

PD Modification Application: PRS 24-0874**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** December 10, 2024**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** Victoria Doble**FLU Category:** LI**Service Area:** Urban**Site Acreage:** 3.21**Community
Plan Area:** Northwest Hillsborough and Town
& Country**Overlay:** None**Introduction Summary:**

PD 01-0575 (most recently modified by PRS 14-0118) was approved in 2001 to allow for 125,000 square feet of Commercial General uses and 622,000 square feet of Manufacturing uses, of which 182,000 square feet is allowed for big box retail development. The subject area in this case is allotted 70,000 square feet of Light Industrial and Service Uses (M). The applicant requests modifications to their general site plan to expand the existing Brewery/Tap Room Use, including a patio expansion, a new separate storage building, and a new parking lot. A new parcel has been included in the development plan to accommodate the new storage building and parking lot expansion.

Existing Approval(s):

Total Project Area – 2.13 acres

Building Area – 17,424 square feet/ 0.19 FAR

Patio Area – 3,150 square feet

Proposed Modification(s):

Total Project Area – 3.21 acres (additional 1.07 acres)

Building Area – 25,174 square feet / 0.18 FAR (additional
7,750 storage building)

Patio Area – 5,828 square feet (additional 2,678 sf)

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:

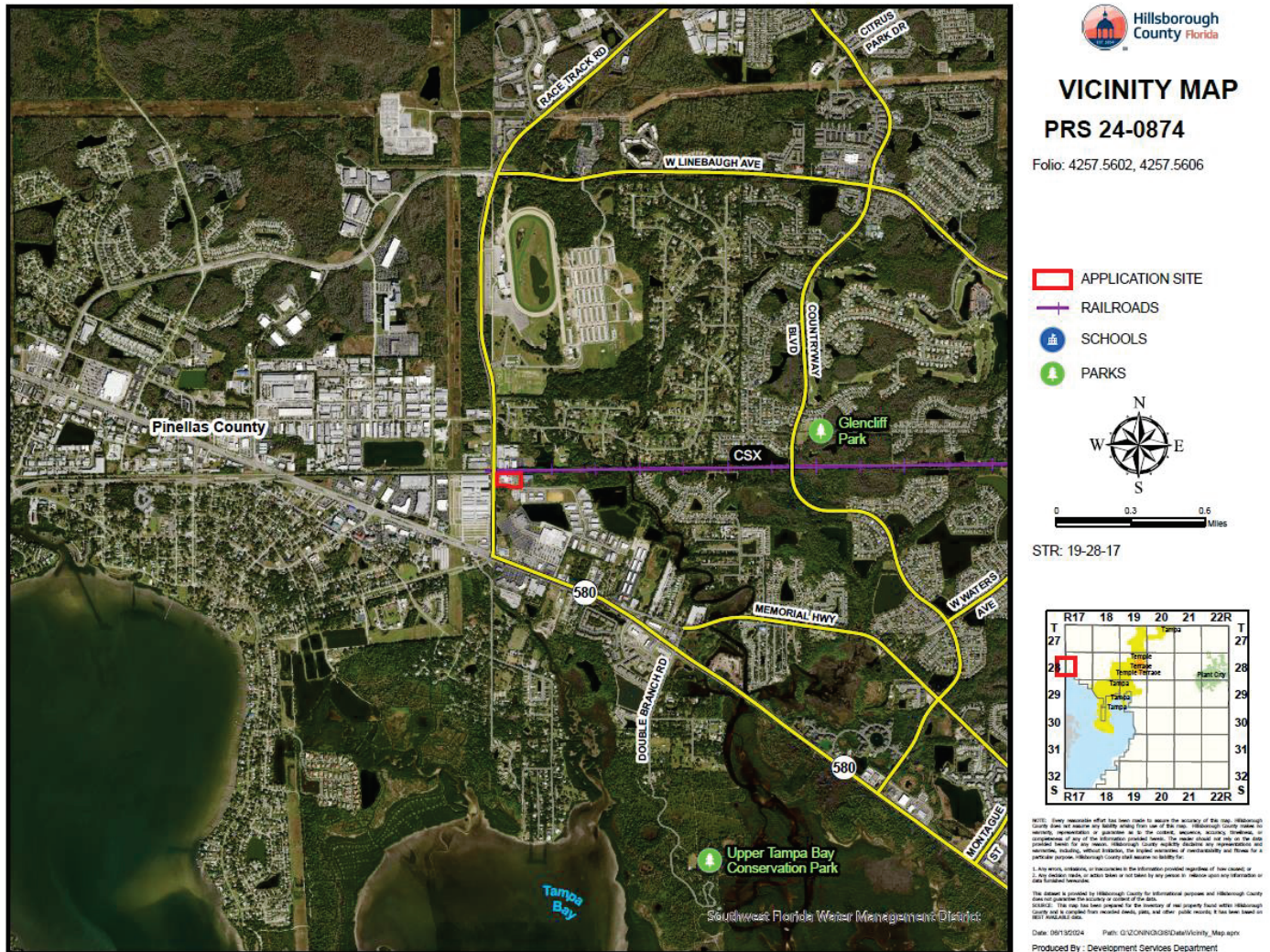
N/A

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:

Subject property is located at the northeast corner of Race Track Road and Monroes Business Park. Properties in the vicinity mostly consist of industrial uses zoned M, Manufacturing or PD 01-0575. A CI, Commercial Intensive zoned property is also nearby to the north. Single-family residential uses are located further to the northeast and to the south and southwest. Single-family in the area is zoned ASC-1. The subject property borders Pinellas County to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Hillsborough County Florida

ZONING MAP

PRS 24-0874

Folio: 4257.5602, 4257.5606

LEGEND:

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS

STR: 19-28-17

Inset Map:

