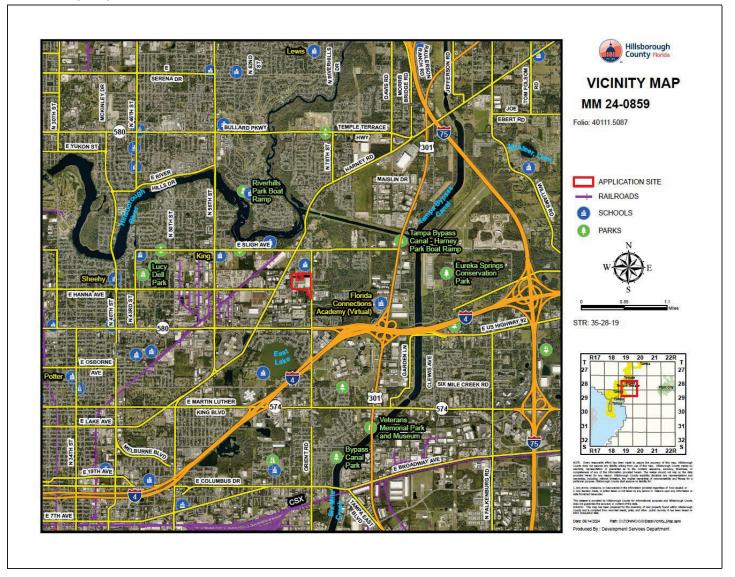
| Planning Commission Recommendation: | <b>Development Services Recommendation:</b> |  |
|-------------------------------------|---|--|
| Consistent                          | Approvable, subject to proposed conditions  |  |

ZHM HEARING DATE: September 16, 2024 BOCC LUM MEETING DATE: December 10, 2024

Case Reviewer: Tania C. Chapela

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



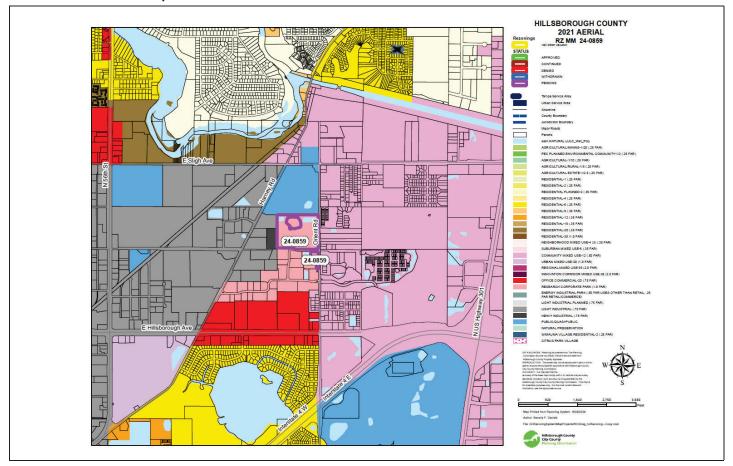
## **Context of Surrounding Area:**

The area is primarily developed with Industrial and light industrial uses along E Hanna Ave. Ligh Industrial, Residentially and Agriculturally zoned properties are located along Orient Rd. The property is surrounded by properties developed with light industrial uses to the south and west. Across Orient Rd., to the east are several properties developed with light industrial uses and some single family residential houses.

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



Case Reviewer: Tania C. Chapela

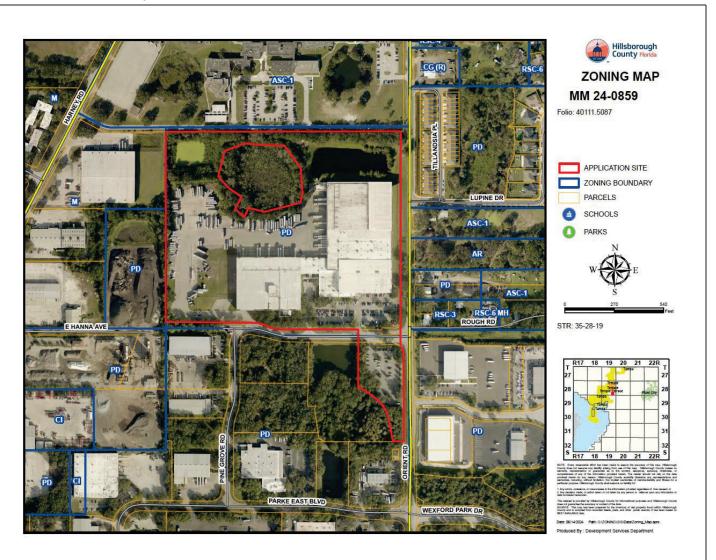
| Subject Site Future Land Use Category: | Research/Corporate Park (RCP)  |
|--|--|
| Maximum Density/F.A.R.:                | 1.0 FAR  |
| Typical Uses:                          | Research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities and rural scale retail establishments. Rural-Residential scale neighborhood commercial uses limited to 30,000 sq. ft. for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. |

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map



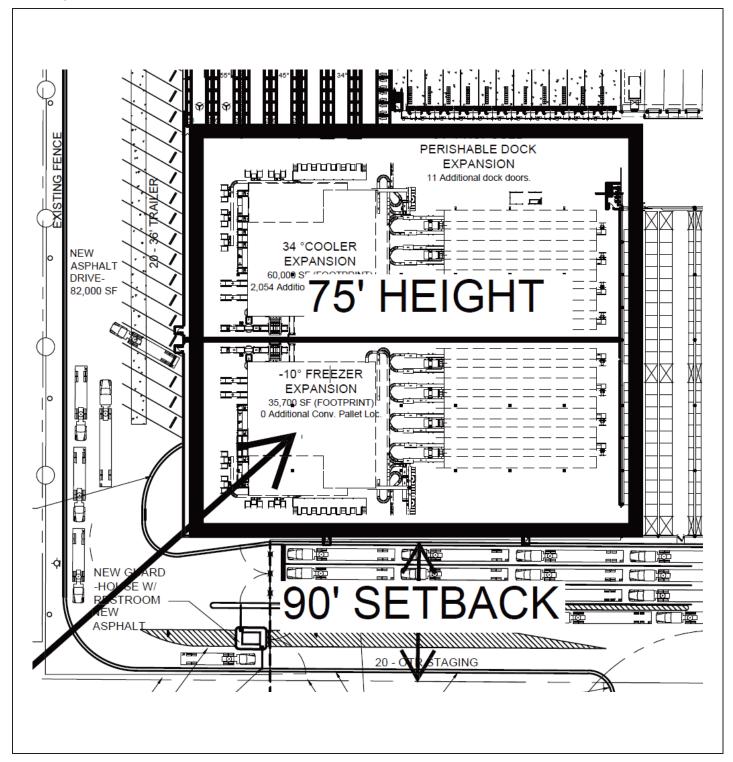
| Adjacent Zonings and Uses |                 |  |  |   |
|---------------------------|-----------------|--|--|---|
| Location:                 | Zoning:         | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use:                                     | Existing Use:                             |
| North                     | ASC-1           | FAR does not apply<br>1 DU/AC                        | Agricultural, single Family                        | Public School                             |
| South                     | PD 85-0215      | 0.379 FAR  | Warehouse  | Warehouse, Vacant                         |
| East                      | PD 87-0186      | 0.31 FAR   | Warehouse, Office                                  | Warehouse                                 |
| West                      | PD 85-0322<br>M | 0.091 FAR<br>0.75 FAR                                | Concrete mixing plant<br>Manufacturing, Industrial | Concrete mixing plant<br>Light Industrial |

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### 2.0 LAND USE MAP SET AND SUMMARY DATA

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

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APPLICATION NUMBER: MM 24-0859

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

| Adjoining Roadways (check if applicable) |                         |   |   |
|--|-------------------------|---|---|
| Road Name                                | Classification          | <b>Current Conditions</b>                           | Select Future Improvements  |
| E. Hanna Ave.                            | County Local -<br>Urban | 2 Lanes  ☐ Substandard Road  ☐ Sufficient ROW Width | <ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul> |

| Project Trip Generation | $\square$ Not applicable for this request |                      |                      |
|-------------------------|---|----------------------|----------------------|
|                         | Average Annual Daily Trips                | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing                | 1,163                                     | 149                  | 154                  |
| Proposed                | 1,163                                     | 149                  | 154                  |
| Difference (+/-)        | No Change                                 | No Change            | No Change            |

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

| Connectivity and Cross Access  \Bigcup Not applicable for this request |                |                                |              |           |
|--|----------------|--------------------------------|--------------|-----------|
| Project Boundary   | Primary Access | Additional Connectivity/Access | Cross Access | Finding   |
| North  |                | None                           | None         | Meets LDC |
| South  | Х              | Vehicular &<br>Pedestrian      | None         | Meets LDC |
| East   |                | None                           | None         | Meets LDC |
| West   |                | None                           | None         | Meets LDC |
| Notes:   |                |                                |              |           |

| <b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request |                 |                 |  |
|---|-----------------|-----------------|--|
| Road Name/Nature of Request   | Туре            | Finding         |  |
|   | Choose an item. | Choose an item. |  |
| Choose an item. Choose an item.   |                 |                 |  |
| Notes:  |                 |                 |  |

