



Rezoning Application: RZ-PD 22-0107

Zoning Hearing Master Date: March 14, 2022

BOCC Land Use Meeting Date: May 10, 2022

1.0 APPLICATION SUMMARY

Applicant: C. Reed Haydon & Kevin Menendez/ RK Development Partners, LLC

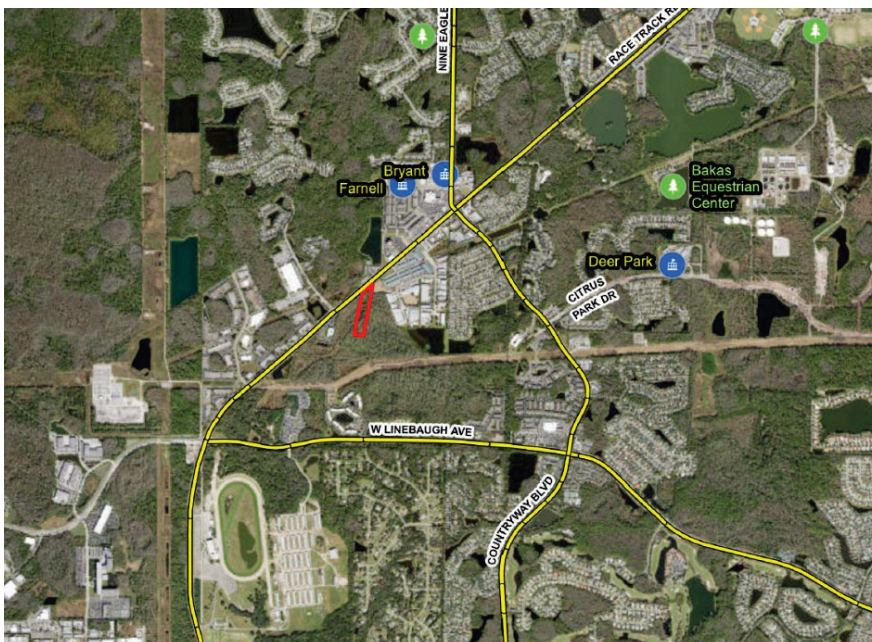
FLU Category: RCP, SMU-6

Service Area: Urban

Site Acreage: 4.733 Total

Community Plan Area: Northwest Hillsborough

Overlay: None



Introduction Summary:

The applicant seeks to rezone the single parcel zoned AI to a Planned Development (PD) to allow for the development of a mini-warehouse facility with up to 89,298 square feet (s.f.).

Zoning:	Existing	Proposed
District(s)	AI	PD
Typical General Use(s)	Agricultural and related uses within areas designated for industrial uses by the Comprehensive Plan on parcels of at least one (1) acre.	Mini Warehouses
Acreage	4.733	4.733
Density/Intensity	1 dwelling unit per acre/NA	SMU-6 (FLU): .5 F.A.R. RCP (FLU): 1.0 F.A.R. 1.25 multiplier for at least 25% wetland area
Mathematical Maximum*	4 dwelling units	89,298 s.f.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	AI	PD	
Lot Size / Lot Width	43,560 s.f./ 150 Ft.	NA	
Setbacks/Buffering and Screening	50 Ft. Front 50' Ft. Rear 15 Ft. Sides	Setbacks	Buffers
		15 Ft. Front	8 Ft. Front
		10 Ft. Side	8 Ft. Driveway
		50 Ft. Rear	6 Ft. V.U.A.
Building Coverage Max.	NA	75%	
Height	50'	50 Ft.	

APPLICATION NUMBER: PD 22-0107

ZHM HEARING DATE: March 14, 2022

BOCC LUM MEETING DATE: May 10, 2022

Case Reviewer: Sam Ball

Additional Information:

PD Variation(s)