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

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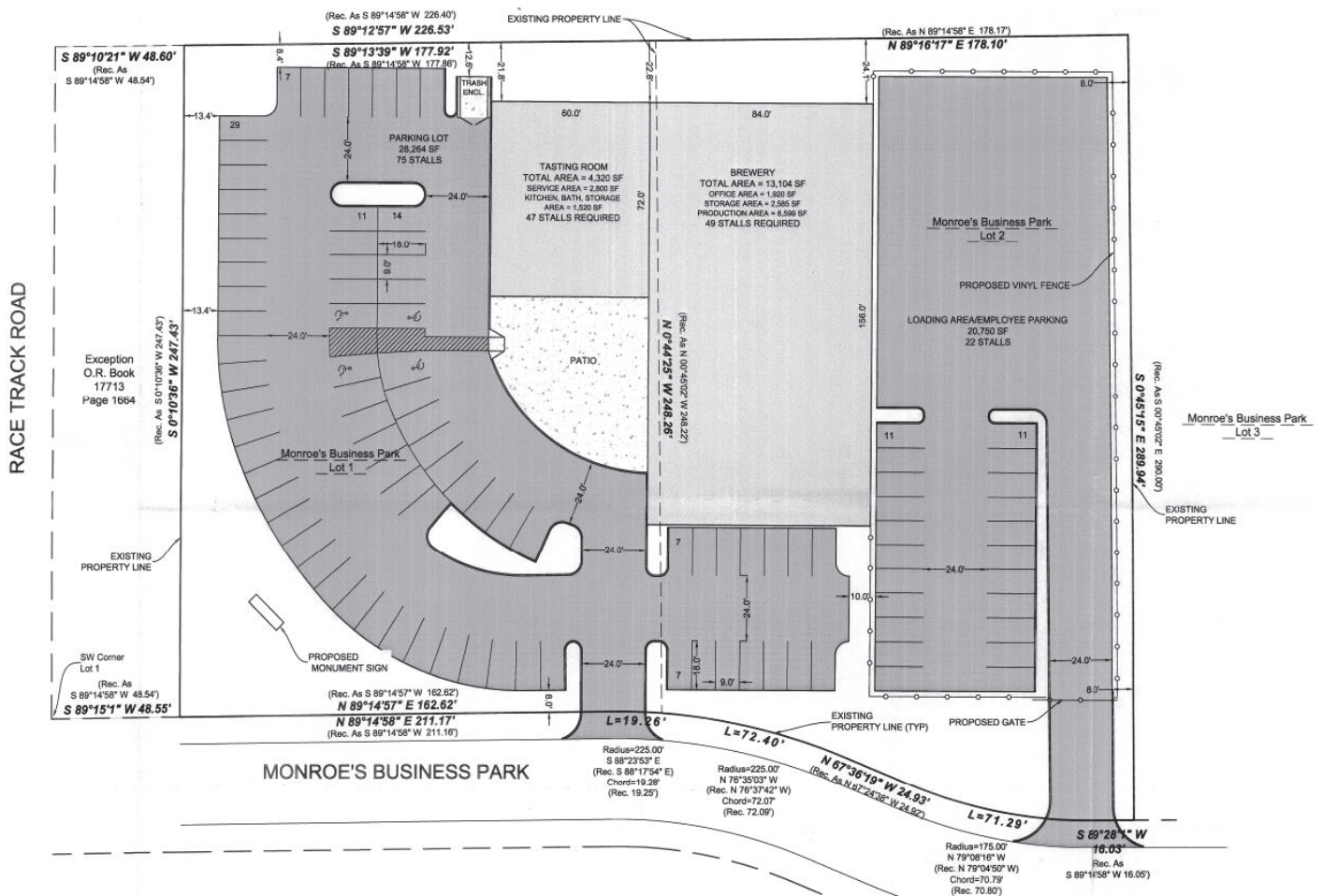
This map is provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data.