APPLICATION NUMBER: MM 24-0859

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## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY                                       |                      |                         |                         |                                 |
|--|----------------------|-------------------------|-------------------------|---------------------------------|
| Environmental:   | Comments<br>Received | Objections              | Conditions<br>Requested | Additional Information/Comments |
| Environmental Protection Commission                                | ⊠ Yes                | ☐ Yes                   | ⊠ Yes                   | information, comments           |
| Environmental Protection Commission                                | □ No                 | ⊠ No                    | □ No                    |                                 |
| Natural Resources  | ☐ Yes                | ☐ Yes                   | ☐ Yes                   |                                 |
|  | ⊠ No                 | ⊠ No                    | ⊠ No                    |                                 |
| Conservation & Environ. Lands Mgmt.                                | ⊠ Yes<br>□ No        | □ Yes<br>⊠ No           | ☐ Yes<br>⊠ No           |                                 |
| Check if Applicable:   |                      | /ater Wellfield Pro     | l                       |                                 |
| ✓ Wetlands/Other Surface Waters                                    | ☐ Significant        | t Wildlife Habitat      |                         |                                 |
| ☐ Use of Environmentally Sensitive Land                            | _                    | gh Hazard Area          |                         |                                 |
| Credit   | ☐ Urban/Sul          | ourban/Rural Scen       | ic Corridor             |                                 |
| ☐ Wellhead Protection Area   | -                    | to ELAPP property       |                         |                                 |
| ☐ Surface Water Resource Protection Area                           | •                    | ,<br>viation Authority. |                         |                                 |
| Dublic Facilities  | Comments             | Obtains a               | Conditions              | Additional                      |
| Public Facilities:   | Received             | Objections              | Requested               | Information/Comments            |
| Transportation   | ☐ Yes                | □ Yes                   | □ Yes                   | All previous conditions         |
| ☐ Design Exc./Adm. Variance Requested                              | ⊠ No                 | ⊠ No                    | □ No                    | shall carry forward.            |
| ☐ Off-site Improvements Provided                                   |                      |                         |                         |                                 |
| Service Area/ Water & Wastewater                                   | ⊠ Yes                | □ v                     | □ V                     |                                 |
| □Urban ☑ City of Tampa   | □ No                 | □ Yes<br>⊠ No           | ☐ Yes<br>⊠ No           |                                 |
| $\square$ Rural $\square$ City of Temple Terrace                   |                      | ⊠ NO                    | INO                     |                                 |
| Hillsborough County School Board                                   |                      |                         |                         |                                 |
| Adequate □ K-5 □6-8 □9-12 ⊠N/A                                     | ☐ Yes                | □ Yes                   | ☐ Yes                   |                                 |
| Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A                                   | ⊠ No                 | ⊠ No                    | ⊠ No                    |                                 |
| Impact/Mobility Fees Urban Mobility, Northeast Fire - no additiona | l assessable de      | evelopment.             |                         |                                 |
| Comprehensive Plan:  | Comments<br>Received | Findings                | Conditions<br>Requested | Additional Information/Comments |
| Planning Commission  |                      |                         |                         |                                 |
| ☐ Meets Locational Criteria     ⊠N/A                               |                      |                         |                         |                                 |
| ☐ Locational Criteria Waiver Requested                             | ⊠ Yes                | ☐ Inconsistent          | □ Yes                   |                                 |
| ☐ Minimum Density Met ☐ N/A  | □ No                 |                         | ⊠ No                    |                                 |
| ☐Density Bonus Requested   |                      |                         |                         |                                 |
| •  |                      |                         |                         |                                 |

Case Reviewer: Tania C. Chapela

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Staff finds the proposed additional building height to be compatible with the surrounding areas. the height increase and setback decrease is only applicable to the southwest building, which is oriented towards and within industrial uses. The proposed height is due to limited expansion area, operational changes since the original approval. The proposed building addition area will not exceed approved square footage. Additionally, the subject area is not adjacent to any residential uses.

Additionally, the proposed addition to the existing building area will require reduction of the required front setbacks. However, the front setbacks will not create a significant change in the visual character of the area.

No changes to intensity or permitted uses of the development have been proposed as part of this modification.

### 5.2 Recommendation

Staff recommends approval, subject to conditions.

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#### 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 7, 2024.

Prior to Certification, the parking detail needs to be removed from the site plan.

- 1. The maximum floor area ratio (FAR) permitted in the PD-RP district shall be 0.31.
- 2. The PD-RP project shall have a maximum height limitation of 35 feet. However, the area subject to MM 24-0859 shall be allowed a maximum building height of 75 feet.
- 3. The only addition to the minimum required setbacks provided for in the Zoning Code shall be along the north and south boundaries. Along these two boundaries the northern boundary, for structure heights over twenty five feet there shall be an additional two feet of setback for every one foot of height over twenty five feet. Along the southern boundary a 90 foot yard setback shall be required to accommodate a 75 feet height building.
- 4. Major vehicular traffic flows and other disquieting influences shall be separated from residential areas.
- 5. General office uses shall be concentrated for maximum pedestrian convenience and located for easy accessibility by workers and visitors.
- 6. The developer shall provide, prior to the issuance of Certificates of Zoning Compliance, an internal pedestrian circulation system. The approximate location and design of the pedestrian system shall be determined by the County Department of Development Coordination during detailed site plan review. The exact location and design shall be determined during commercial site plan review.
- 7. The accessory uses shall meet the performance standards of Section 7.17 as measured from outside and immediately adjacent to the walls of the building housing the use.
- 8. The accessory uses shall meet the requirements of Sections 11.5 and 11.13 of the Hillsborough County Zoning Code.
- 9. <u>With exception of the site area subject to MM 24-0859, the The</u> required front yard shall be 30 feet in the PD-RP project.
- 10. Along the eastern property boundary a 15-foot buffer shall be provided. Screening shall consist of at least the following, together with any additional specifications of the Hillsborough County Land Alteration and Landscape Ordinance:
  - a. A row of evergreen shrubs placed not more than five feet apart which would grow to form a continuous hedge at least six feet in height within two years; or
  - b. A berm and planting combination with the berm an average height of three feet and dense plantings which will, when combined with the berm, achieve a minimum height of six feet and seventy-five percent opacity within five years; and
  - c. A row of evergreen trees not less than ten feet high at the time of planting, and spaced not more than ten feet apart.

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- 11. Buffering and screening along all other property boundaries shall be provided in accordance with Section 7.12 of the Hillsborough County Zoning Code.
- 12. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 13. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- 14. The developer shall provide, prior to the issuance of Certificates of Zoning Compliance, sidewalks external to the project in the right-of way area in accordance with the approved master sidewalk plan.
- 15. The developer shall dedicate, prior to the issuance of Zoning Compliance Permits, Final Plat approval or at the request of the County to coincide with road improvements, whichever comes first, an additional 11 feet of right-of-way on the north side of Hanna Avenue thereby providing part of the 72 feet of total right-of-way needed ultimately to accommodate a symmetrical two-lane undivided roadway section.
- 16. The developer shall dedicate, prior to the issuance of Zoning Compliance Permits, Final Plat approval or at the request of the County to coincide with road improvements, whichever comes first, any land within 50' of the center lane: of Orient Road on the west side.
- 17. Prior to the issuance of Certificates of Zoning Compliance, the developer shall provide the following traffic improvements:
  - a. A 150 foot left-turn lane on Orient Road for northbound to west left turns onto Hanna Avenue. A 100' left turn lane may be constructed until such time as it is specifically requested by County Engineering Department that the turn lane be increased to 150 feet.
  - b. The developer shall be responsible for removing existing pavement markings in the widened section and for restriping the roadway to delineate the left turn lanes. This restriping shall be performed in compliance with Hillsborough County standards.
  - c. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement.
- 18. Driveway radii shall be a minimum of 40 feet to accommodate single unit vehicles.
- 19. Driveway radius returns shall not extend in front of the adjacent property.
- 20. The east project access on Hanna Avenue shall be located a minimum of 175 feet west of Orient Road. This distance is measured from the near edge of pavement on Orient Road to the near edge of pavement of the drive.
- 21. Parking shall be provided in accordance with Article 10 of the Hillsborough County Zoning Code.
- 22. The west and center project access on Hanna shall be aligned with or be offset a minimum of 75 feet west of Pine Grove Road. The offset distance is measured from the near edge of pavement on Pine Grove Road to the near edge of pavement of the drive.

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23. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Zoning Compliance, evidence of commitment from the City of Tampa Water Department to provide public water and evidence of commitment from the City of Tampa Department of Sanitary Sewers to provide public sewer services, and evidence of agreement to pay necessary costs to enable the City of Tampa to provide public water and public sewer service delivery.