None requested as part of this application

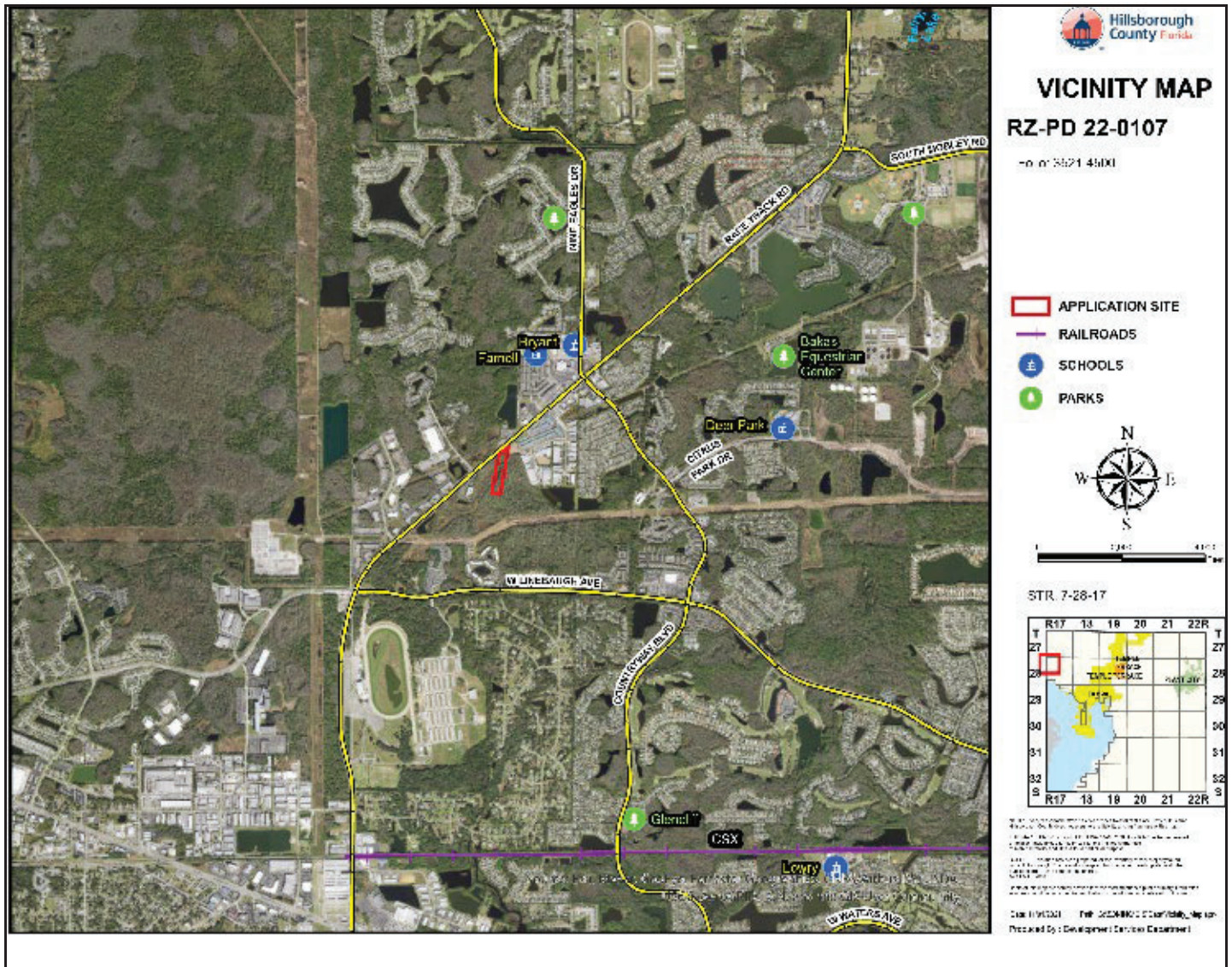
Waiver(s) to the Land Development Code

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

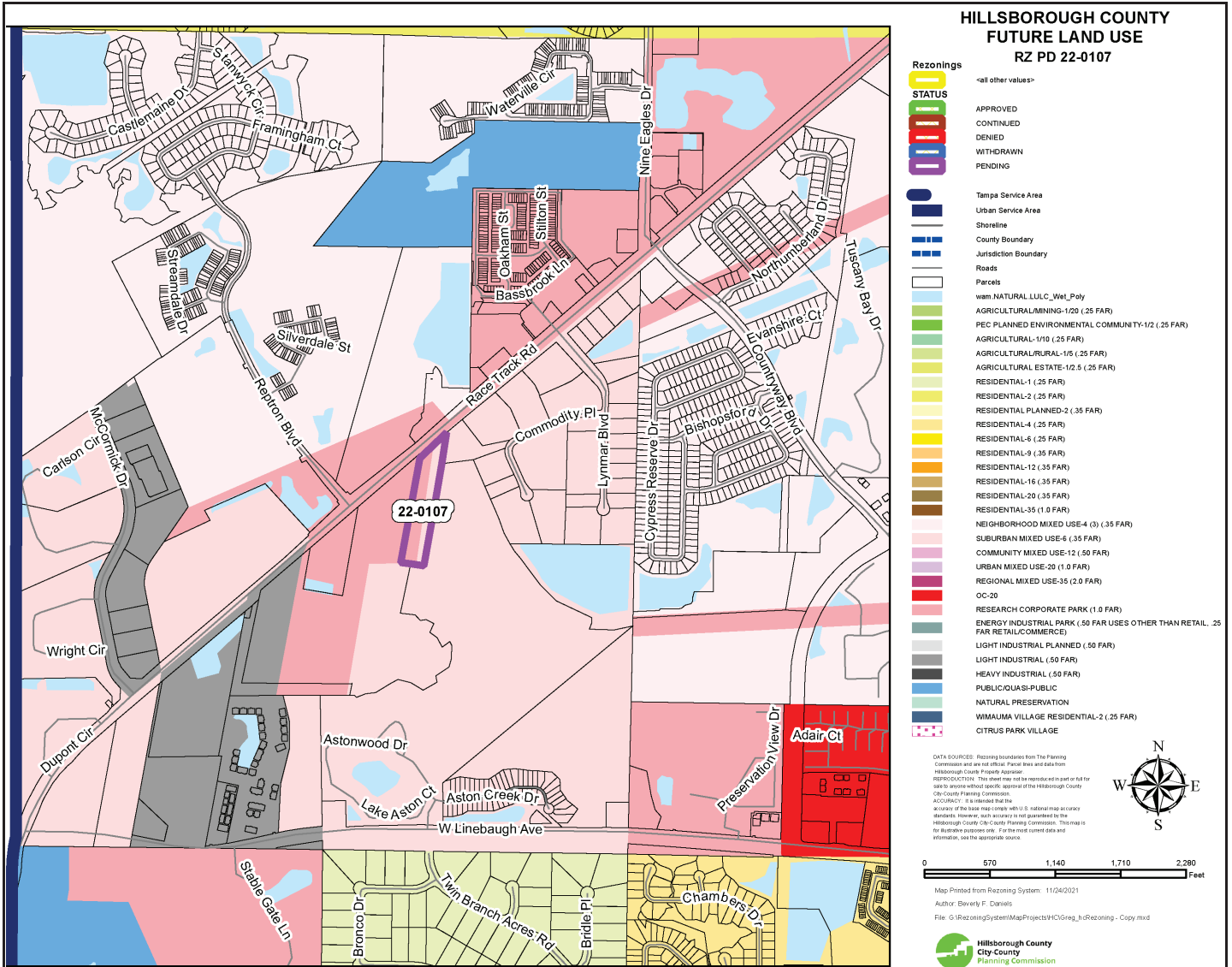


Context of Surrounding Area:

Opposite the Race Track Road Right-of-Way to the north, the properties are developed for general office uses. The adjoining PD properties to the south and east are vacant and undeveloped. The 41.56 acre County owned property to the west is vacant and undeveloped. Land uses in the general vicinity also include a multi-tenant and multi-use business center, freestanding retail, a medical outpatient center, warehousing, and light manufacturing.

2.0 LAND USE MAP SET AND SUMMARY DATA

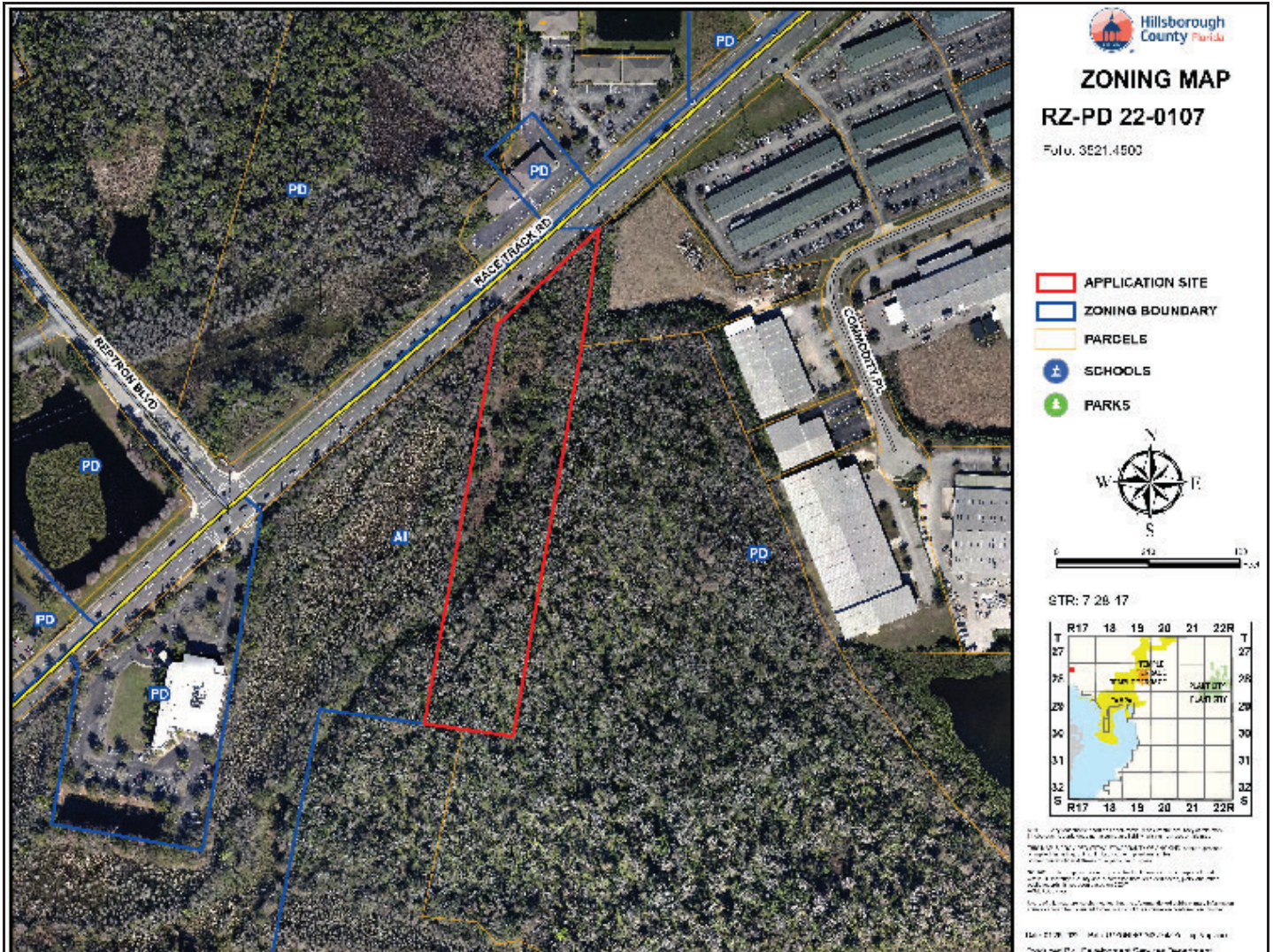
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RCP and SMU-6
Maximum Density/F.A.R.:	RCP: 0.0 du per ga/1.0 F.A.R. SMU-6 6.0 du per ga/0.50 F.A.R. up to 175,000 s.f. GFA
Typical Uses:	SMU-6: Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. RCP: 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

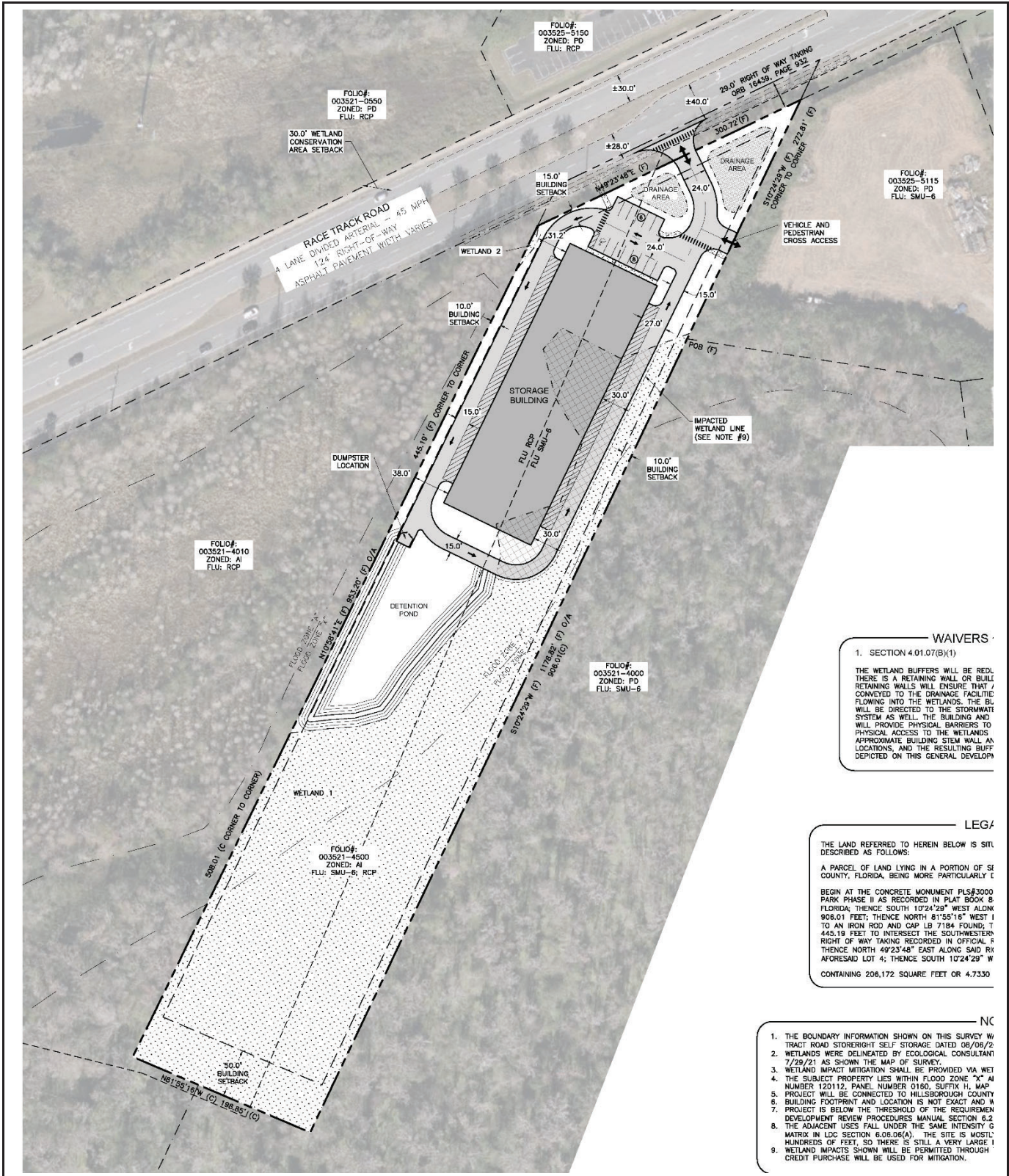


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	RCP: 0.0 du per ga/ F.A.R.: 1.0 NMU-4: 6 du per ga/ F.A.R.: 0.35	Industrial manufacturing, office, warehousing, distribution, research, child care, and retail (excluding eating establishments)	Multi-tenant office, vacant/undeveloped
South & East	PD (90-0043)	739,575 s.f. GFA and 247 multi-family dwellings	PD-RP uses (1985 LDC), community residential home, veterinary, residential	Multi-tenant general business, warehousing, light manufacturing, and vacant/undeveloped.
West	AI	0.0 du per ga/NA	Agricultural and related uses.	Vacant/undeveloped