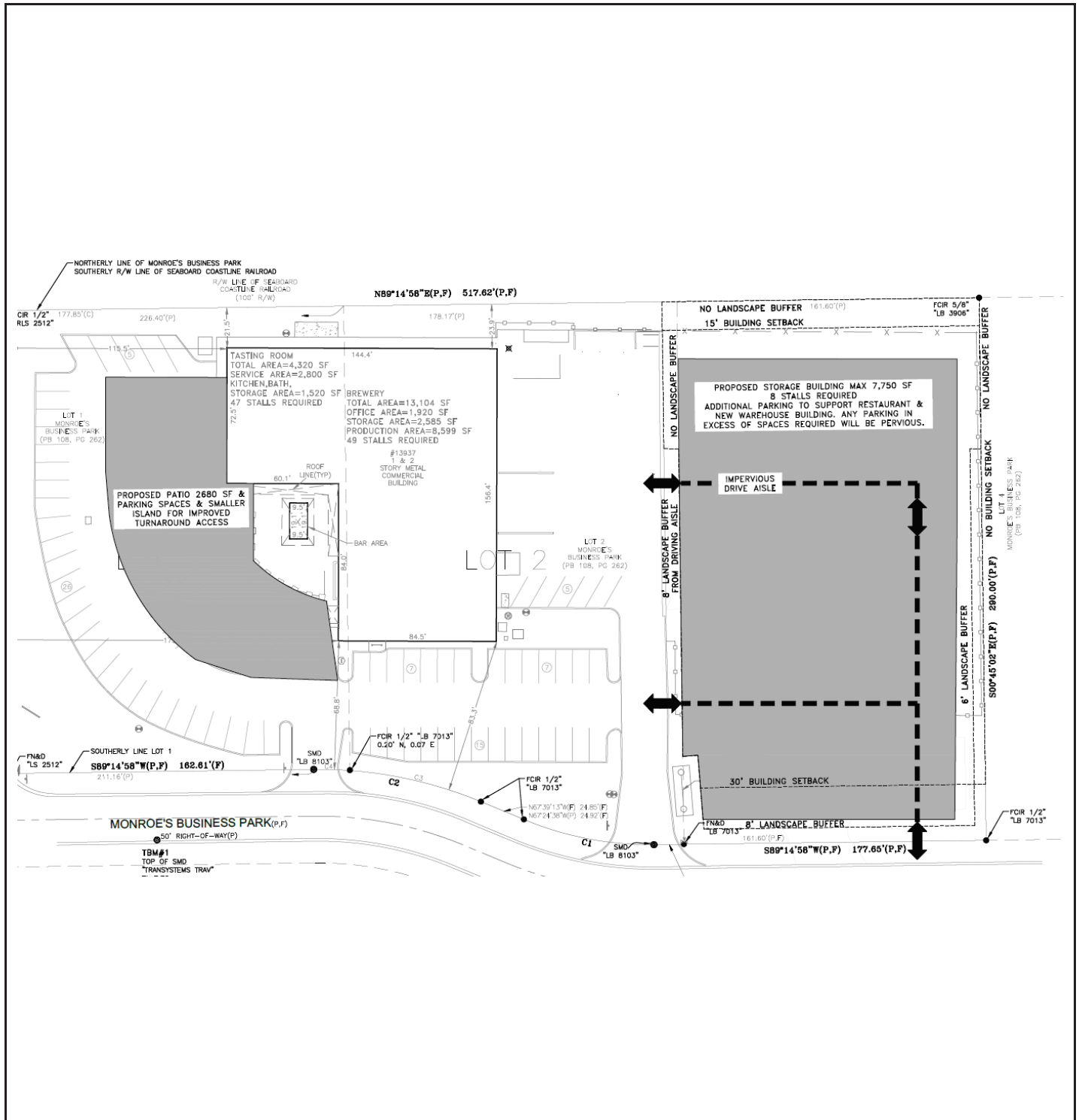
CAUTION: This map has been prepared for the purpose of use by property owners within Hillsborough County and is not intended for use by any other person. It has been prepared for use by property owners and is not intended for use by any other person. It has been prepared for use by property owners and is not intended for use by any other person.

Date: 06/12/2024 Path: G:\ZONING\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	0.75 FAR	Industrial & Manufacturing uses	Light Industrial
South	PD 01-0575	.11 FAR	CG and M uses	Light Industrial
East	PD 01-0575	.11 FAR	CG and M uses	Light Industrial
West	N/A (Pinellas County)	N/A	N/A	Commercial Retail

2.0 LAND USE MAP SET AND SUMMARY DATA**2.3 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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

Adjoining Roadways to Modification Area (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Monroe Business Park	Private	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Race Track Rd.	County Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD at Site Plan Review)

Modification Area Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	17,206	Not Reported	1,783
Proposed	17,206	Not Reported	1,783
Difference (+/-)	No Change	No Change	No Change

*Trips reported are from 2001 zoning file (case 01-0575), and based on ITE's Trip Generation Manual, 6th Edition.

Connectivity and Cross Access (Entire PD) ☐ 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	x	Vehicular & Pedestrian	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands within project area
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Full Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to expand the existing brewery/tasting room use with a patio expansion, additional storage building and expanded parking lot. No residential uses are developed adjacent to the site. The site is located within an industrial park, to the east of Race Track Road. Proposed storage building will only be utilized by the existing brewery/tasting room.

Staff has not identified any compatibility issues with the request.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Requirements prior to Certification:

1. Provide note on site plan stating proposed storage building it to be utilized only by the existing use on the property.

Approval-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 24th, 2024.

1. Uses permitted within the PD zoning district shall be limited to the following:
 - A maximum of 125,000 square feet for CG (Commercial General) uses.
 - A maximum of 622,000 square feet for M (Manufacturing) uses. A maximum of 182,000 square feet of permitted M uses can be utilized for a big box retail development.
2. Unless otherwise specified herein, general commercial uses shall be developed in accordance with CG district standards. Industrial and/or manufacturing uses shall be developed in accordance with M district standards.
3. The permitted big box retail development shall be located within the 18-acre parcel as shown on the site plan and developed in accordance with CI district standards, unless otherwise specified herein. Said big box retail development shall not be subject to the requirements of Section 2.03.12 for non-industrial uses in industrial designated areas.
4. The minimum building setback from the northern project boundary shall be 100 feet for all development adjacent to single family zoning and/or development.
5. With the exception of buildings under 25,000 square feet, the minimum building setback from Race Track Road shall be 100 feet.
6. General Commercial development area shall be located as generally shown on the site plan. Buildings and parking areas for the commercial development adjacent to Hillsborough Avenue shall be located as generally depicted on the site plan.
7. Development of the project shall be in accordance with all rules and regulations of the Environmental Protection Commission. All viable wetlands within the project, as delineated by the County Environmental Protection Commission (EPC), shall be preserved and shall be delineated on all site plans as "Conservation Areas" except as otherwise permitted by EPC.
 - 7.1 Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetland, and does not grant any implied or vested right to environmental approvals.
8. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise stated herein.
 - 8.1 A 50-foot buffer area shall be required along the northern project boundary adjacent to single family zoning and/or development. Screening within this buffer area shall consist of a Type "C" screen in accordance with the Land Development Code.
9. All trash/refuse/dumpster storage facilities shall be completely enclosed and architecturally finished in materials similar to those of the principal structures.