- 24. Stormwater detention/retention pond design requirements for the development shall be as listed below unless otherwise approved by the Environmental Protection Commission and the County Drainage Engineer.
  - a. The side slopes shall be no greater than 4:1.
  - b. The banks shall be completely vegetated to the design low water elevation.
  - c. The sides and the bottom of each pond shall not be constructed of impervious material.
- 25. The developer shall provide (a) fire hydrants, or (b) a Fire Protection Plan as required by the Hillsborough County Fire Department.
  - (a) If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Zoning Compliance, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location and installation of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities.
  - (b) If (b) is required, the developer shall prepare a Fire Protection Plan for the site. The Plan shall be submitted to the County Department of Development Coordination prior to the issuance of Zoning Compliance Permits along with evidence of approval, from the County Fire Department, of the Plan as submitted.
- 26. The developer shall show on the Revised General Development Plan the approximate boundaries of all environmentally sensitive area(s) and shall label them "Conservation Area". The boundaries of any onsite environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the detailed site plan. Prior to Detailed Site Plan approval the developer shall submit to the County Department of Development Coordination evidence of approval from the Environmental Protection Commission of the conservation area boundaries.
- 27. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Department of Development Coordination as part of an approved detailed site plan.
- 28. All new structures and/or impervious area on site shall be set back a minimum of 30 feet from the boundaries of the on-site conservation area(s) and any adjacent conservation area(s) contiguous to any property boundary of the site.
- 29. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 30. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

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- 31. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 33. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 29 34 . Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable regulations and ordinances.
- 30 35. Within sixty days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification reflecting all the conditions outlined above.

**Zoning Administrator Sign Off:** 

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

J. Brian Grady

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

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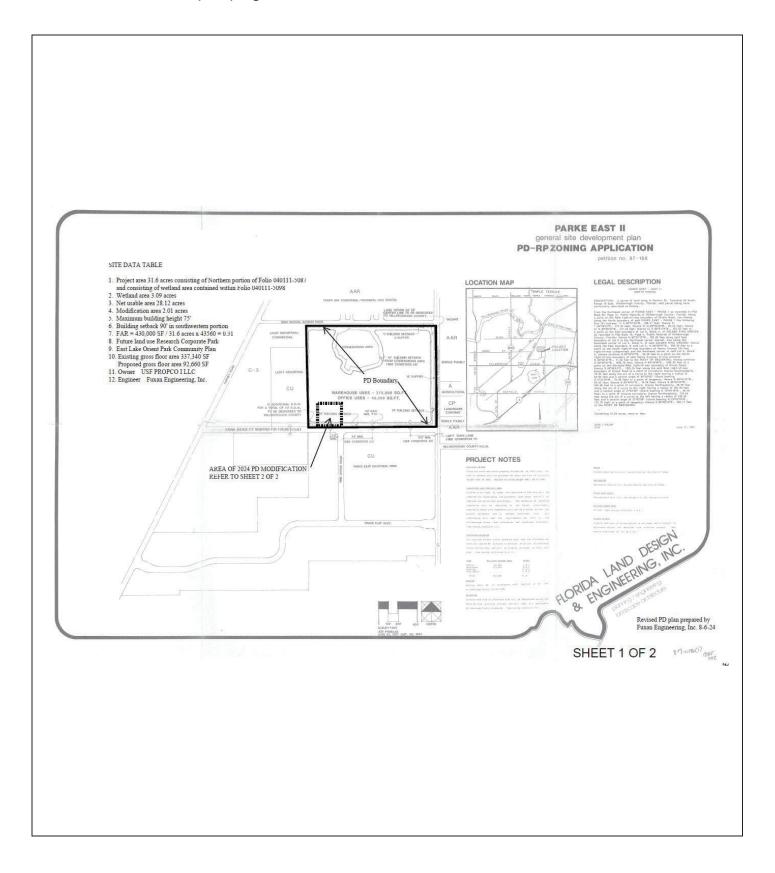
BOCC LUM MEETING DATE: December 10, 2024 Case Reviewer: Tania C. Chapela

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

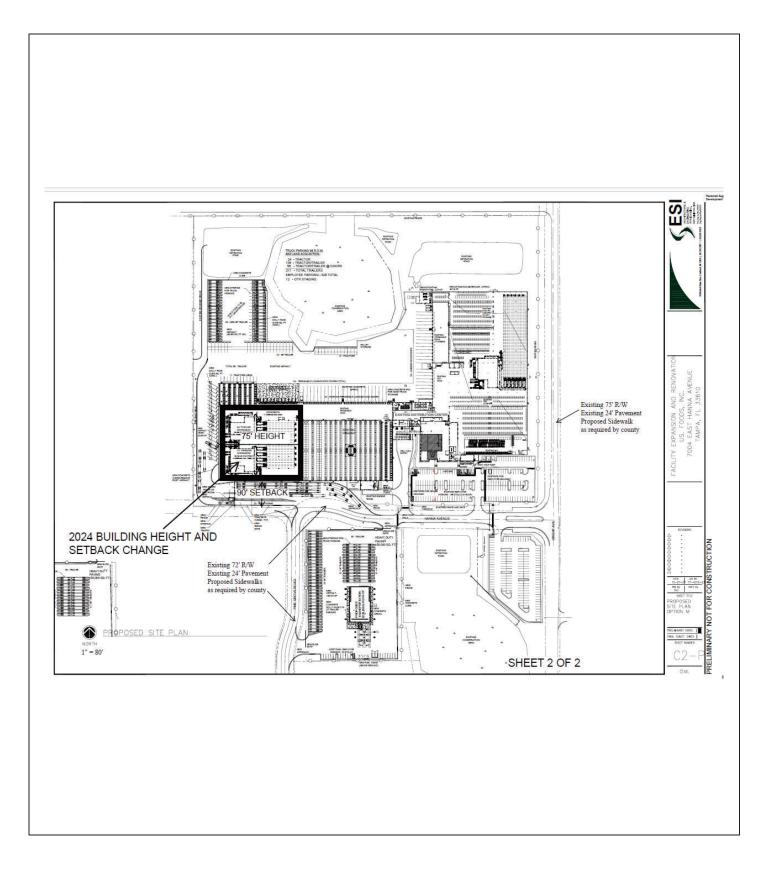
ZHM HEARING DATE: September 16, 2024 BOCC LUM MEETING DATE: December 10, 2024

Case Reviewer: Tania C. Chapela

# 8.0 PROPOSED SITE PLAN (FULL) Page 1 of 2



# 8.0 PROPOSED SITE PLAN (FULL) Page 2 of 2



APPLICATION NUMBER: MM 24-0859

ZHM HEARING DATE: September 16, 2024

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# 9.0 FULL TRANSPORTATION REPORT (see following pages)

### AGENCY REVIEW COMMENT SHEET

| TO: Z  | Zoning Technician, Development Services Department | nent                   | DATE: 09/09/2024 |  |  |
|--|--|------------------------|------------------|--|--|
| REVIEWER: James Ratliff, AICP, Principal Planner AGENCY/DEPT: Transportation |  |                        |                  |  |  |
| PLA  | NNING AREA/SECTOR: ELOP/ Central                   | PETITION NO: MM        | И 24-0859        |  |  |
|  |  |                        |                  |  |  |
|  | This agency has no comments.                       |                        |                  |  |  |
| X  | This agency has no objection.                      |                        |                  |  |  |
|  | This agency has no objection, subject to listed or | r attached conditions. |                  |  |  |
|  | This agency objects, based on the listed or attack | ned conditions.        |                  |  |  |

### PROJECT SUMMARY, TRIP GENERATION AND CONCLUSIONS

The applicant is proposing a Major Modification (MM) to a previously approved Planned Development (PD) #87-0186, with approximately 31.63 ac. in total. One of the project parcels is split zoned, with the portion south of E. Hanna Ave. being located within another PD. The zoning is presently approved for 375,000 s.f. of Warehouse Uses and 45,000 s.f. of office Uses. The applicant is seeking to modify a +/-2.01 ac. area of the site to allow an increased height within that area of 75 feet.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff has waived the requirement that the applicant submit a trip generation and site access analysis for the proposed development. Staff notes that no changes to the maximum square-footage or type of uses are proposed (only height), and there are no changes to external project access. As such, the project will have no effect on the maximum trip generation potential of the subject project. Staff has prepared a comparison of the number of trips generated under the existing and proposed zoning districts, utilizing a generalized worst-case scenario. Data presented below is based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Transportation Review Section staff does not generally analyze existing PDs for compliance with current regulations when the nature of the proposed change does not alter external project access connections or modify project entitlements. As such, staff is not proposing changes which would otherwise be required to bring the project into compliance with today's review standards and procedures. Staff notes that the applicant will still be required to comply with all relevant LDC regulations and other applicable requirements (e.g. Transportation Technical Manual requirements) at the time of site/construction plan review.

### **Existing Zoning:**

| Land Use/Size                                  | 24 Hour<br>Two- | Total Peak<br>Hour Trips |     |
|--|-----------------|--------------------------|-----|
| Land Ose/Size                                  | Way<br>Volume   | AM                       | PM  |
| 375,000 s.f. Warehouse Uses (ITE Code 150)     | 583             | 65                       | 68  |
| 45,000 s.f. General Office Uses (ITE Code 710) | 580             | 84                       | 86  |
| Subtotal:                                      | 1,163           | 149                      | 154 |

## Proposed Zoning:

|  | 24 Hour | Total Peak |       |
|--|---------|------------|-------|
| Land Use/Size                                  | Two-    | Hour 7     | Γrips |
| Land Ose/Size                                  | Way     | AM         | PM    |
|  | Volume  | Alvi       | I IVI |
| 375,000 s.f. Warehouse Uses (ITE Code 150)     | 583     | 65         | 68    |
| 45,000 s.f. General Office Uses (ITE Code 710) | 580     | 84         | 86    |
| Subtotal:                                      | 1,163   | 149        | 154   |

Trip Generation Difference:

| I 1II /G'     | 24 Hour<br>Two- | Total Hour |        |
|---------------|-----------------|------------|--------|
| Land Use/Size | Way<br>Volume   | AM         | PM     |
| Difference    | No<br>Change    | No         | No     |
|               | Change          | Change     | Change |

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E. Hanna Ave. is a 2-lane, undivided, local roadway characterized by +/- 12-foot-wide travel lanes in average condition. There are +/- 5-foot-wide sidewalks along portions of the south side of E. Hanna Ave. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The segment of E. Hanna Ave. to which the project takes access was not included within the Hillsborough County 2020 Level of Service (LOS) report. As such, no information for that roadway can be provided. LOS Information for the closest adjacent roadway segment is reported below.

| Roadway    | From                 | То         | LOS<br>Standard | Peak Hour<br>Directional<br>LOS |
|------------|----------------------|------------|-----------------|---------------------------------|
| Orient Rd. | Hillsborough<br>Ave. | Sligh Ave. | D               | С                               |

Source: Hillsborough County 2020 Level of Service Report.

# Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) |                         |  |  |  |
|--|-------------------------|--|--|--|
| Road Name                                | Classification          | <b>Current Conditions</b>  | Select Future Improvements   |  |
| E. Hanna Ave.                            | County Local -<br>Urban | 2 Lanes  □Substandard Road  ⊠Sufficient ROW Width                | <ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul> |  |
|  | Choose an item.         | Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width | <ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>      |  |
|  | Choose an item.         | Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width | <ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>      |  |
|  | Choose an item.         | Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width  | <ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>      |  |

| Project Trip Generation | <b>on</b> $\square$ Not applicable for this request |                      |                      |
|-------------------------|---|----------------------|----------------------|
|                         | Average Annual Daily Trips                          | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing                | 1,163   | 149                  | 154                  |
| Proposed                | 1,163   | 149                  | 154                  |
| Difference (+/-)        | No Change   | No Change            | No Change            |

<sup>\*</sup>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   | X              | Vehicular & Pedestrian         | None         | Meets LDC |
| East  |                | None                           | None         | Meets LDC |
| West  |                | None                           | None         | Meets LDC |
| Notes:  | •              |                                |              | <u>.</u>  |

| <b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request |                 |                 |  |
|--|-----------------|-----------------|--|
| Road Name/Nature of Request Type Finding   |                 |                 |  |
|  | Choose an item. | Choose an item. |  |
| Choose an item. Choose an item.  |                 |                 |  |
| Notes:   |                 |                 |  |

# Transportation Comment Sheet

| 4.0 Additional Site Information & Agency Comments Summary   |                     |                         |  |  |  |
|---|---------------------|-------------------------|--|--|--|
| Transportation  | Objections          | Conditions<br>Requested | Additional<br>Information/Comments           |  |  |
| <ul><li>☐ Design Exception/Adm. Variance Requested</li><li>☐ Off-Site Improvements Provided</li></ul> | ☐ Yes ☐ N/A<br>☑ No | □ Yes<br>⊠ No           | All previous conditions shall carry forward. |  |  |

# **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** MM 24-0859

**DATE OF HEARING:** September 16, 2024

APPLICANT: USF Propco I, LLC

**PETITION REQUEST:** The Major Modification request is to

modify PD 87-0186 to permit an

increase in building height and to reduce

the required southern setback

**LOCATION:** 7004 East Hanna Ave.

**SIZE OF PROPERTY:** 31.63 acres, m.o.l.

**EXISTING ZONING DISTRICT**: PD 87-0186

FUTURE LAND USE CATEGORY: RCP

SERVICE AREA: Urban

**COMMUNITY PLAN:** East Lake/Orient Park

### **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.

# REVISED REPORT 1.0 APPLICATION SUMMARY



Applicant: USF PROPCO I LLC

FLU Category: RCP Service Area: Urban Site Acreage: 31.6 Acres

Community Plan Area: East Lake/Orient Park

Overlay: None

## Introduction Summary:

PD 87-0186 is approved for Warehouses and Office uses. The request is only applicable to the southwestern PD area to accommodate an addition to an existing building. It is intended to increase the maximum building height to 75 feet. Additionally, the request is to allow for a reduction to the southern setback. No additional commercial entitlements are proposed.

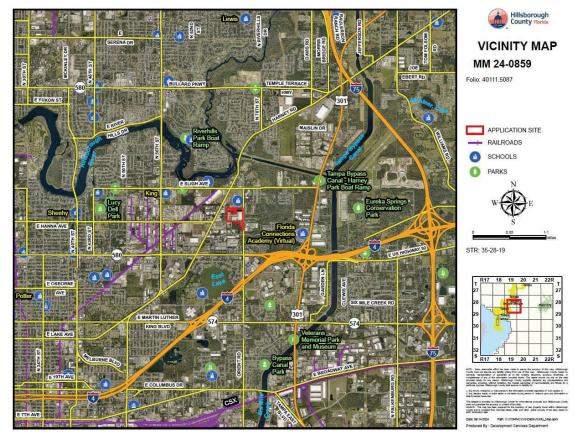
PD Variation(s): None requested as part of this application
Waiver(s) to the Land Development Code: None requested as part of this application

**Planning Commission Recommendation:** Consistent

**Development Services Recommendation:** Approvable, subject to proposed

conditions

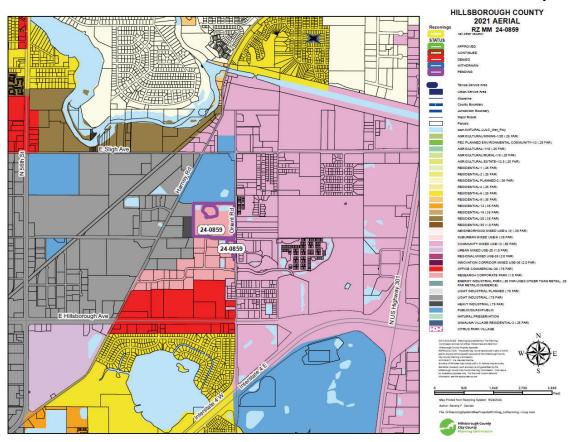
# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



# **Context of Surrounding Area:**

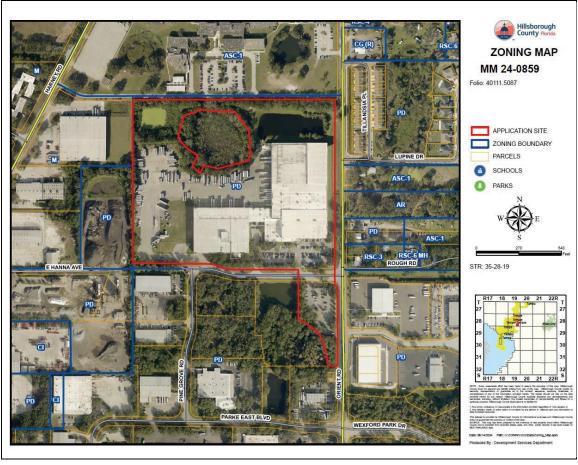
The area is primarily developed with Industrial and light industrial uses along E Hanna Ave. Light Industrial, Residentially and Agriculturally zoned properties are located along Orient Rd. The property is surrounded by properties developed with light industrial uses to the south and west. Across Orient Rd., to the east are several properties developed with light industrial uses and some single family residential houses.

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



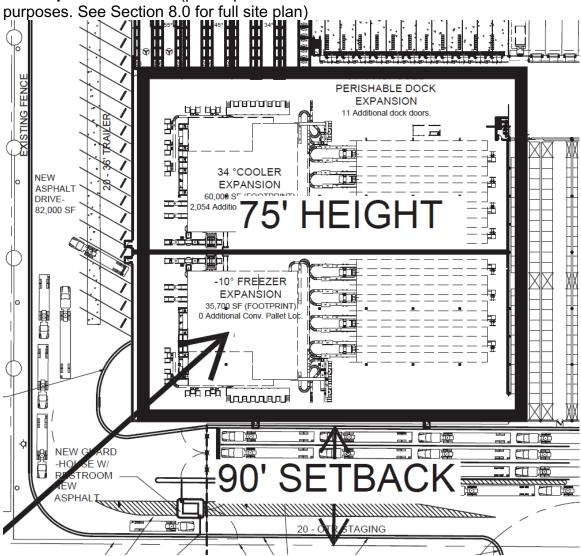
| Subject Site<br>Future Land Use<br>Category: | Research/Corporate Park (RCP)  |  |
|--|--|--|
| Maximum<br>Density/F.A.R.:                   | 1.0 FAR  |  |
| Typical Uses:                                | Research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities and rural scale retail establishments. Rural-Residential scale neighborhood commercial uses limited to 30,000 sq. ft. for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. |  |

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



# 2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation



**Design Exception/Administrative Variance** ⊠Not applicable for this request **Road Name/Nature of Request Type** 

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY INFORMATION/REVIEWING AGENCY

| Check if Applicable:  |  |  |  |  |
|---|--|--|--|--|
|   |  |  |  |  |
| ☐ 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       |  |  |  |  |
| ☑ OtherAviation Authority.  |  |  |  |  |
| Public Facilities:  |  |  |  |  |
| Transportation  |  |  |  |  |
| ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided    |  |  |  |  |
| Service Area/ Water & Wastewater  |  |  |  |  |
| □Urban ⊠ City of Tampa  |  |  |  |  |
| □Rural □ City of Temple Terrace   |  |  |  |  |
|   |  |  |  |  |
| Hillsborough County School Board  |  |  |  |  |
| Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A           |  |  |  |  |
| Impact/Mobility Fees  |  |  |  |  |
| Urban Mobility, Northeast Fire - no additional assessable development.    |  |  |  |  |
| Planning Commission   |  |  |  |  |
| ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ |  |  |  |  |
| Minimum Density Met □ N/A □Density Bonus Requested                        |  |  |  |  |
| ·   |  |  |  |  |
|   |  |  |  |  |
| <ul> <li>✓ Yes □ No</li> <li>☐ Inconsistent ☒ Consistent</li> </ul>       |  |  |  |  |

# 5.0 IMPLEMENTATION RECOMMENDATIONS

## 5.1 Compatibility

Staff finds the proposed additional building height to be compatible with the surrounding areas. the height increase and setback decrease is only applicable to the southwest building, which is oriented towards and within industrial uses. The proposed height is due to limited expansion area, operational changes since the original approval. The proposed building addition area will not exceed approved square footage. Additionally, the subject area is not adjacent to any residential uses.