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)



WAIVERS

1. SECTION 4.01.07(B)(1)

THE WETLAND BUFFERS WILL BE REDUCED. THERE IS A RETAINING WALL OR BUILT UP RETAINING WALLS WILL ENSURE THAT FLOWING INTO THE WETLANDS. THE BUILDING WILL BE DIRECTED TO THE STORMWATER SYSTEM AS WELL. THE BUILDING AND WILL PROVIDE PHYSICAL BARRIERS TO PHYSICAL ACCESS TO THE WETLANDS. APPROXIMATE BUILDING STEM WALL LOCATIONS, AND THE RESULTING BUFFER DEPICTED ON THIS GENERAL DEVELOPMENT.

LEGEND

THE LAND REFERRED TO HEREIN BELOW IS SITE DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF SE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CONCRETE MONUMENT PL 3000 PARK PHASE II AS RECORDED IN PLAT BOOK 8 FLORIDA; THENCE SOUTH 10°24'28\"/>

- NOTES**
1. THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY WITH TRACT ROAD STORERIGHT SELF STORAGE DATED 08/06/2012 WERE DELINEATED BY ECOLOGICAL CONSULTANT 7/28/21 AS SHOWN THE MAP OF SURVEY.
 2. WETLAND IMPACT MITIGATION SHALL BE PROVIDED VIA WETLAND BUFFERING.
 3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AS SHOWN ON THE MAP OF SURVEY.
 4. BUILDING FOOTPRINT AND LOCATION IS NOT EXACT AND WILL BE DETERMINED BY THE DEVELOPER.
 5. PROJECT IS BELOW THE THRESHOLD OF THE REQUIREMENTS DEVELOPMENT REVIEW PROCEDURES MANUAL SECTION 6.2.
 6. THE ADJACENT USES FALL UNDER THE SAME INTENSITY C MATRIX IN LOC SECTION 6.06.06(A). THE SITE IS MOSTLY HUNDREDS OF FEET, SO THERE IS STILL A VERY LARGE 1 WETLAND IMPACTS SHOWN WILL BE PERMITTED THROUGH CREDIT PURCHASE WILL BE USED FOR MITIGATION.

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Race Track Rd.	County Arterial - Urban	4 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 type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11	1	1
Proposed	135	9	15
Difference (+/-)	+124	+8	+14

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See below												
<p>The Environmental Protection Commission (EPC) reviewed the request and finds that wetland and/or other surface water (OSW) areas exist in the eastern portion of the project area. EPC comments state 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 subject to recommended conditions (which have been included in the recommended conditions of approval).</p> <p>The wetland impacts will be permitted through the Environmental Protection Commission and a mitigation bank credit purchase will be used for mitigation. Pursuant to LDC Section 4.01.07.B.4, the stem wall to be provided in the area adjacent to the area of wetland impact, as well as along the western boundary, is permitted to be located within the wetland setback. With the stem/retaining wall, inverted crowns and curbing of the driveway to contain vehicles and stormwater and to convey the stormwater to the stormwater system these design measures help to accomplish the intended function of the wetland setback for the driveway located within the setback area. The subject design measures are identified as critical design features so that failure to provide those design measures will require the applicant to amend the PD through a noticed public hearing.</p>																
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<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													
<p>Check if Applicable:</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat															
<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area															
<input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" 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												
<p>Transportation</p> <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 report												
<p>Service Area/ Water & Wastewater</p> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<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	Connection to the County's potable water and wastewater systems is required.												

Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Self Storage (mini-warehouse) (Per 1,000 s.f.) Mobility: \$653 * 89.928 = \$58,722.98 Fire: \$32 * 89.928 = \$2,877								
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments				
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified in the report, staff finds the proposed ~~modification to PD 80-0180 rezoning to PD~~ compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Remove the waivers text box and text;
- Remove open storage parking requirements from site data table;
- Remove the parking details and parking number counts from the site plan; and
- Include PD 22-0107 in the title block or site data table.

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 23, 2022.


1. Development shall be limited to 89,298 s.f. of mini warehousing subject to the following conditions.
 - 1.1 Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing, or repair.
 - 1.2 No services or sales shall be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited.
 - 1.3 Facilities shall not be used for practice rooms, meeting rooms, or residence.
 - 1.4 No exterior storage of vehicles, material, or articles shall be permitted.
 - 1.5 Storage of explosive or highly flammable material shall be prohibited.
2. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
3. Building setbacks shall be as follows.
 - Front: 15 feet
 - Rear: 50 feet
 - Sides: 10 feet
4. Buffering and screening requirements shall be as follows.
 - Front: 8-foot wide buffer in accordance with LDC Sec. 6.06.04(C)
 - Driveway: 8-foot wide buffer in accordance with LDC Sec. 6.06.04(D)
 - Vehicle Use Area: 6-foot wide buffer in accordance with LDC Sec. 6.06.04(E)
5. The maximum building height shall be 50 feet.
6. The maximum gross floor area shall not exceed 89,298 square feet.
7. The maximum building coverage of the project shall be 75%. The maximum impervious coverage of the project shall be 75%.
8. Minimum required parking shall be 2 spaces per 100 storage units.
9. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
10. The developer shall provide vehicular and pedestrian cross access to folio 3525.5115 on the eastern boundary.
11. 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.

- 12. 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. A Wetland Impact and Mitigation application has been received and is under review.
- 13. 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).
- 14. The project may be permitted, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
- 15. The vehicular use area/driveway shall include the following design features.
 - 15.1 Retaining wall(s) or stem walls shall be provided adjacent to wetlands and within conservation areas.
 - 15.2 The access drive and parking areas shall be designed with inverted crowns and curbs to contain vehicles and stormwater and convey it to the stormwater system for the impervious surface area of the project.
 - 15.3 Deviations in the location/alignment of the access drive as shown on the site plan shall only be permitted so as to meet applicable technical design requirements as determined/required by Hillsborough County.

The above design measures shall be designated as Critical Design Features and any request to modify these design features shall require modification of the site plan project in accordance with LDC Section 5.03.07.A.

- 16. 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.
- 17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.

Zoning Administrator Sign Off:	 <p>J. Brian Grady Tue Mar 15 2022 09:30:21</p>
---------------------------------------	--

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.