10. All lighting shall be shielded and oriented internally to the project. The maximum height of security/parking area lighting shall be 16 feet within the light industrial services use areas and 30 feet within the general commercial use areas and the high intensity highway commercial use area.
11. The general design, location, and number of access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation, where applicable. Final design, if approved by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation may include, but is not limited to: left turn lanes, acceleration lanes and deceleration lanes. Access points may be restricted in movements.
12. The applicant shall provide internal access to any existing or future outparcels on the site.
13. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve the project. If warranted by the results of the analysis, and as determined by Hillsborough County, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turn traffic, (for eastbound to northbound traffic) into the site, on Race Track Road, and at each access to the project where a left turn is permitted.
14. The following additional conditions shall apply to development within folio 4257.5606:

14.1. The proposed 7,750 s.f. max. warehouse use shall be accessory to the uses within folio 4257.5602. Other than the accessory storage of goods and wares, no brewing, tasting room, eating establishment or other activities/uses shall be permitted within the structure.

14.2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, access folio 4257.5606 shall align with an access serving folio 4257.5672 and be located a minimum of 50 feet from other access points (whether on the same and opposite side of Monroe Business Park).

14.3. In addition to the traffic study required pursuant to condition 13, concurrent with each increment of development developer shall provide a trip generation and site access analysis which examines right turn lane warrants pursuant to Sec. 6.04.04.D. The developer shall be required to construct all turn lanes so warranted or otherwise obtain a Sec. 6.04.02.B. Administrative Variance from the applicable requirement.


14.4. As shown on the PD site plan, the developer shall provide a minimum of 8 parking spaces to support the accessory warehouse use. Additionally, and not withstanding anything herein these conditions or on the PD site plan to the contrary, the developer shall also provide a minimum of 22 vehicular parking spaces and one (1) 60-foot by 12-foot loading space which serves both the accessory storage use (within folio 4257.5606) as well as the primary use (within folio 4257.5602). 21 of these vehicular spaces represent the minimum required spaces pursuant to Sec. 6.05 of the LDC necessary to support these uses. The one (1) additional space, together with any other additional spaces which may be constructed by the applicant, shall be pervious in accordance with LDC Sec. 6.05.02.K.3. The loading zone shall meet the requirements of LDC Sec. 6.05.02.N.

~~14~~ 15. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

~~15~~ 16. The development of the project shall proceed in strict accordance with the terms and conditions contained in the

Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

~~16~~ 17. Within 90 days of approval of PRS ~~14-0118~~ 24-0874 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.

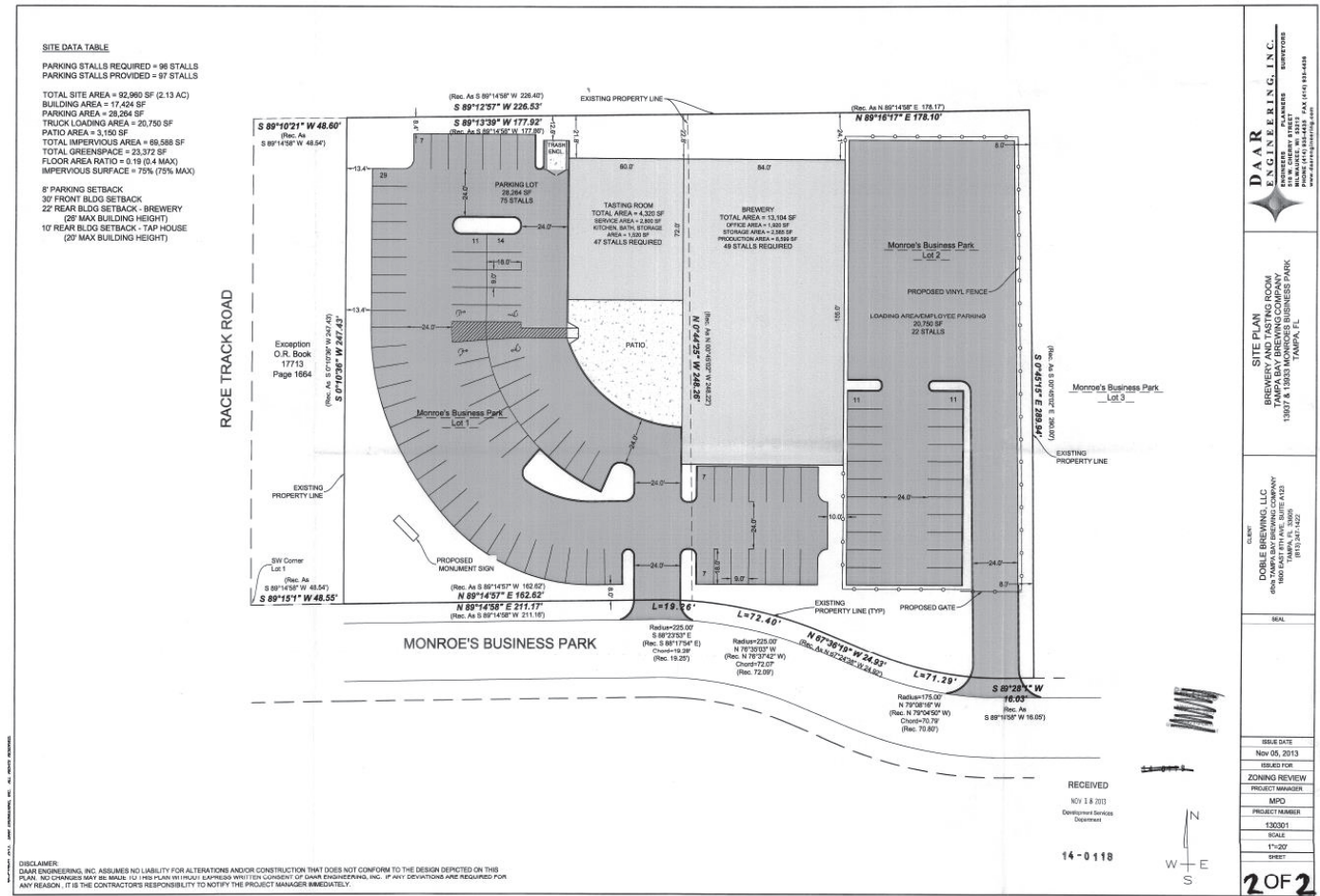
Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