Additionally, the proposed addition to the existing building area will require reduction of the required front setbacks. However, the front setbacks will not create a significant change in the visual character of the area.

No changes to intensity or permitted uses of the development have been

proposed as part of this modification.

### 5.2 Recommendation

Staff recommends approval, subject to conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 16, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Clay Gilman 625 Court Street Clearwater testified on behalf of the applicant. Mr. Gilman stated that the Major Modification request proposes to increase the maximum building height from 45 feet to 75 feet. The request also proposes to decrease the required southern setback from 130 feet to 90 feet. The setback is associated with the Code requirement to provide an additional 2 feet of setback for every 1 foot of building height over 20 feet. Mr. Gilman showed graphics to discuss the existing US Foods operation. He stated that the modification will allow a building expansion to serve Tampa's growing footprint. He added that the height of an existing building is proposed to be increased to 75 feet.

Hearing Master Finch asked Mr. Gilman if there was anything on the parcel subject to the modification. Mr. Gilman replied yes and that the existing building would be increased vertically to 75 feet.

Ms. Tania Chapela of the Development Services Department, testified regarding the County staff report. Ms. Chapela detailed the proposed modification and stated that staff finds the modification approvable.

Ms. Alexis Meyers of the Planning Commission testified regarding the Planning Commission staff report. Ms. Myers stated that the property is designated Research Corporate Park by the Future Land Use Map and is located within the Urban Service Area. She cited numerous policies with which the modification complies with and stated that the modification is consistent with the East Lake/Orient Park Community Plan and the 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 and Mr. Gilman did not have additional comments.

Hearing Master Finch then concluded the hearing.

### **EVIDENCE SUBMITTED**

No documents were submitted into the record.

### **PREFACE**

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

## **FINDINGS OF FACT**

- 1. The subject site is 31.63 acres in size and is zoned Planned Development (87-0186). The property is designated Research Corporate Park (RCP) by the Comprehensive Plan and located in the Urban Service Area. And the East Lake/Orient Park Community Planning Area
- 2. The Planned Development (PD) is approved for a maximum Floor Area Ratio (FAR) of 0.31 with a maximum height of 35 feet. The applicant's representative testified that the site is developed with the US Foods Corporation for the past 30 years.
- 3. The Major Modification request proposes to increase the maximum permitted building height from 35 feet to 75 feet and to reduce the required southern building setback from 130 feet to 90 (with the proposed building addition). No new commercial entitlements are proposed.
- 4. No Planned Development variations or waivers are requested.
- 5. The Planning Commission staff testified that the modification is consistent with the East Lake/Orient Park Community Plan and the Comprehensive Plan.
- 6. The proposed modification to increase the height of an existing building will have minimal impacts to the infrastructure in the area. It is emphasized that no new commercial entitlements are requested.
- 7. The proposed modification for the addition to an existing building serves to allow US Foods to provide for the increased growth in the Tampa Bay Area and is consistent with the existing development pattern. The modification is consistent with the Comprehensive Plan and Land Development Code.

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

Planned Development 87-0186 is approved for a maximum FAR of 0.31 and a maximum building height of 35 feet. The property is designated RCP by the Comprehensive Plan and is located in the East Lake/Orient Park Community Planning Area.

The applicant's representative testified that the property has been developed with the US Foods Corporation for the last 30 years.

The Major Modification request proposes to increase the maximum building height from 35 feet to 75 feet and to reduce the required southern setback from 130 feet to 90 feet. The modification is to an existing building which will be increased in height. The request to decrease the required setback is associated with the Code requirement to provide an addition 2 feet of setback for every 1 foot of building height over 20 feet. No new commercial entitlements are requested.

The Planning Commission supports the modification and found it consistent with the East Lake/Orient Park Community Plan and the Comprehensive Plan.

The proposed modification for the increase in the height of an existing building will result in minimal impacts to the surrounding infrastructure. The modification is consistent with the Comprehensive Plan and Land Development Code.

## **RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 87-0186 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

October 7, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

| Unincorporated Hillsborough County Rezoning Consistency Review |   |  |  |  |
|--|---|--|--|--|
| Hearing Date: September 16, 2024                               | Case Number: MM 24-0859   |  |  |  |
| Report Prepared: September 5, 2024                             | Folio(s): 40111.5087  |  |  |  |
|  | General Location: West of Orient Road, east of<br>Harney Road, north of East Hanna Avenue and<br>south of East Sligh Avenue   |  |  |  |
| Comprehensive Plan Finding                                     | CONSISTENT  |  |  |  |
| Adopted Future Land Use  | Research/Corporate Park (1.0 FAR)   |  |  |  |
| Service Area   | Urban   |  |  |  |
| Community Plan(s)  | East Lake-Orient Park   |  |  |  |
| Rezoning Request   | Major Modification to Planned Development 87-<br>0186 to change building height from 45 feet to 75<br>feet and reduction in setback from 130 feet to 90<br>feet in the southwestern portion of the site |  |  |  |
| Parcel Size  | 31.6 ± acres  |  |  |  |
| Street Functional Classification                               | Orient Road – County Collector Harney Road – County Arterial East Hanna Avenue – Local East Sligh Avenue – County Collector   |  |  |  |
| Commercial Locational Criteria                                 | Not applicable  |  |  |  |

| Evacuation Area | E |
|-----------------|---|
|-----------------|---|

| Table 1: COMPARISON OF SURROUNDING PROPERTIES |  |                          |   |  |  |  |
|---|--|--------------------------|---|--|--|--|
| Vicinity                                      | Future Land Use<br>Designation         | Zoning                   | Existing Land Use   |  |  |  |
| Subject<br>Property                           | Research/Corporate Park                | PD                       | Agricultural  |  |  |  |
| North   | Public/Quasi-Public                    | ASC-1                    | Educational   |  |  |  |
| South   | Research/Corporate Park                | PD                       | Heavy Commercial +<br>Vacant                                  |  |  |  |
| East  | Community Mixed Use-12                 | ASC-1+ AR+ PD +<br>RSC-3 | Single-family +<br>Agricultural+ Light<br>Industrial + Vacant |  |  |  |
| West  | Light Industrial + Heavy<br>Industrial | M + PD                   | Light Industrial + Heavy<br>Industrial                        |  |  |  |

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

The  $36.1 \pm$  acre subject site is located west of Orient Road, east of Harney Road, north of East Hanna Road and south of East Sligh Avenue. The subject site is within the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a Major Modification to Planned Development (PD) 87-0186 to change building height from 45 feet to 75 feet and reduction in setback from 130 feet to 90 feet in the southwestern portion of the site.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site currently operating as a food packing plant. The proposed major modification to increase height and reduce setbacks is compatible with the existing industrial and manufacturing of the area.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land Use category. The site is in the Research/Corporate Park (RCP)

Future Land Use category. The RCP Future Land Use category allows for research and development activities, related educational facilities, electronic components production, light-restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities, and rural scale retail establishments. Rural-Residential scale neighborhood commercial uses limited to 30,000 sq. ft. for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. As the language states above, commercial, multi-purpose and mixed-use projects are allowed within this category. The proposal meets Objective 8.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1, and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.2, 16.3, and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern adjacent to the modification area is mixed in use with heavy commercial to the south and light and heavy industrial to the west.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 13 of the FLUE, "new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan." Objective 9.3 of the Environmental & Sustainability (E&S) is to manage natural preserves to ensure a healthy, functioning environment, economy and quality of life. The EPC determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.9 and associated policies in the E&S.

The subject site is located within the limits of the East Lake-Orient Park Community Plan. The Plan seeks to provide opportunities for business growth and jobs through design guidelines and protection of adjacent residential uses. The proposed major modification meets the intent of the plan's economic development goals.