APPLICATION NUMBER: PD 22-0107

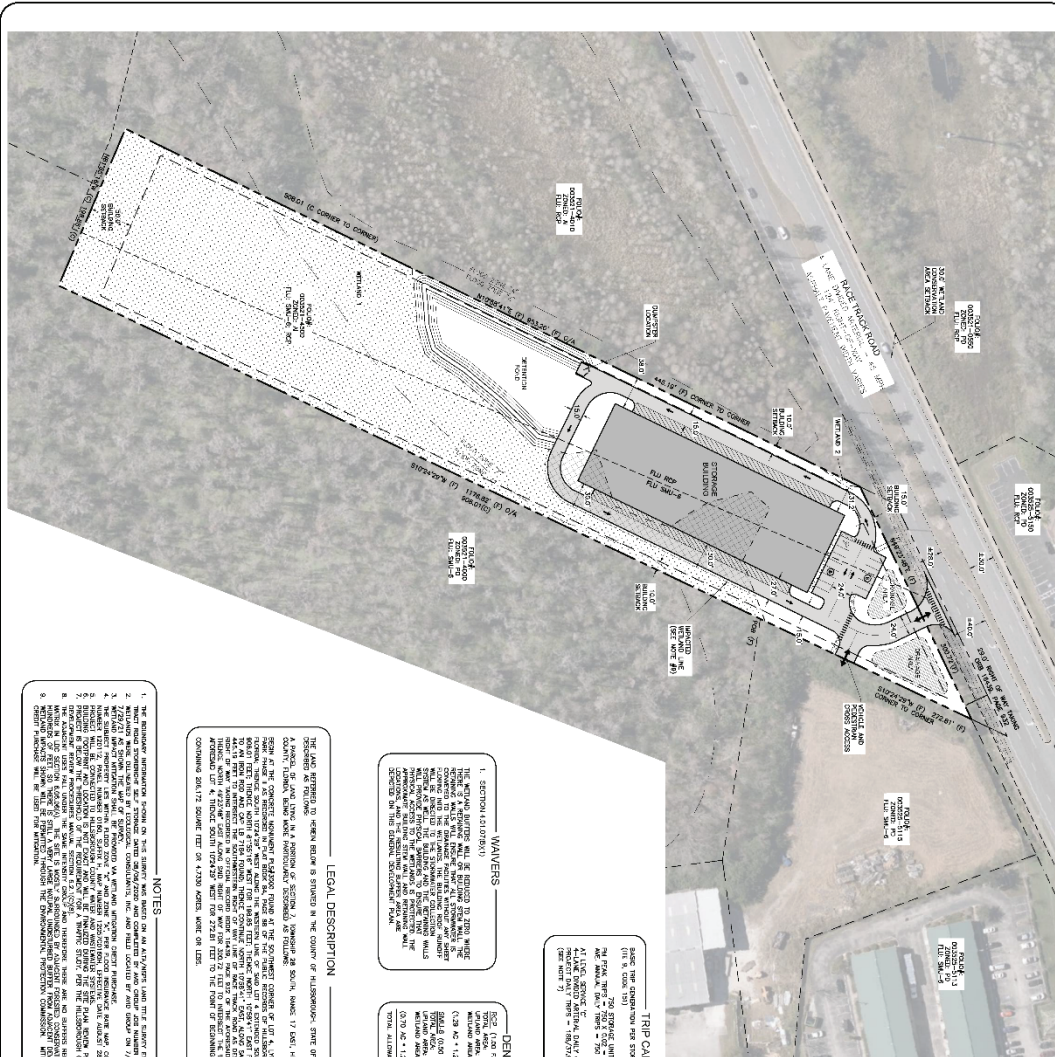
ZHM HEARING DATE: March 14, 2022

BOCC LUM MEETING DATE: May 10, 2022

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND VEGETATION.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING WETLANDS.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC STRUCTURES.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BEING IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND A PORTION OF LAND IN A SECTION 2, TOWNSHIP 28 SOUTH, RANGE 17 WEST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 2, TOWNSHIP 28 SOUTH, RANGE 17 WEST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 2, TOWNSHIP 28 SOUTH, RANGE 17 WEST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 2, TOWNSHIP 28 SOUTH, RANGE 17 WEST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WARRANTS

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES.

DENSITY CALCULATIONS

LOT AREA (SQ FT)	120,000
LOT AREA (SQ YD)	2,778
LOT AREA (AC)	0.063
LOT AREA (AC)	0.063
LOT AREA (AC)	0.063
LOT AREA (AC)	0.063
LOT AREA (AC)	0.063
LOT AREA (AC)	0.063
LOT AREA (AC)	0.063
LOT AREA (AC)	0.063
LOT AREA (AC)	0.063

TRIP CALCULATIONS

BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED BELOW:

TRIP RATE: 100 VEH/AC/HR

TRIP RATE: 100 VEH/AC/HR

TRIP RATE: 100 VEH/AC/HR

TRIP RATE: 100 VEH/AC/HR

TRIP RATE: 100 VEH/AC/HR

SITE DATA

PROJECT NUMBER	22-0107
PROJECT NAME	RACE TRACK RD SELF STORAGE
OWNER	RK DEVELOPMENT PARTNERS, LLC
DESIGNER	NATIVE engineering, PLLC
DATE	05/10/2022
SCALE	AS SHOWN
PROJECT LOCATION	5795 ULMERTON ROAD, SUITE 102, CLEARWATER, FL 33762
PROJECT AREA	120,000 SQ FT
PROJECT PERCENTAGE	100%
PROJECT STATUS	PROPOSED
PROJECT PHASE	PRELIMINARY
PROJECT TYPE	SELF STORAGE
PROJECT USE	COMMERCIAL
PROJECT ZONE	COMMERCIAL
PROJECT DISTRICT	COMMERCIAL
PROJECT SUBDISTRICT	COMMERCIAL
PROJECT PLANNING	COMMERCIAL
PROJECT ZONING	COMMERCIAL
PROJECT DISTRICT	COMMERCIAL
PROJECT SUBDISTRICT	COMMERCIAL
PROJECT PLANNING	COMMERCIAL
PROJECT ZONING	COMMERCIAL

LEGEND

- EXISTING ROADWAY
- PROPOSED ROADWAY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB
- PROPOSED CURB
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING TREES
- PROPOSED TREES
- EXISTING VEGETATION
- PROPOSED VEGETATION
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL
- EXISTING FLOOD CONTROL
- PROPOSED FLOOD CONTROL
- EXISTING WETLANDS
- PROPOSED WETLANDS
- EXISTING HISTORIC STRUCTURES
- PROPOSED HISTORIC STRUCTURES
- EXISTING CULTURAL RESOURCES
- PROPOSED CULTURAL RESOURCES

PROJECT CONTACT INFORMATION

DESIGNER	NATIVE engineering, PLLC
PROJECT NUMBER	22-0107
PROJECT NAME	RACE TRACK RD SELF STORAGE
OWNER	RK DEVELOPMENT PARTNERS, LLC
ADDRESS	5795 ULMERTON ROAD, SUITE 102, CLEARWATER, FL 33762
PHONE	(727) 298-2900
EMAIL	info@nativeeng.com
WEBSITE	www.nativeeng.com

VICINITY MAP

REVISIONS

NO.	DATE	DESCRIPTION
1	05/10/2022	ISSUED FOR PERMIT
2	05/10/2022	REVISED PER PERMIT COMMENTS
3	05/10/2022	REVISED PER PERMIT COMMENTS
4	05/10/2022	REVISED PER PERMIT COMMENTS
5	05/10/2022	REVISED PER PERMIT COMMENTS

APPLICATION NUMBER: PD 22-0107

ZHM HEARING DATE: March 14, 2022

BOCC LUM MEETING DATE: May 10, 2022

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/1/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NWH

PETITION NO: RZ 22-0107

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

CONDITIONS OF APPROVAL

- The developer shall provide vehicular and pedestrian cross access to folio# 3525.5115 on the eastern boundary.

PROJECT SUMMARY AND ANALYSIS

The subject property is located on the south side of Race Track Rd. approximately 650 feet east of Repton Blvd. The applicant is requesting to rezone a +/- 4.85-acre site from Agricultural Industrial (AI) to a new PD district to allow for up to 89,298 square feet of self-storage. The future land use designation is Research Corporate Park (RCP) and Suburban Mixed Use 6 (SMU-6).

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI: 4 Single Family Residential Units (ITE Code 210)	11	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 89,298 sf Self Storage (ITE Code 151)	135	9	15

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+124	+8	+14

The proposed rezoning is anticipated to increase the number of trips potentially generated by development of the subject parcel by 124 daily trips, 8 AM peak hour trips and 14 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Race Track Rd. is a 4-lane, divided, arterial roadway characterized by +/- 11-foot lanes in average condition. The roadway lies within a +/- 124-foot wide right-of-way. There are +/- 5-ft bicycle lanes and +/- 5-ft sidewalks along both sides of the roadway in the vicinity of the proposed project.

Race Track Rd. is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) as a 4-lane roadway. However, the 4-lane typical section has already been constructed and sufficient minimum right-of-way already exists. No right-of-way preservation is necessary.

SITE ACCESS AND CONNECTIVITY

The project is proposing one restricted right-in/right-out access on Race Track Rd. Given the trip generation of the proposed project, site access turn lanes will not be required.

The applicant is proposing vehicular and pedestrian cross access to folio# 3525.5115 (to the east) consistent with the requirements of LDC, Sec. 6.04.03. Q. and the PD site plan depicts internal ADA sidewalk connections between Race Track Rd., the building, parking areas and the cross access connection point consistent with LDC, Sec. 6.03.02.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
RACE TRACK RD	LINEBAUGH AVE	COUNTRYWAY BLVD	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Race Track Rd.	County Arterial - Urban	4 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 type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11	1	1
Proposed	135	9	15
Difference (+/-)	+124	+8	+14

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-0107

DATE OF HEARING: March 14, 2022

APPLICANT: C. Reed Haydon & Kevin Menendez /
RK Development Partners LLC

PETITION REQUEST: A request to rezone property from AI to
PD to permit a mini-warehouse facility
up to 89,298 square feet

LOCATION: 650 east of Race Trace Rd. and
Reptron Blvd.

SIZE OF PROPERTY: 4.733 acres, m.o.l.

EXISTING ZONING DISTRICT: AI

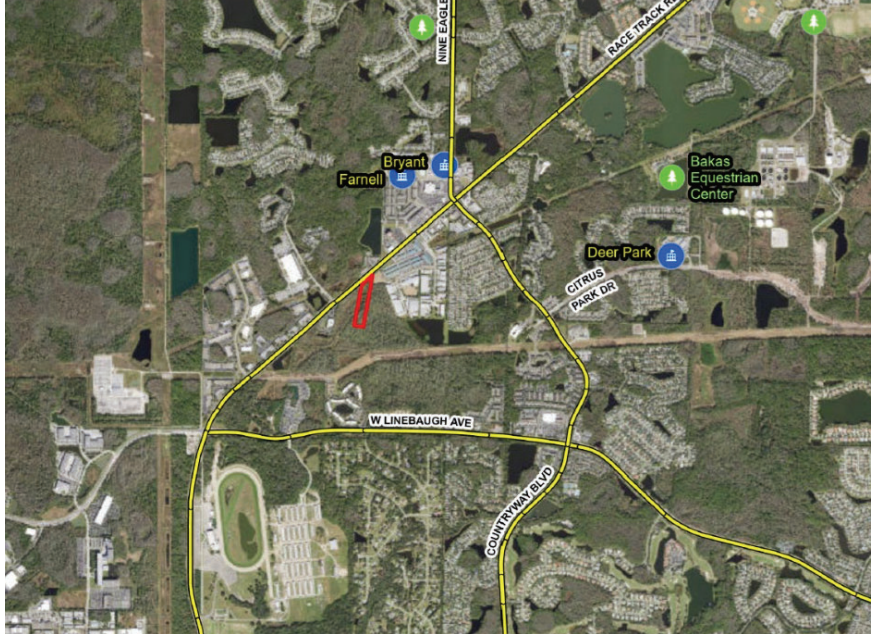
FUTURE LAND USE CATEGORY: RCP and SMU-6

SERVICE AREA: Urban

COMMUNITY PLAN: Northwest Hillsborough

DEVELOPMENT REVIEW STAFF REPORT

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



1.0 APPLICATION SUMMARY

Applicant: C. Reed Haydon & Kevin Menendez/ RK Development Partners, LLC

FLU Category: RCP, SMU-6

Service Area: Urban

Site Acreage: 4.733 Total

Community Plan Area: Northwest Hillsborough

Overlay: None

Introduction Summary:

The applicant seeks to rezone the single parcel zoned AI to a Planned Development (PD) to allow for the development of a mini-warehouse facility with up to 89,298 square feet (s.f.).