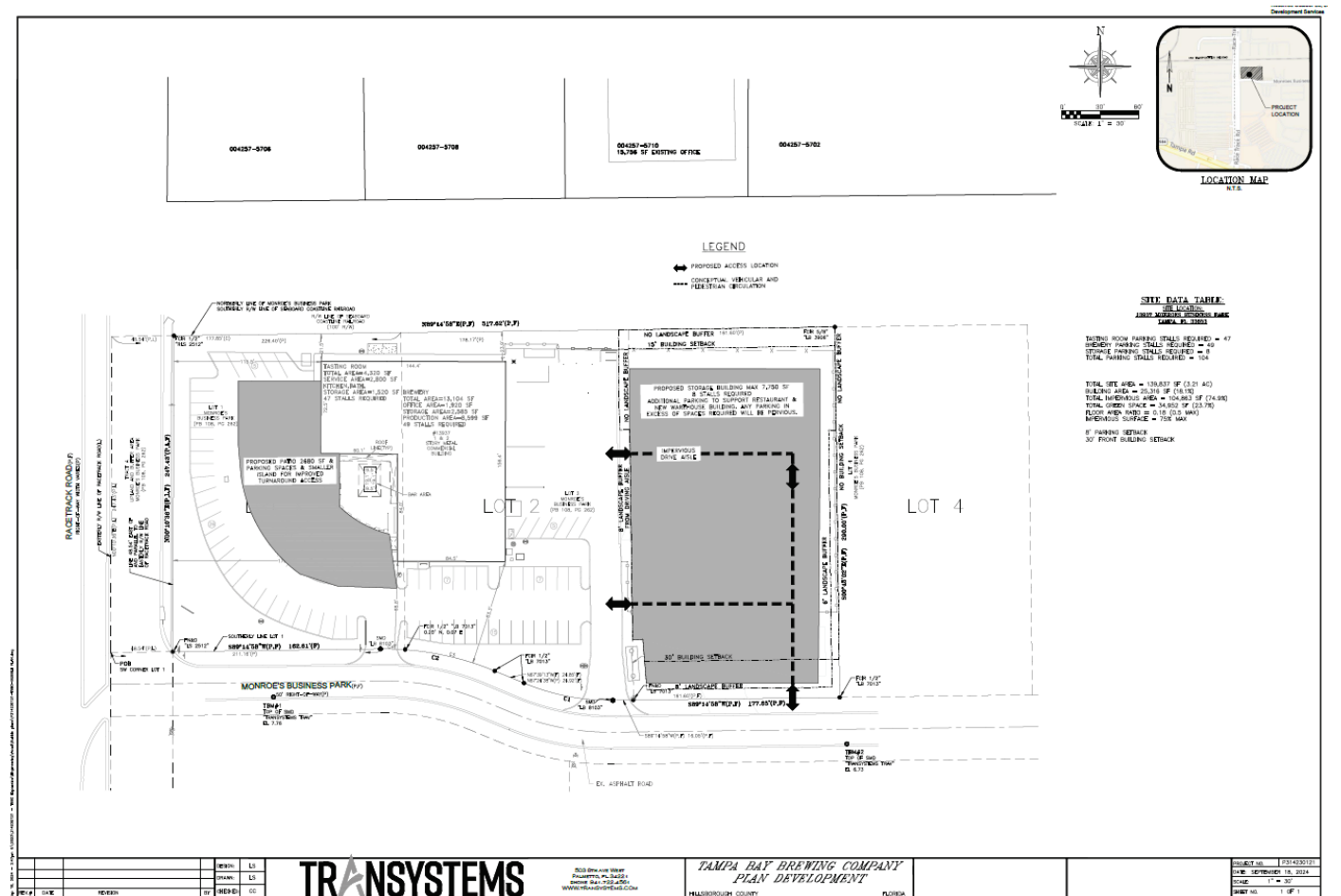
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/19/2024

Revised: 09/23/2024

Revised: 11/14/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NWH/ Northwest

PETITION NO: PRS 24-0874

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

NEW CONDITIONS OF APPROVAL

All previously approved transportation related conditions as approved for file 14-0118 shall carry forward. Staff recommended additional conditions are provided below:

The following additional conditions shall apply to development within folio 4257.5606:

1. The proposed 7,750 s.f. max. warehouse use shall be accessory to the uses within folio 4257.5602. Other than the accessory storage of goods and wares, no brewing, tasting room, eating establishment or other activities/uses shall be permitted within the structure.
2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, access folio 4257.5606 shall align with an access serving folio 4257.5672 and be located a minimum of 50 feet from other access points (whether on the same and opposite side of Monroe Business Park).
3. In addition to the traffic study required pursuant to condition 13, concurrent with each increment of development developer shall provide a trip generation and site access analysis which examines right turn lane warrants pursuant to Sec. 6.04.04.D. The developer shall be required to construct all turn lanes so warranted or otherwise obtain a Sec. 6.04.02.B. Administrative Variance from the applicable requirement.
4. As shown on the PD site plan, the developer shall provide a minimum of 8 parking spaces to support the accessory warehouse use. Additionally, and notwithstanding anything herein these conditions or on the PD site plan to the contrary, the developer shall also provide a minimum of 22 vehicular parking spaces and one (1) 60-foot by 12-foot loading space which serves both the accessory storage use (within folio 4257.5606) as well as the primary use (within folio 4257.5602). 21 of these vehicular spaces represent the minimum required spaces pursuant to Sec. 6.05 of the LDC necessary to support these uses. The one (1) additional space, together with any other additional spaces which may be constructed by the applicant, shall be pervious in accordance with LDC Sec. 6.05.02.K.3. The loading zone shall meet the requirements of LDC Sec. 6.05.02.N.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is seeking a minor modification (also known as a PRS) to two parcels, consisting of +/- 3.21 ac., within a Planned Development (PD), consisting of multiple parcels totaling +/- 126.2 acres. The existing PD was originally approved via PD 01-0575 and was most recently modified via PRS 14-0118. The existing PD current has approvals for up to 125,000 s.f. of Commercial General (CG) uses and 622,000 s.f. of Manufacturing (M) uses, of which a maximum of 182,000 s.f. can be used for a big box retail development.