Overall, staff finds that the proposed use is an allowable use in the RCP category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the East Lake-Orient Park Community Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

### Recommendation

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

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

### **FUTURE LAND USE ELEMENT**

### **Urban Service Area**

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

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

### **Land Use Categories**

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

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

### **Relationship to Land Development Regulations**

**Objective 9:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and

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

**Policy 9.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

**Policy 9.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

### Neighborhood/Community Development

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

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

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

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

**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.

**Community Design Component (CDC)** 

### 5.0 NEIGHBORHOOD LEVEL DESIGN

### **5.1 COMPATIBILITY**

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

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

### 7.1 DEVELOPMENT PATTERN

- **GOAL 17:** Develop commercial areas in a manner which enhances the County's character and ambiance.
- **OBJECTIVE 17-1:** Facilitate patterns of site development that appear purposeful and organized.
- **Policy 17-1.4:** Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

#### **ENVIRONMENTAL & SUSTAINABILITY SECTION**

- **Objective 3.8:** Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.
- **Policy 3.8.1:** Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.
- **Policy 3.8.2:** Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.
- **Policy 3.8.3:** Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.
- **Policy 3.8.4:** Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.
- **Objective 3.9:** Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.
- **Policy 3.9.9:** Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.

#### LIVABLE COMMUNITIES ELEMENT: East Lake Orient Park Community Plan

Economic Development – Provide opportunities for business growth and jobs in the East Lake-Orient Park community.

• Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.

MM 24-0859 6

2021 AERIAL

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

24-0859

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

RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

0

E Hillsborough Ave

CITRUS PARK VILLAGE

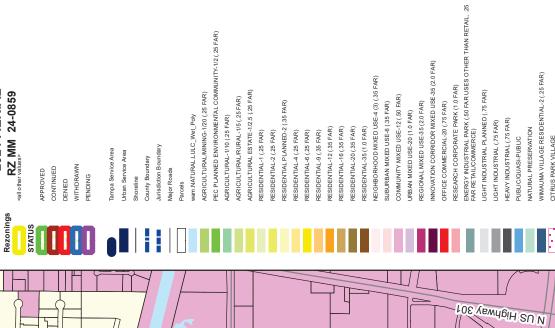


Map Printed from Rezoning System: 6/24/2024 Author: Beverly F. Daniels



2,760

File: G:\RezoningSystem\Map



HameyRd

Sligh Ave

1S 4199 N

黑

Orient Rd

24-0859

# 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

Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Joshua Wostal

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

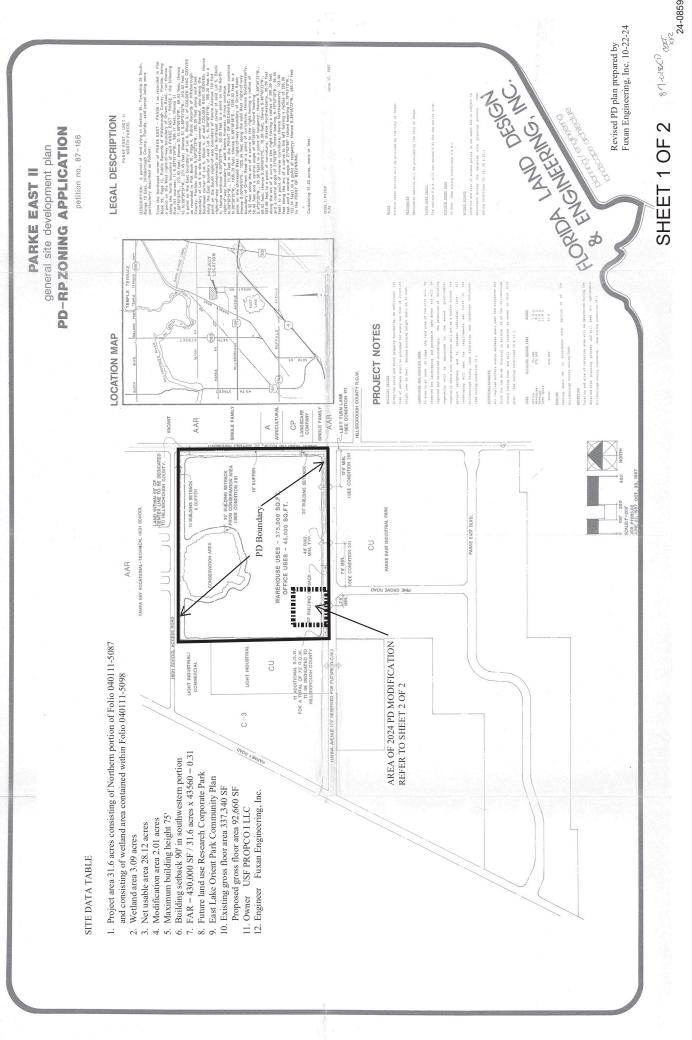
#### **COUNTY INTERNAL AUDITOR**

Peggy Caskey

#### **DEPUTY COUNTY ADMINISTRATOR**

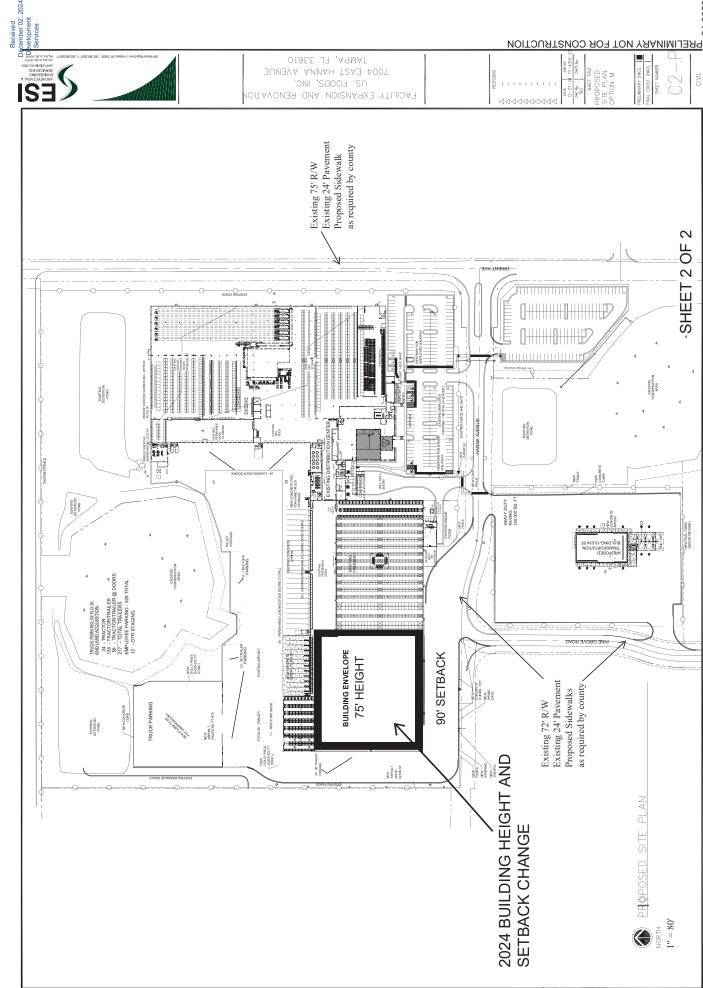
Gregory S. Horwedel

| Project Name: MAJOR MOD   | IFICATION TO PD 87-0186                         |
|---|---|
| Zoning File: PD 87-0186   | Modification: MM 24-0859                        |
| Atlas Page: None  | Submitted: 12/02/24                             |
| To Planner for Review: 12/02/24                                       | Date Due: ASAP                                  |
|   | Phone: 727.441.8966/bja@macfar.com              |
| Right-Of-Way or Land Required for I                                   | Dedication: Yes No ✓                            |
| The Development Services Departm                                      | ent HAS NO OBJECTION to this General Site Plan. |
| The Development Services Departm Site Plan for the following reasons: | ent RECOMMENDS DISAPPROVAL of this General      |
|   |   |
| Reviewed by: Tania C. Chap  | ela Date: 12/03/2024                            |
| Date Agent/Owner notified of Disapp                                   | roval:  |



O1988 JA ,A9MAT 7004 EAST HANNA AVENUE US. FOODS, INC. FACILITY EXPANSION AND RENOVATION

0.2



# AGENCY COMMNENTS

#### AGENCY REVIEW COMMENT SHEET

| TO: Z   | TO: Zoning Technician, Development Services Department DATE: 09/09/2024      |  |  |  |  |
|---|--|--|--|--|--|
| REVI  | REVIEWER: James Ratliff, AICP, Principal Planner AGENCY/DEPT: Transportation |  |  |  |  |
| PLANNING AREA/SECTOR: ELOP/ Central PETITION NO: MM 24-0859 |  |  |  |  |  |
|   |  |  |  |  |  |
|   | This agency has no comments.   |  |  |  |  |
| X   | X 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.             |  |  |  |  |

#### PROJECT SUMMARY, TRIP GENERATION AND CONCLUSIONS

The applicant is proposing a Major Modification (MM) to a previously approved Planned Development (PD) #87-0186, with approximately 31.63 ac. in total. One of the project parcels is split zoned, with the portion south of E. Hanna Ave. being located within another PD. The zoning is presently approved for 375,000 s.f. of Warehouse Uses and 45,000 s.f. of office Uses. The applicant is seeking to modify a +/-2.01 ac. area of the site to allow an increased height within that area of 75 feet.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff has waived the requirement that the applicant submit a trip generation and site access analysis for the proposed development. Staff notes that no changes to the maximum square-footage or type of uses are proposed (only height), and there are no changes to external project access. As such, the project will have no effect on the maximum trip generation potential of the subject project. Staff has prepared a comparison of the number of trips generated under the existing and proposed zoning districts, utilizing a generalized worst-case scenario. Data presented below is based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Transportation Review Section staff does not generally analyze existing PDs for compliance with current regulations when the nature of the proposed change does not alter external project access connections or modify project entitlements. As such, staff is not proposing changes which would otherwise be required to bring the project into compliance with today's review standards and procedures. Staff notes that the applicant will still be required to comply with all relevant LDC regulations and other applicable requirements (e.g. Transportation Technical Manual requirements) at the time of site/construction plan review.