Zoning: Existing Proposed

District(s)	AI -	PD
Typical General Use(s)	Agricultural and related uses within areas designated for industrial uses by the Comprehensive Plan on parcels of at least one (1) acre.	Mini Warehouses
Acreage	4.733	4.733
Density/Intensity	1 dwelling unit per acre/NA	SMU-6 (FLU): .5 F.A.R RCP (FLU): 1.0 F.A.R. 1.25 multiplier for at least 25% wetland area
Mathematical Maximum*	4 dwelling units	89,298 s.f.

*number represents a pre-development approximation

Development Standards: Existing Proposed

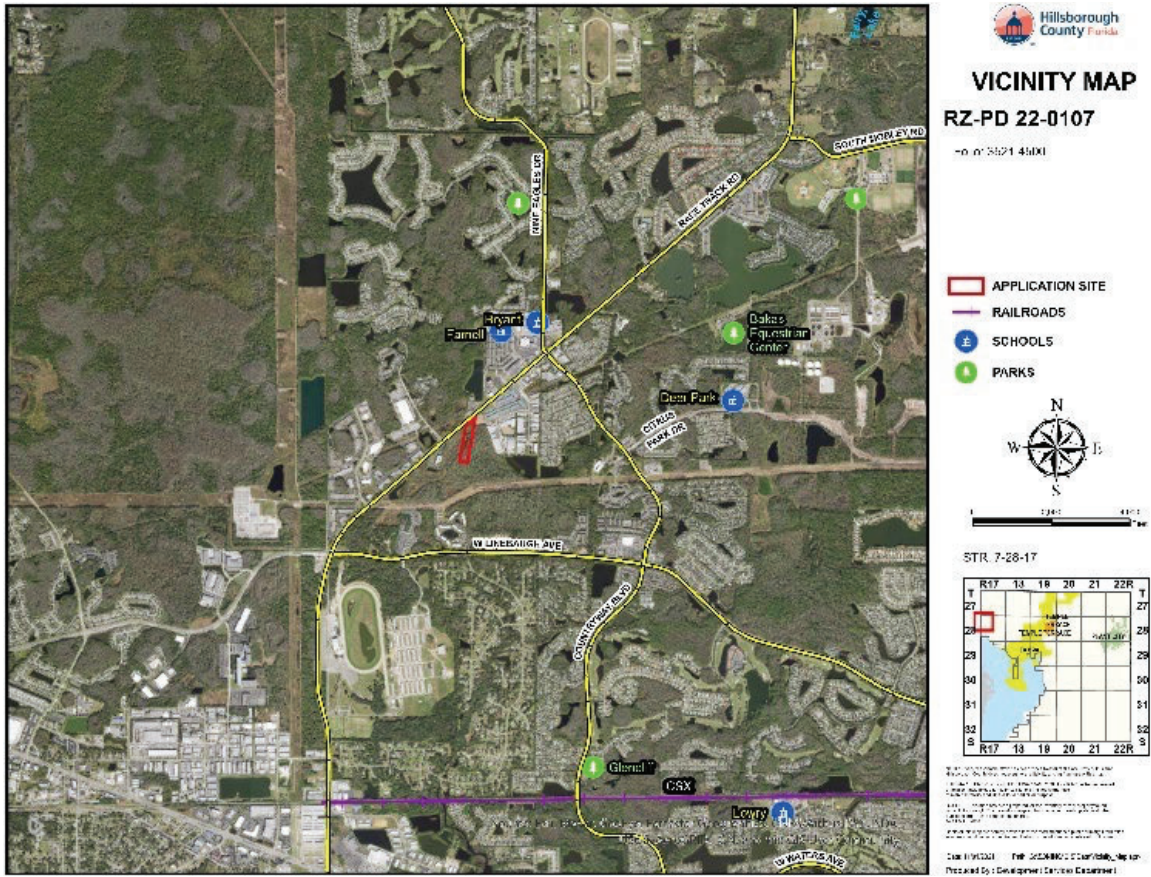
- District(s)	- AI	PD	
- Lot Size / Lot Width	- 43,560 s.f./ 150 Ft.	NA	
- Setbacks/Buffering and Screening	50 Ft. Front 50' Ft. Rear 15 Ft. Sides	Setbacks	Buffers
		15 Ft. Front	8 Ft. Front
		10 Ft. Side	8 Ft. Driveway
		50 Ft. Rear	6 Ft. V.U.A.
- Building Coverage Max.	NA	75%	
- Height	50'	50 Ft.	

Additional Information:

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

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

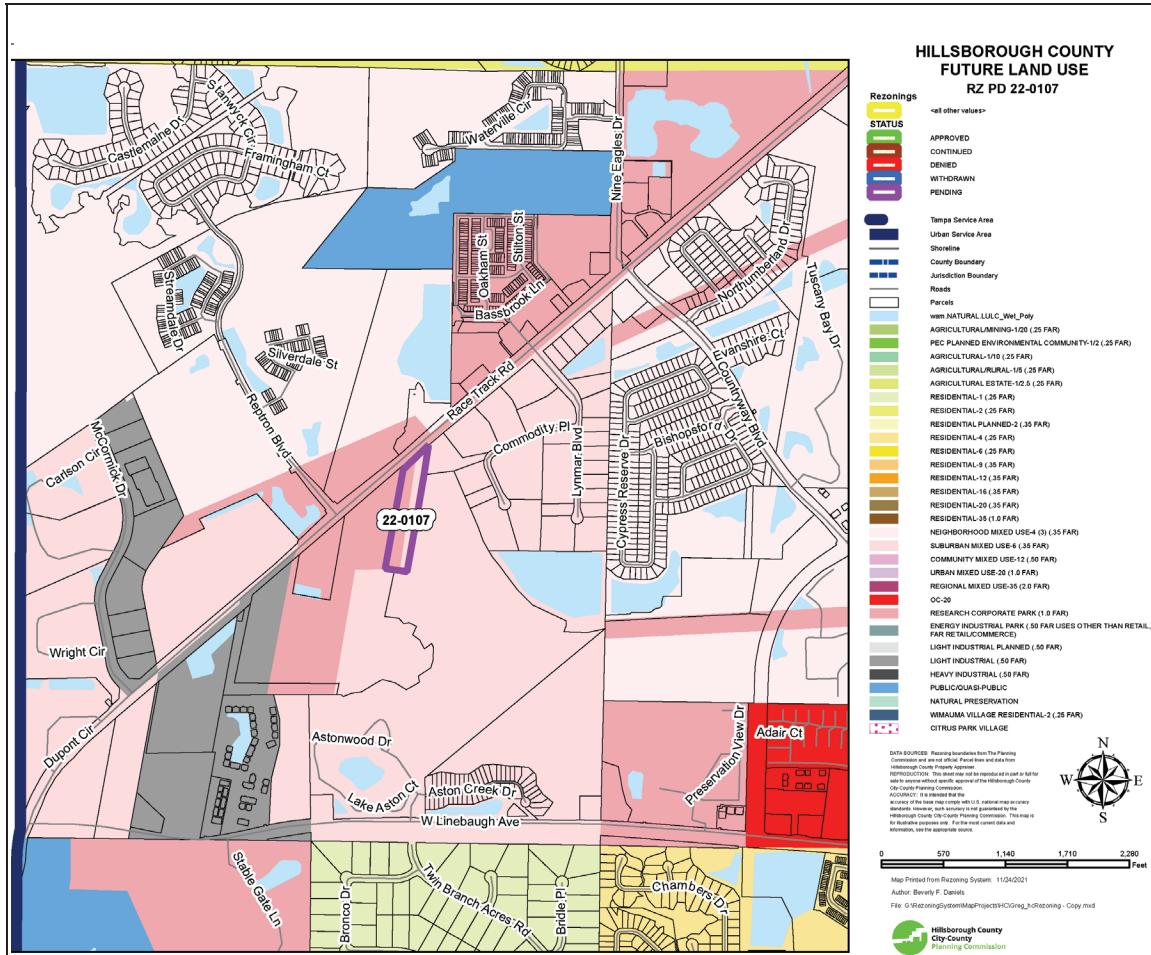
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

Opposite the Race Track Road Right-of-Way to the north, the properties are developed for general office uses. The adjoining PD properties to the south and east are vacant and undeveloped. The 41.56 acre County owned property to the west is vacant and undeveloped. Land uses in the general vicinity also include a multi-tenant and multi-use business center, freestanding retail, a medical outpatient center, warehousing, and light manufacturing.