Transportation Review Section staff initially had concerns regarding the project, given the narrative did not clearly state exactly what was being proposed and given the lack of a document showing proposed applicant changes to the existing conditions of approval. Staff was subsequently provided additional direction from zoning staff stating, "The subject project involves expanding to the east with an accessory structure for storage and additional parking. Also, the current patio is being expanded." Zoning staff subsequently confirmed that they have determined that the proposed uses are already allowed by the existing approved PD entitlements and the applicant is not intending to seek any additional entitlements, only modify the existing site plan. Zoning staff also directed transportation staff to withdraw concerns comments that the zoning site plan does not show the entire PD. This staff report was prepared based on the above direction.

The applicant is proposing to construct additional uses within the project which are already approved under existing PD entitlements. The applicant is seeking to modify the site plan to allow for the construction of such uses.

Since the project will generate more than 50 peak hour trips at buildout, in accordance with current practice the applicant was required to submit trip generation and site access analysis per the Development Review Procedures Manual (DRPM). The applicant did not submit a report as required under current policies/procedures; however, staff notes that given the project is not proposing to change project entitlements or external access connections, staff would have supported a wavier to the study requirement if such request had been received.

TRANSPORTATION INFRASTRUCTURE MODIFICATION AREA

Monroe Business Park appears to be a private driveway/roadway serving multiple areas of the PD. The driveway is characterized by +/- 24 feet of pavement in average condition. There are ribbon (flush) curbs on both sides of the driveway.

Race Track Rd. is a publicly maintained 6-lane, divided, arterial roadway characterized by +/- 12-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle lanes present on both sides of the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide to 6-foot-wide sidewalks on both sides of the roadway in the vicinity of the proposed project.

SITE ACCESS

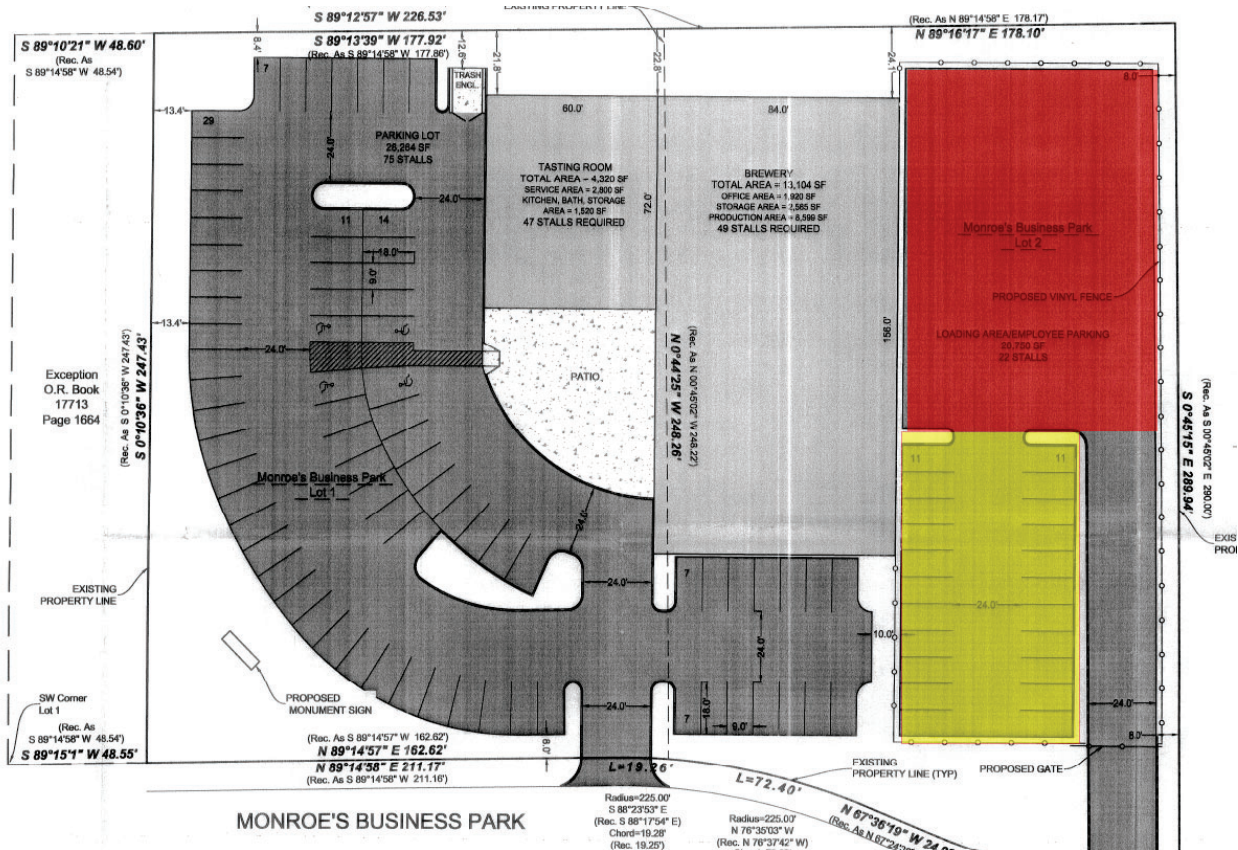
The portion of the PD being modified is presently accessed via a connection to Race Track Rd. (i.e. the "Monroe Business Park" private driveway/roadway). This driveway/roadway also continues east, connecting with driveway system serving the retail center within the same PD, and ultimately providing an additional (albeit very circuitous) connection to Hillsborough Ave.