#### **Existing Zoning:**

| Land Use/Size                                  | 24 Hour<br>Two- | Total 1<br>Hour 7 |     |
|--|-----------------|-------------------|-----|
| Land Ose/Size                                  | Way<br>Volume   | AM                | PM  |
| 375,000 s.f. Warehouse Uses (ITE Code 150)     | 583             | 65                | 68  |
| 45,000 s.f. General Office Uses (ITE Code 710) | 580             | 84                | 86  |
| Subtotal:                                      | 1,163           | 149               | 154 |

#### Proposed Zoning:

| 1 111 /0.                                      | 24 Hour<br>Two- | Total Peak<br>Hour Trips |     |
|--|-----------------|--------------------------|-----|
| Land Use/Size                                  | Way<br>Volume   | AM                       | PM  |
| 375,000 s.f. Warehouse Uses (ITE Code 150)     | 583             | 65                       | 68  |
| 45,000 s.f. General Office Uses (ITE Code 710) | 580             | 84                       | 86  |
| Subtotal:                                      | 1,163           | 149                      | 154 |

Trip Generation Difference:

| Land Use/Size | Two-<br>Way<br>Volume | Hour T | PM     |
|---------------|-----------------------|--------|--------|
| Difference    | No                    | No     | No     |
|               | Change                | Change | Change |

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E. Hanna Ave. is a 2-lane, undivided, local roadway characterized by +/- 12-foot-wide travel lanes in average condition. There are +/- 5-foot-wide sidewalks along portions of the south side of E. Hanna Ave. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

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

The segment of E. Hanna Ave. to which the project takes access was not included within the Hillsborough County 2020 Level of Service (LOS) report. As such, no information for that roadway can be provided. LOS Information for the closest adjacent roadway segment is reported below.

| Roadway    | From                 | То         | LOS<br>Standard | Peak Hour<br>Directional<br>LOS |
|------------|----------------------|------------|-----------------|---------------------------------|
| Orient Rd. | Hillsborough<br>Ave. | Sligh Ave. | D               | С                               |

Source: Hillsborough County 2020 Level of Service Report.

#### Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) |                         |  |  |
|--|-------------------------|--|--|
| Road Name                                | Classification          | <b>Current Conditions</b>  | Select Future Improvements   |
| E. Hanna Ave.                            | County Local -<br>Urban | 2 Lanes  □Substandard Road  ⊠Sufficient ROW Width                | <ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul> |
|  | Choose an item.         | Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width | <ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>      |
|  | Choose an item.         | Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width | <ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>      |
|  | Choose an item.         | Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width  | <ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>      |

| Project Trip Generation □Not applicable for this request |                            |                      |                      |  |
|--|----------------------------|----------------------|----------------------|--|
|  | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |  |
| Existing   | 1,163                      | 149                  | 154                  |  |
| Proposed   | 1,163                      | 149                  | 154                  |  |
| Difference (+/-)   | No Change                  | No Change            | No Change            |  |

<sup>\*</sup>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   | X              | Vehicular & Pedestrian         | None         | Meets LDC |
| East  |                | None                           | None         | Meets LDC |
| West  |                | None                           | None         | Meets LDC |
| Notes:  | •              |                                |              | <u>.</u>  |

| <b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request |                 |                 |  |
|---|-----------------|-----------------|--|
| Road Name/Nature of Request Type Finding  |                 |                 |  |
|   | Choose an item. | Choose an item. |  |
| Choose an item. Choose an item.   |                 |                 |  |
| Notes:  |                 |                 |  |

#### **Transportation Comment Sheet**

| 4.0 Additional Site Information & Agency Comments Summary   |                  |                         |  |  |
|---|------------------|-------------------------|--|--|
| Transportation  | Objections       | Conditions<br>Requested | Additional<br>Information/Comments           |  |
| <ul><li>☐ Design Exception/Adm. Variance Requested</li><li>☐ Off-Site Improvements Provided</li></ul> | ☐ Yes ☐ N/A ⊠ No | □ Yes<br>⊠ No           | All previous conditions shall carry forward. |  |

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Joshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

#### **AGENCY COMMENT SHEET**

REZONING

HEARING DATE: September 16, 2024

PETITION NO.: 24-0859

PROPERTY ADDRESS: 7004 E Hanna Avenue, Tampa

EPC REVIEWER: Kelly M. Holland

CONTACT INFORMATION: (813) 627-2600 X 1222

EMAIL: hollandk@epchc.org

COMMENT DATE: July 3, 2024

PROPERTY ADDRESS: 7004 E Hanna Avenue, Tampa

FOLIO #: 0401115087

STR: 35-28S-19E

**REQUESTED ZONING:** Major modification to an existing PD for variances to building height and setback

| FINDINGS                             |  |  |  |
|--------------------------------------|--|--|--|
| WETLANDS PRESENT                     | YES  |  |  |
| SITE INSPECTION DATE                 | DATE   |  |  |
| WETLAND LINE VALIDITY                | EXPIRED                                      |  |  |
| WETLANDS VERIFICATION (AERIAL PHOTO, | In the north central portion of the property |  |  |
| SOILS SURVEY, EPC FILES)             |  |  |  |

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

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

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

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

#### **INFORMATIONAL COMMENTS:**

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

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

Kmh / app

ec: Brian J. Aungst, Jr., Agent - bja@marcfar.com



#### **AGENCY REVIEW COMMENT SHEET**

**NOTE**: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 08/27/2024

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

**APPLICANT:** USF PROPCO I LLC **PETITION NO:** 24-0859

**LOCATION:** 7004 E Hanna Ave

**FOLIO NO:** 040111-5087

#### **Estimated Fees:**

No additional construction impact fees expected.

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

Urban Mobility, Northeast Fire - no additional assessable development.

#### AGENCY REVIEW COMMENT SHEET

| TO:  | TO: ZONING TECHNICIAN, Planning Growth Management DATE: 11 Jul. 2023    |                     |                                 |  |  |
|--|---|---------------------|---------------------------------|--|--|
| REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management |   |                     |                                 |  |  |
| APP  | LICANT: Brian Aungst  | PETITION NO:        | MM 24-0859                      |  |  |
| LOC  | ATION: 7004 E. Hanna Ave., Tampa, FL 33610                              |                     |                                 |  |  |
| FOL  | IO NO: 40111.5087   | SEC: <u>35</u> TWN: | <u>28</u> <b>RNG:</b> <u>19</u> |  |  |
|  |   |                     |                                 |  |  |
|  |   |                     |                                 |  |  |
|  |   |                     |                                 |  |  |
| $\boxtimes$  | This agency has no comments.  |                     |                                 |  |  |
|  |   |                     |                                 |  |  |
|  | This are not been as abiastica  |                     |                                 |  |  |
| Ш  | This agency has no objection.   |                     |                                 |  |  |
|  |   |                     |                                 |  |  |
|  | This agency has no objection, subject to listed or attached conditions. |                     |                                 |  |  |
|  |   |                     |                                 |  |  |
|  | _   |                     |                                 |  |  |
| Ш  | This agency objects, based on the listed or at                          | tached conditions.  |                                 |  |  |
|  |   |                     |                                 |  |  |
| COMMENTS:  |   |                     |                                 |  |  |
|  |   |                     |                                 |  |  |

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 6/12/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/25/2024

**PROPERTY OWNER:** USF Proposo I LLC PID: 24-0859

**APPLICANT:** USF Propco I LLC

**LOCATION:** 7004 East Hanna Ave. Tampa, FL 33610

**FOLIO NO.:** 40111.5087

#### **AGENCY REVIEW COMMENTS:**

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

Hillsborough County EVSD has no recommended conditions and no request for additional information.

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

| PETIT      | TION NO.   | : <u>MM 24-0859</u>                  | <b>REVIEWED BY:</b>       | Clay Walker, E.I.   | <b>DATE:</b> <u>6/21/2024</u>             |
|------------|--|--------------------------------------|---------------------------|---|---|
| FOLI       | O NO.: _   | 40111.5087                           |                           |   |   |
|            |  |                                      |                           |   |   |
|            |  |                                      | WATER                     |   |   |
|            |  | •                                    | -                         | Water Service Area. ility of water service.   | The applicant should                      |
|            | A inch water main exists (adjacent to the site), (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity. |                                      |                           |   |   |
|            | Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.                           |                                      |                           |   |   |
| WASTEWATER |  |                                      |                           |   |   |
|            |  |                                      |                           | Wastewater Service availability of wastew   |   |
|            | feet from however  | n the site)<br>there could be a      | <br>additional and/or dif | (adjacent to the site),<br>This will be the likely<br>ferent points-of-conn<br>s not a reservation of | point-of-connection, ection determined at |
|            | connection and will r  | on to the County<br>need to be compl | y's wastewater syst       | nts will need to be em. The improvemen prior to issuance of tem.                                      | ts include                                |
| COM        | /ENITS:  |                                      |                           |   |   |
| COMMENTS:  |  |                                      |                           |   |   |