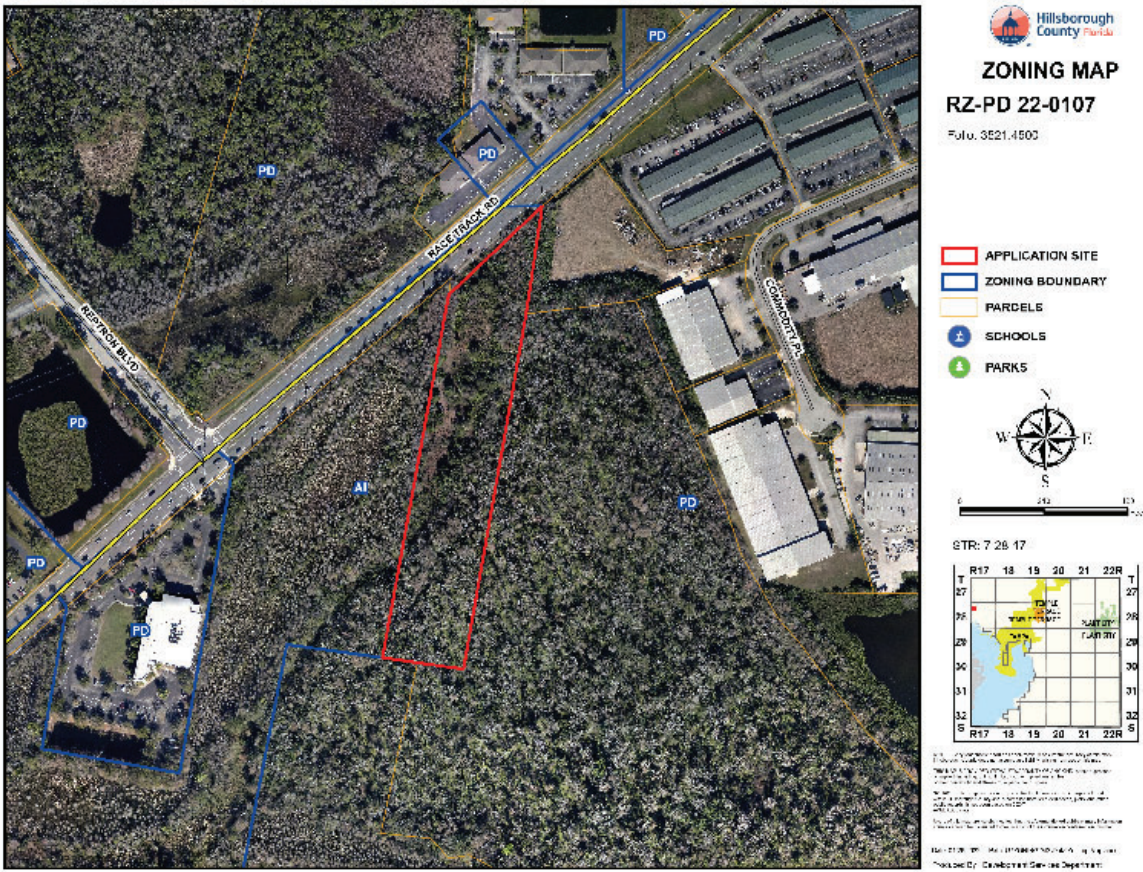
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



<p>Subject Site Future Land Use Category:</p>	<p>RCP and SMU-6</p>
<p>Maximum Density/F.A.R.:</p>	<p>RCP: 0.0 du per ga/1.0 F.A.R. SMU-6 6.0 du per ga/0.50 F.A.R. up to 175,000 s.f. GFA</p>
<p>Typical Uses:</p>	<p>SMU-6: Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development.</p>

RCP: 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

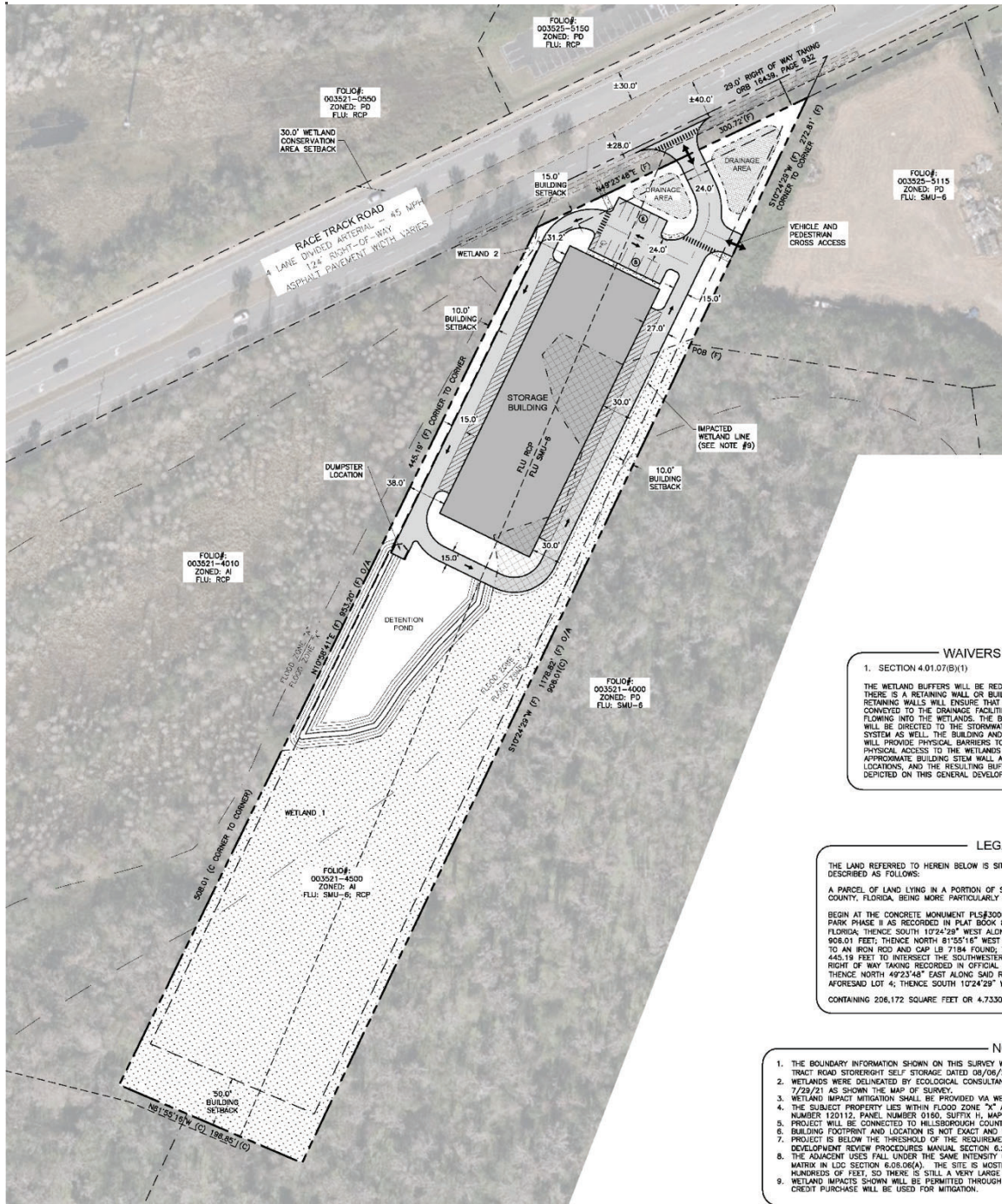


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	RCP: 0.0 du per ga/ F.A.R.: 1.0 NMU-4: 6 du per ga/ F.A.R.: 0.35	Industrial manufacturing, office, warehousing, distribution, research, child care, and retail (excluding eating establishments)	Multi-tenant office, vacant/undeveloped
South & East	PD (90-0043)	739,575 s.f. GFA and 247 multi-family dwellings	PD-RP uses (1985 LDC), community residential home, veterinary, residential	Multi-tenant general business, warehousing, light manufacturing, and vacant/undeveloped.
West	AI	0.0 du per ga/NA	Agricultural and related uses.	Vacant/undeveloped

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)



WAIVERS

1. SECTION 4.01(7)(B)(1)

THE WETLAND BUFFERS WILL BE REDUCED TO A RETAINING WALL OR BUILT RETAINING WALLS WILL ENSURE THAT FLOWING INTO THE WETLANDS. THE BU WILL BE DIRECTED TO THE STORMWATER SYSTEM AS WELL. THE BUILDING AND WILL PROVIDE PHYSICAL BARRIERS TO PHYSICAL ACCESS TO THE WETLANDS. APPROXIMATE BUILDING STEM WALL AN LOCATIONS, AND THE RESULTING BUFF DEPICTED ON THIS GENERAL DEVELOP

LEG

THE LAND REFERRED TO HEREIN BELOW IS SIM DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF SI COUNTY, FLORIDA, BEING MORE PARTICULARLY C BEGIN AT THE CONCRETE MONUMENT PLUS 3000 PARK PHASE II AS RECORDED IN PLAT BOOK 8 FLORIDA; THENCE SOUTH 10°24'29" WEST ALON 908.01 FEET; THENCE NORTH 81°55'16" WEST I TO AN IRON ROD AND CAP LB 7154 FOUND; T 445.19 FEET TO INTERSECT THE SOUTHWESTER RIGHT OF WAY TAKING RECORDED IN OFFICIAL 5 THENCE NORTH 42°23'44" EAST ALONG SAID RI APRESAID LOT 4; THENCE SOUTH 10°24'29" W CONTAINING 206,172 SQUARE FEET OR 4.7330

NC

1. THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY W/ TRACT ROAD STOREFRONT SELF STORAGE DATED 08/06/22
2. WETLANDS WERE DELINEATED BY ECOLOGICAL CONSULTANT 7/29/21 AS SHOWN THE MAP OF SURVEY.
3. WETLAND IMPACT MITIGATION SHALL BE PROVIDED VIA WET
4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AI NUMBER 120112, PANEL NUMBER 0160, SUFFIX H, MAP
5. PROJECT WILL BE CONNECTED TO HILLSBOROUGH COUNTY
6. BUILDING FOOTPRINT AND LOCATION IS NOT EXACT AND N
7. PROJECT IS BELOW THE THRESHOLD OF THE RESOURCE DEVELOPMENT REVIEW PROCEDURES MANUAL SECTION 6.2
8. THE ADJACENT USES FALL UNDER THE SAME INTENSITY 0 MATRIX IN LDC SECTION 6.08.06(A). THE SITE IS MOSTLY HUNDREDS OF FEET, SO THERE IS STILL A VERY LARGE I
9. WETLAND IMPACTS SHOWN WILL BE PROMITTED THROUGH CREDIT PURCHASE WILL BE USED FOR MITIGATION.