Given that the proposed uses are already approved within the existing PD, the proposed changes did not trigger a reevaluation of external site access connections; however, staff notes that the applicant will be required to provide a more detailed trip generation and site access analysis at the main PD access connections serving the project, to determine whether any turn lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC. If turn lanes are warranted by existing + project traffic, the developer will have

to construct the required facilities or otherwise obtain a Sec. 6.04.02.B. Administrative Variance from the applicant requirement(s).

PARKING AND LOADING

Staff notes that the existing approved PD shows 22 parking spaces located within the easternmost folio of the modification area (i.e. folio 4257.5606), which is shown highlighted in yellow below. The area highlighted in red was identified for use as a loading area. Given that these were commitments of the previous PD (and in the case of the loading zone and 21 of those 22 parking spaces current requirements of the LDC), staff has included conditions requiring them to be retained regardless of the detail having been removed from the plan.



ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Race Track Rd.	Hillsborough Ave.	Linebaugh Ave.	D	C
Hillsborough Ave.	Pinellas County	Double Branch Rd.	D	C

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 to Modification Area (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Monroe Business Park	Private Road/Drive	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Race Track Rd.	County Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD at Site Plan Review)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Modification Area Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	17,206	Not Reported	1,783
Proposed	17,206	Not Reported	1,783
Difference (+/-)	No Change	No Change	No Change

*Trips reported are from 2001 zoning file (case 01-0575), and based on ITE's Trip Generation Manual, 6th Edition .

Connectivity and Cross Access (Entire PD) <input type="checkbox"/> 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	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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

**CURRENTLY
APPROVED**

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 14-0118 NWH

MEETING DATE: January 14, 2014

DATE TYPED: January 24, 2014

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 18, 2013.

1. Uses permitted within the PD zoning district shall be limited to the following:
 - A maximum of 125,000 square feet for CG (Commercial General) uses.
 - A maximum of 622,000 square feet for M (Manufacturing) uses. A maximum of 182,000 square feet of permitted M uses can be utilized for a big box retail development.
2. Unless otherwise specified herein, general commercial uses shall be developed in accordance with CG district standards. Industrial and/or manufacturing uses shall be developed in accordance with M district standards.
3. The permitted big box retail development shall be located within the 18-acre parcel as shown on the site plan and developed in accordance with CI district standards, unless otherwise specified herein. Said big box retail development shall not be subject to the requirements of Section 2.03.12 for non-industrial uses in industrial designated areas.
4. The minimum building setback from the northern project boundary shall be 100 feet for all development adjacent to single family zoning and/or development.
5. With the exception of buildings under 25,000 square feet, the minimum building setback from Race Track Road shall be 100 feet.
6. General Commercial development area shall be located as generally shown on the site plan. Buildings and parking areas for the commercial development adjacent to Hillsborough Avenue shall be located as generally depicted on the site plan.
7. Development of the project shall be in accordance with all rules and regulations of the Environmental Protection Commission. All viable wetlands within the project, as delineated by the County Environmental Protection Commission (EPC), shall be preserved and shall be delineated on all site plans as "Conservation Areas" except as otherwise permitted by EPC.
 - 7.1 Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetland, and does not grant any implied or vested right to environmental approvals.
8. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise stated herein.
 - 8.1 A 50-foot buffer area shall be required along the northern project boundary adjacent to single family zoning and/or development. Screening within this buffer area shall consist of a Type "C" screen in accordance with the Land Development Code.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 14-0118 NWH

MEETING DATE: January 14, 2014

DATE TYPED: January 24, 2014

9. All trash/refuse/dumpster storage facilities shall be completely enclosed and architecturally finished in materials similar to those of the principal structures.
10. All lighting shall be shielded and oriented internally to the project. The maximum height of security/parking area lighting shall be 16 feet within the light industrial services use areas and 30 feet within the general commercial use areas and the high intensity highway commercial use area.
11. The general design, location, and number of access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation, where applicable. Final design, if approved by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation may include, but is not limited to: left turn lanes, acceleration lanes and deceleration lanes. Access points may be restricted in movements.
12. The applicant shall provide internal access to any existing or future outparcels on the site.
13. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve the project. If warranted by the results of the analysis, and as determined by Hillsborough County, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turn traffic, (for eastbound to northbound traffic) into the site, on Race Track Road, and at each access to the project where a left turn is permitted.
14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. Within 90 days of approval of PRS 13-0374 14-0118 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/19/2024

Revised: 09/23/2024

Revised: 11/14/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NWH/ Northwest

PETITION NO: PRS 24-0874

☐

This agency has no comments.

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This agency has no objection.

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

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This agency objects for the reasons set forth below.