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

#### **Hillsborough County - OPTIX**

| <b>DATE:</b> June 17, 2024   |  |  |  |  |
|--|--|--|--|--|
| PROPOSED USE INFORMATION:  |  |  |  |  |
| Case No.: 24-0859 Reviewer: Tony Mantegna  |  |  |  |  |
| Location: 7004 E Hanna Avenue  |  |  |  |  |
| Folio: <u>40111.5087</u>   |  |  |  |  |
| Current use of Land: Commercial  |  |  |  |  |
| Zoning: PD   |  |  |  |  |
| REQUEST: Increase building height to 75'.  |  |  |  |  |
|  |  |  |  |  |
| COMMENTS:  |  |  |  |  |
| The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 90 feet Above Mean Sea Level will require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director. |  |  |  |  |
| Compatible without conditions (see comments above)   |  |  |  |  |
| ☐ Not compatible (comments)  |  |  |  |  |
| ☐ Compatible with conditions (see comments above) – A Height Zoning Permit or letter of compliance needs to be issued by the Aviation Authority for the building. You will need the FAA Determination before you file with the Airport.                              |  |  |  |  |
| cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records  |  |  |  |  |





# VERBATIM TRANSCRIPT

| HILLSBOROUGH COUNTY, FLORIDA<br>BOARD OF COUNTY COMMISSIONERS        |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
| X  |   |  |  |  |  |  |
| IN RE:   | )   |  |  |  |  |  |
| ZONE HEARING MASTER )  |   |  |  |  |  |  |
| HEARINGS   | )<br>)<br>X   |  |  |  |  |  |
| ZONING HEARING MASTER HEARING  |   |  |  |  |  |  |
| TRANSCRIPT OF TESTIMONY AND PROCEEDINGS                              |   |  |  |  |  |  |
| BEFORE:  | Susan Finch<br>Land Use Hearing Master  |  |  |  |  |  |
| DATE:  | Monday, September 16, 2024  |  |  |  |  |  |
| TIME:  | Commencing at 6:00 p.m. Concluding at 6:52 p.m.   |  |  |  |  |  |
| LOCATION:  | Hillsborough County BOCC<br>601 East Kennedy Boulevard, Second<br>Floor<br>Tampa, Florida 33610 |  |  |  |  |  |
|  |   |  |  |  |  |  |
|  |   |  |  |  |  |  |
|  |   |  |  |  |  |  |
| Reported by:<br>Brittany Bridges, AAERT No. 1607<br>Digital Reporter |   |  |  |  |  |  |
|  |   |  |  |  |  |  |

```
1
             MS. HEINRICH: Our last item is Item D.2, which is
                       The applicant is requesting a major
 2
   Major Mod 24-0859.
    modification to PD 87-0186.
                                Tania Chapella with
 3
    Development Services will provide staff findings after the
    applicant's presentation.
              HEARING MASTER: All right. It's the applicant here?
              Good evening.
              MR. GILMAN: Good evening -- good evening Madam
 8
   Hearing Officer. This is Clay Gilman of Ferguson at 625 Court
 9
    Street, Clearwater, Florida 33756. I have a presentation.
10
11
             HEARING MASTER: All right.
              MR. GILMAN: All right. Clay Gilman again here on
12
13
    behalf of the applicant, USF Propco One, LLC. This is a request
14
    for manor modification to planned development 87-0186. As you
15
    can see here, this is just the general location of the site and
    then the surrounding zonings with the subject site being in
16
17
    purple.
18
              The two requests are number one is, to allow for a
19
    maximum height of 75 feet where only 45 feet is allowed.
20
    Pursuant to the condition of approval number two, which was
21
    approved back in 1987. This request requires that we allow for
    a reduction to the southern setback of 40 feet. A 90-foot
22
23
    setback for 130 feet is required due to condition of approval
    number three, which states that any -- any structure over
24
    25 feet requires an additional two feet of setback for every
25
```

1 one-foot of height over 25 feet. Thus, the second request.

This slide is to be a -- a general overlay of the subject site. And the green area here is the area of PD modification requested, which, as you can see, is the south westerly portion of the site. Again, it's a -- this is a very general site plan. But just to show location where 75 feet of height for a single story structure would be, as well as the 90-foot setback. This is just a very general preliminary plan, you know, for your information. We worked closely with staff to receive approvals from the applicable departments and staff's sport.

As staff noted, they found the proposed additional building height to be compatible with surrounding areas. The height increase and setback decrease is only able cable to the southwest building, which is oriented towards and within industrial uses, which if we go back here, you can see that there's manufacturing to the west and planned development to the west and south.

Finally, why are these modifications necessary? Well, Tampa's growth potential is large for U.S. Foods. The total market share is projected to grow significantly, primarily driven by independent restaurants. Full building expansion maximizes the Tampa footprint and capacity. The project is executed three phases to minimize disruption to our service levels. This investment will support both Tampa and Port Orange

```
for years to come. And U.S. Foods has currently maximized the
 1
    floor area ratio and has an opportunity, but to go vertical with
    this 75-foot height increase.
 4
              That concludes my presentation. I'm happy to answer
    any questions. And we have members of the applicant, as well as
    the design team here as well.
             HEARING MASTER: Just quick question about the
    existing uses and how long they've been there.
 8
              MR. GILMAN: They have been there for -- I might ask
 9
    one of the members of the U.S Foods team to come up and -- and
10
11
    give us the exact date. But I mean, this has been --
12
              HEARING MASTER: It doesn't need to be exact but.
13
              MR. GILMAN: 30 -- 30 years or so.
14
              HEARING MASTER: All right. And is there anything on
15
    this particular parcel, the subject of the major modification?
16
              MR. GILMAN: Yes.
                                 It's -- this is the -- the current
17
    building structure that they have is located there. They're
18
    just looking in the future to potentially add on a -- a single
    story -- maximum height of 75 feet. But the 45-foot would
19
    restrict with what they could put there. So this a request just
20
21
    for --
              HEARING MASTER: So it wouldn't --
22
              MR. GILMAN: -- an additional 30 feet.
23
             HEARING MASTER: -- be a -- a removal of that
24
    building, it would be in addition to what they already have?
25
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1 MR. GILMAN: That's correct. HEARING MASTER: Understood. All right. Thank you 2 for that clarification. 3 4 MR. GILMAN: Thank you. HEARING MASTER: I appreciate it. If you could please sign in. All right. We'll go to Development Services. Good evening. 8 MS. CHAPELA: Good evening. Tania Chapela with 9 Development Services. 10 11 PD 87-0186 is approved for warehouses and office uses. The request is only applicable to the southwestern PD area to 12 13 accommodate an addition to an existing building. It is intended 14 to increase the maximum building height to 75 feet. 15 Additionally, the request is to allow for a reduction to the southern setback. No additional commercial entitlements 16 are proposed. There was no variances or waivers that were 17 18 requested as part of this application. And staff finds the proposed additional building height to be compete with the 19 surrounding areas. The height increase and setback decrease is 20 21 only applicable to the southwest building, which is oriented towards and within industrial uses. 22 23 The proposed height is due to limited expansion area, operational changes since the original approval. The proposed 24 25 building addition area will not exceed approved square footage.

Additionally, the subject area is not adjacent to any 1 2 residential areas -- uses. Additionally, the proposed addition to the existing 3 building area will require reduction of the required front setbacks. However, the front setbacks will not create a significant change in the visual character of the area. No changes to intensity or permitted uses of the development have been proposed as part this modification. 8 Staff recommends approval, subject conditions. 9 this concludes my presentation. 10 11 HEARING MASTER: Thank you so much. I appreciate it. Planning Commission. 12 13 MS. MEYERS: Thank you. Alexis Meyers, 14 Planning Commission. 15 The subject property is in the research corporate park Future Land Use Category. The site is in the urban service area 16 17 and within limits of the East Lake Orient Park Community Plan. 18 The proposal meets the intent of Future Land Use Element Policy 1.4, Objective 16 and it's accompanying policies, in along with 19 20 Goal 12 and Objective 12-1 of the Community Design Component, 21 which requires new developments to recognize the existing 22 community and be designed to relate to the surrounding land use. 23 In this case, the surrounding land use pattern adjacent to the modification area is mix in use with heavy 24 25 commercial to the south and light -- and heavy industrial to the

The subject site is located within the limits of the East 1 west. Lake Orient Park Community Plan. The plan seeks to provide opportunities for business growth and jobs through design 3 quidelines and protection of adjacent residential uses. The proposed major modification meets the intent of the plans economic development goals. Based upon those considerations the Planning -- the Planning Commission Staff finds to proposed major modification 8 consistent with the Unincorporated Hillsborough County 9 Comprehensive Plan subject to the proposed conditions by the 10 11 Development Services Department. 12 Thank you so much. I appreciate it. HEARING MASTER: 13 Is there anyone in the room or online that would like 14 to speak in support? Anyone in favor. I'm seeing no one. 15 Anyone in opposition? I think it's your whole team that's left in the room, so okay. All right, so I'm seeing no 16 17 one. 18 Will go back to Ms. Heinrich, do you have anything else? 19 20 MS. HEINRICH: Nothing further. 21 HEARING MASTER: All right. Sir, you have the last word if you'd like it. All right. Then with that, we'll close 22 23 major modification 24-0859 and adjourn the hearing. Thank you all for your time and testimony. 24 25 (Off the record at 6:52 p.m.)

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

# **NONE**

# PARTY OF RECORD

# **NONE**