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Race Track Rd.	County Arterial - Urban	4 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 type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11	1	1
Proposed	135	9	15
Difference (+/-)	+124	+8	+14

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC

South	-	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	-	None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See below

The Environmental Protection Commission (EPC) reviewed the request and finds that wetland and/or other surface water (OSW) areas exist in the eastern portion of the project area. EPC comments state 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 subject to recommended conditions (which have been included in the recommended conditions of approval).

The wetland impacts will be permitted through the Environmental Protection Commission and a mitigation bank credit purchase will be used for mitigation. Pursuant to LDC Section 4.01.07.B.4, the stem wall to be provided in the area adjacent to the area of wetland impact, as well as along the western boundary, is permitted to be located within the wetland setback. With the stem/retaining wall, inverted crowns and curbing of the driveway to contain vehicles and stormwater and to convey the stormwater to the stormwater

system these design measures help to accomplish the intended function of the wetland setback for the driveway located within the setback area. The subject design measures are identified as critical design features so that failure to provide those design measures will require the applicant to amend the PD through a noticed public hearing.

Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<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	

Check if Applicable:
 Wetlands/Other Surface Waters
 Use of Environmentally Sensitive Land Credit
 Wellhead Protection Area
 Surface Water Resource Protection Area
 Potable Water Wellfield Protection Area Significant Wildlife Habitat
 Coastal High Hazard Area
 Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
 Other _____

Public Facilities	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 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 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	Connection to the County's potable water and wastewater systems is required.

Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Self-Storage (mini-warehouse) (Per 1,000 s.f.) Mobility: \$653 * 89.928 = \$58,722.98 Fire: \$32 * 89.928 = \$2,877				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 80-0180 rezoning to PD compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. William Molloy 325 South Boulevard Tampa testified on behalf of the applicant. Mr. Molloy stated that the site is 4.73 acres in size and the request is to permit the maximum floor area ratio for storage uses. He added that there are no waivers or variations requested. Mr. Molloy concluded his presentation by stating that both planning staffs have recommended approval and that he was not aware of any citizen opposition. The significant wetlands on-site have been accounted for remediation and site design.

Mr. Sam Ball, Development Services Department testified regarding the County's staff report. Mr. Ball stated that the staff report will be amended to correct a reference to an amendment of the PD and to add transportation agency comments. He stated that the request is to rezone 4.73 acres from Agricultural Industrial to Planned Development to permit a mini-warehouse project. He discussed the intent of the existing RCP and SMU-6 Future Land Use categories and described the surrounding land uses. Mr. Ball concluded his presentation by stating that staff finds the rezoning request supportable.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Research Corporate Park and Suburban Mixed Use-6 Future Land Use categories and located in the Urban Service Area and the Northwest Hillsborough Community Planning Area. She described the surrounding development pattern and stated that the site does not meet commercial locational criteria. Staff supports the waiver due to the compatibility of the proposed use with the surrounding development pattern. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

Mr. Grady of the Development Services Department asked the property owner to confirm that Mr. Molloy is allowed to speak on their behalf regarding the rezoning application.

Mr. Reed Haydon 105 Bayside Drive Clearwater testified that he authorized Mr. Molloy to speak of the property owner's behalf.

Mr. Molloy did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were filed 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 4.733 acres in size and is zoned Agricultural Industrial (AI). The property is designated Research Corporate Park (RCP) and Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan and located in the Urban Service Area and the Northwest Hillsborough Community Planning Area.
2. The purpose of the rezoning from AI to PD is to permit a mini-warehouse facility up to 89,298 square feet in size.
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission found the request for mini-warehouse consistent with the surrounding development pattern and supports the requested waiver of commercial locational criteria based on the proposed mini-warehouse use being compatible with the surrounding area. The Planning Commission found the rezoning request consistent with the Future of Hillsborough Comprehensive Plan.
5. The surrounding parcels are zoned Planned Development to the north, south and east and approved for office, warehouse and manufacturing land uses and AI to the west which is an undeveloped parcel.
6. The rezoning to Planned Development for the mini-warehouse land use up to a maximum of 89,298 square feet is consistent with the Comprehensive Plan and Land Development Code and serves to provide a compatible land use given the surrounding development pattern.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

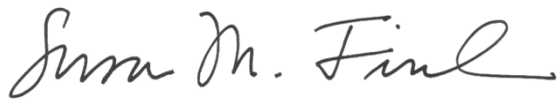
The request is to rezone 4.733 acres from AI to PD to permit a warehouse facility up to a maximum of 89,298 square feet. No Planned Development Variations or waivers are requested.

The Planning Commission found the request compatible with the surrounding land uses and consistent with both the Future of Hillsborough Comprehensive Plan.

The rezoning to Planned Development is consistent with the Comprehensive Plan and the Land Development Code and serves to provide a compatible land use in the area.

RECOMMENDATION

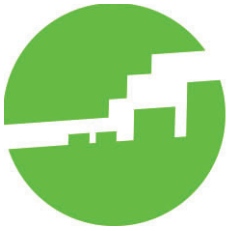
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 4, 2022

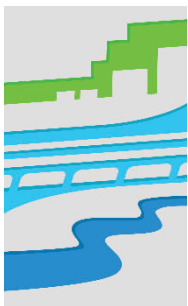
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 14, 2022 Report Prepared: February 22, 2022	Petition: PD 22-0107 <i>Southside of Racetrack Road, west of Countryway Blvd</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Research Corporate Park (0 du/ga; 1.00 FAR) and Suburban Mixed Use-6 (6du/ga; 0.25 FAR)
Service Area	Urban
Community Plan:	Northwest Hillsborough
Requested Zoning:	Agricultural Industrial (AI) and Planned Development to Planned Development (PD) to allow for an 89, 298 sq. ft. self-storage facility
Parcel Size (Approx.):	4.7 +/- acres
Street Functional Classification:	Racetrack Road – Arterial Countryway Blvd – Collector
Locational Criteria	Doesn't Meet
Evacuation Area	The subject property is within Evacuation Zone B



Context

- The subject property is located on approximately 4.7 acres located on the southside of Racetrack Road, west of Countryway Boulevard. The subject property is within the Urban Services Area (USA) and within the limits of the Northwest Hillsborough Community Plan.
- 2.5 acres of the property is designated Research Corporate Park (RCP) on the Future Land Use Map. Typical uses in this Land Use category are 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. The remaining 2.2 acres of the site is designated as Suburban Mixed Use-6 (SMU-6). Typical uses within this category include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- Research Corporate Park is located to the west and north of the subject site and Suburban Mixed Use-6 is located to the south and east of the site.
- Wetlands are present on the subject site.
- The subject property is designated with an Agricultural Industrial (AI) and Planned Development (PD) zoning and is currently vacant. Planned Developments surround the subject site to the north, east and south. A heavy industrial use is east of the site, a group home is located to the south and vacant County owned land is located west of the site.
- The applicant is proposing to rezone the subject property from Agricultural Industrial (AI) and Planned Development (PD) to a Planned Development to allow for an 89,297 sq. ft. self-storage facility.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

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 8.8: *For projects whose boundaries encompass more than one land use category, density and intensity calculations will allow for the blending of those categories across the entire project. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted across improved public roadways or between the Urban Service Area (USA) and Rural Service Area (RSA) boundary. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a ceiling for review purposes. This provides maximum design flexibility for those projects, because the location or clustering of those units on the project site need not conform to the land use category boundary on the site as long as the maximum number of dwelling units permitted for the entire project are not exceeded.*

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- *Wetlands are considered to be the following:*
 - *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
 - *Man-made water bodies as defined (including borrow pits).*
- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
 - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*
- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
 - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on*
 - *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category*

Neighborhood/Community Development

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

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

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

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

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

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

Commercial-Locational Criteria

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

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

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

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital

Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

Environmental and Sustainability Section

3.5.2 *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

3.5.4 *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

Staff Analysis of Goals, Objectives, and Policies:

The subject property is located on approximately 4.7 acres on the south side of Racetrack Road, west of Countryway Boulevard. The subject property is within the Urban Service Area (USA) and within the limits of the Northwest Hillsborough Community Plan. The applicant is proposing to rezone the subject property from Agricultural Industrial (AI) and Planned Development (PD) to a Planned Development to allow for a 89,297 sq. ft. self-storage facility.

The surrounding development pattern includes a vacant County owned site to the west, a heavy industrial use to the east and further southeast and south is designated as a group home. The group home is developed within the southernmost portion of folio 3521.4000 away from the subject site.

Due to the site being within two Future Land use classifications, the applicant will be allowed to blend the FAR. The request meets the intent of Policy 8.8 of the Future Land Use Element regarding blending.

The subject property is designated Research Corporate Park (RCP) and Suburban Mixed Use-6 on the Future Land Use Map. The maximum intensity for RCP is 1.0 FAR and the maximum intensity for SMU-6 is 0.50 FAR for industrial uses. The portion of the site that is within the RCP the equation is as follows: $(1.29 \text{ uplands} \times 1.25 \times 43,560 \times 1.0 \text{ FAR}) = 70,241$. The portion of the site that is designated as SMU-6, the equation is as follows: $(0.70 \text{ uplands} \times 1.25 \times 43,560 \times 0.50) = 19,057$. The total square footage allowed on the site would be 89,298 sq ft. The applicant is within the maximum non-residential that can be requested, consistent with Policy 13.3 of the Future Land use Element.