NEW CONDITIONS OF APPROVAL

All previously approved transportation related conditions as approved for file 14-0118 shall carry forward. Staff recommended additional conditions are provided below:

The following additional conditions shall apply to development within folio 4257.5606:

1. The proposed 7,750 s.f. max. warehouse use shall be accessory to the uses within folio 4257.5602. Other than the accessory storage of goods and wares, no brewing, tasting room, eating establishment or other activities/uses shall be permitted within the structure.
2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, access folio 4257.5606 shall align with an access serving folio 4257.5672 and be located a minimum of 50 feet from other access points (whether on the same and opposite side of Monroe Business Park).
3. In addition to the traffic study required pursuant to condition 13, concurrent with each increment of development developer shall provide a trip generation and site access analysis which examines right turn lane warrants pursuant to Sec. 6.04.04.D. The developer shall be required to construct all turn lanes so warranted or otherwise obtain a Sec. 6.04.02.B. Administrative Variance from the applicable requirement.
4. As shown on the PD site plan, the developer shall provide a minimum of 8 parking spaces to support the accessory warehouse use. Additionally, and notwithstanding anything herein these conditions or on the PD site plan to the contrary, the developer shall also provide a minimum of 22 vehicular parking spaces and one (1) 60-foot by 12-foot loading space which serves both the accessory storage use (within folio 4257.5606) as well as the primary use (within folio 4257.5602). 21 of these vehicular spaces represent the minimum required spaces pursuant to Sec. 6.05 of the LDC necessary to support these uses. The one (1) additional space, together with any other additional spaces which may be constructed by the applicant, shall be pervious in accordance with LDC Sec. 6.05.02.K.3. The loading zone shall meet the requirements of LDC Sec. 6.05.02.N.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is seeking a minor modification (also known as a PRS) to two parcels, consisting of +/- 3.21 ac., within a Planned Development (PD), consisting of multiple parcels totaling +/- 126.2 acres. The existing PD was originally approved via PD 01-0575 and was most recently modified via PRS 14-0118. The existing PD current has approvals for up to 125,000 s.f. of Commercial General (CG) uses and 622,000 s.f. of Manufacturing (M) uses, of which a maximum of 182,000 s.f. can be used for a big box retail development.

Transportation Review Section staff initially had concerns regarding the project, given the narrative did not clearly state exactly what was being proposed and given the lack of a document showing proposed applicant changes to the existing conditions of approval. Staff was subsequently provided additional direction from zoning staff stating, "The subject project involves expanding to the east with an accessory structure for storage and additional parking. Also, the current patio is being expanded." Zoning staff subsequently confirmed that they have determined that the proposed uses are already allowed by the existing approved PD entitlements and the applicant is not intending to seek any additional entitlements, only modify the existing site plan. Zoning staff also directed transportation staff to withdraw concerns comments that the zoning site plan does not show the entire PD. This staff report was prepared based on the above direction.

The applicant is proposing to construct additional uses within the project which are already approved under existing PD entitlements. The applicant is seeking to modify the site plan to allow for the construction of such uses.

Since the project will generate more than 50 peak hour trips at buildout, in accordance with current practice the applicant was required to submit trip generation and site access analysis per the Development Review Procedures Manual (DRPM). The applicant did not submit a report as required under current policies/procedures; however, staff notes that given the project is not proposing to change project entitlements or external access connections, staff would have supported a wavier to the study requirement if such request had been received.

TRANSPORTATION INFRASTRUCTURE MODIFICATION AREA

Monroe Business Park appears to be a private driveway/roadway serving multiple areas of the PD. The driveway is characterized by +/- 24 feet of pavement in average condition. There are ribbon (flush) curbs on both sides of the driveway.

Race Track Rd. is a publicly maintained 6-lane, divided, arterial roadway characterized by +/- 12-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle lanes present on both sides of the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide to 6-foot-wide sidewalks on both sides of the roadway in the vicinity of the proposed project.

SITE ACCESS

The portion of the PD being modified is presently accessed via a connection to Race Track Rd. (i.e. the "Monroe Business Park" private driveway/roadway). This driveway/roadway also continues east, connecting with driveway system serving the retail center within the same PD, and ultimately providing an additional (albeit very circuitous) connection to Hillsborough Ave.

Given that the proposed uses are already approved within the existing PD, the proposed changes did not trigger a reevaluation of external site access connections; however, staff notes that the applicant will be required to provide a more detailed trip generation and site access analysis at the main PD access connections serving the project, to determine whether any turn lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC. If turn lanes are warranted by existing + project traffic, the developer will have

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 to Modification Area (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Monroe Business Park	Private Road/Drive	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Race Track Rd.	County Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD at Site Plan Review)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Modification Area Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	17,206	Not Reported	1,783
Proposed	17,206	Not Reported	1,783
Difference (+/-)	No Change	No Change	No Change

*Trips reported are from 2001 zoning file (case 01-0575), and based on ITE's Trip Generation Manual, 6th Edition .

Connectivity and Cross Access (Entire PD) <input type="checkbox"/> 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	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 8/13/2024	COMMENT DATE: 7/11/2024
PETITION NO.: 24-0874	PROPERTY ADDRESS: 13937 Monroes Business Park, Tampa, FL 33635
EPC REVIEWER: Melissa Yañez	FOLIO #: 0042575602 and 0042575606
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 19-28-17
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	None within project area
SITE INSPECTION DATE	9/7/2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	None within project area
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist within the proposed construction boundaries.</p> <ul style="list-style-type: none">Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/cb

ec: Victoria Doble – david@tbbc.beer
Christopher Chin – cchin@transystem.com
Greg Presby – gpresby@transystem.com

Environmental Excellence in a Changing World

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



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:** 6/7/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/24/2024

PROPERTY OWNER: Doble Brewing, LLC c/o Victoria Doble **PID:** 24-0874

APPLICANT: Victoria Doble

LOCATION: 13937 Monroes Business Park Tampa, FL 33635
13929 Monroes Business Park Tampa, Fl 33635

FOLIO NO.: 4257.5602, 4257.5606

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.