The subject site has a substantial amount of wetlands, which limits the request to more of a neighborhood scale consistent with Policy 16.1, additionally the surrounding wetlands will act as a natural buffer to adjacent uses satisfying the intent of the neighborhood protection policies 16.2 and 16.3.

The subject site does not meet locational criteria. The subject property is located more than 4000 feet from the qualifying intersection of Linebaugh Avenue and Racetrack Road. Commercial locational criteria is based on the future land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan (Policy 22.2, FLUE). Linebaugh Avenue and Racetrack Road is the only qualifying intersection in the immediate area. Consequently, the site does not meet commercial locational criteria and a waiver was requested by the applicant. Planning Commission staff recommends that the BOCC approve the waiver due to the fact that the request is compatible with the surrounding development pattern.

The subject property is also located within the limits of the Northwest Hillsborough Community Plan. There are no goals or policies within that plan that pertain to the requested rezoning.

The Environmental Protection Commission's 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 it meets the EPC's conditions.

Overall, the proposed rezoning would allow for a development that satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Development Services Department.

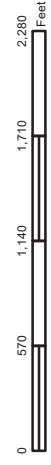
HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0107

<all other values>

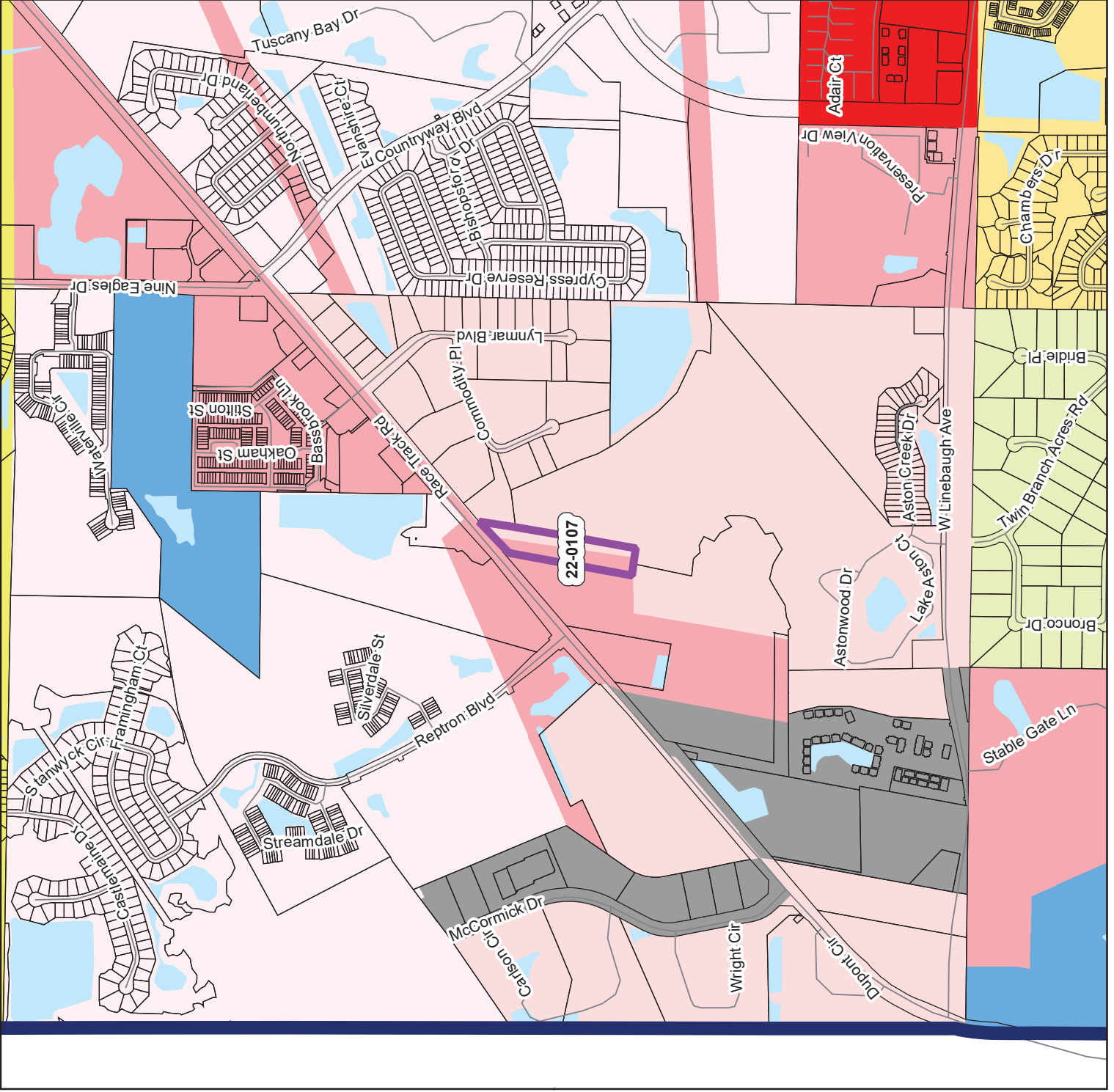


DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is subject to approval without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 11/24/2021
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HCO\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Racetrack Rd Self Storage

Zoning File: RZ-PD (22-0107) Modification: None

Atlas Page: None Submitted: 04/14/22

To Planner for Review: 04/14/22 Date Due: ASAP

Contact Person: Native Engineering (Brian Blazewick) Phone: (813) 536-2539/ brian@nativefla.com

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

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

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

Reviewed by: Sam Ball Date: 4-14-22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/1/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NWH

PETITION NO: RZ 22-0107

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

CONDITIONS OF APPROVAL

- The developer shall provide vehicular and pedestrian cross access to folio# 3525.5115 on the eastern boundary.

PROJECT SUMMARY AND ANALYSIS

The subject property is located on the south side of Race Track Rd. approximately 650 feet east of Repton Blvd. The applicant is requesting to rezone a +/- 4.85-acre site from Agricultural Industrial (AI) to a new PD district to allow for up to 89,298 square feet of self-storage. The future land use designation is Research Corporate Park (RCP) and Suburban Mixed Use 6 (SMU-6).

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI: 4 Single Family Residential Units (ITE Code 210)	11	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 89,298 sf Self Storage (ITE Code 151)	135	9	15

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+124	+8	+14

The proposed rezoning is anticipated to increase the number of trips potentially generated by development of the subject parcel by 124 daily trips, 8 AM peak hour trips and 14 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Race Track Rd. is a 4-lane, divided, arterial roadway characterized by +/- 11-foot lanes in average condition. The roadway lies within a +/- 124-foot wide right-of-way. There are +/- 5-ft bicycle lanes and +/- 5-ft sidewalks along both sides of the roadway in the vicinity of the proposed project.

Race Track Rd. is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) as a 4-lane roadway. However, the 4-lane typical section has already been constructed and sufficient minimum right-of-way already exists. No right-of-way preservation is necessary.

SITE ACCESS AND CONNECTIVITY

The project is proposing one restricted right-in/right-out access on Race Track Rd. Given the trip generation of the proposed project, site access turn lanes will not be required.

The applicant is proposing vehicular and pedestrian cross access to folio# 3525.5115 (to the east) consistent with the requirements of LDC, Sec. 6.04.03. Q. and the PD site plan depicts internal ADA sidewalk connections between Race Track Rd., the building, parking areas and the cross access connection point consistent with LDC, Sec. 6.03.02.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
RACE TRACK RD	LINEBAUGH AVE	COUNTRYWAY BLVD	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Race Track Rd.	County Arterial - Urban	4 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 type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11	1	1
Proposed	135	9	15
Difference (+/-)	+124	+8	+14

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

From: [Thompson, Michael](#)
To: [Reed Haydon](#)
Cc: [Don Richardson](#); [Kevin Menendez](#); [Ball, Fred \(Sam\)](#)
Subject: RE: Racetrack Self Storage - Revised UMAM Report
Date: Wednesday, March 2, 2022 7:59:36 AM

External email: Use caution when clicking on links, opening attachments or replying to this email.

Reed,

EPC has no change to the Feb 2 EPC comments for the most recent PD plan. Those comments are still applicable.

From: Reed Haydon <reed@rkdevpartners.com>
Sent: Tuesday, March 1, 2022 5:27 PM
To: Thompson, Michael <Thompson@epchc.org>
Cc: Don Richardson <don@floridascrub.com>; Kevin Menendez <Kevin@rkdevpartners.com>
Subject: Racetrack Self Storage - Revised UMAM Report

Mike,

Here is the revised UMAM Report based on the site visit you had with Don, and the updated site plan. All impact amounts are the same, but now we have herbaceous and forested impacts. Those are quantified separately in the report.

I also attached the comments you made on our last PD submittal. I know I've been bothering you about it, but we need the same thing for the updated site plan. The planner Sam Ball needs that by 4pm tomorrow, or we'll be forced to request a continuance. It would be great if we didn't have to do that.

Thank you,

C. Reed Haydon, P.E.

FL PE #60107

TX PE #110493



5795 Ulmerton Road, Suite 102

Clearwater, FL 33760

Office: 727-446-3444

Cell: 727-465-8352

reed@rkdevpartners.com

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: February 14, 2022</p> <p>PETITION NO.: 22-0107</p> <p>EPC REVIEWER: Mike Thompson</p> <p>CONTACT INFORMATION: (813) 627-2600 X1219</p> <p>EMAIL: thompson@epchc.org</p>	<p>COMMENT DATE: February 2, 2022</p> <p>PROPERTY ADDRESS: South side of Race Track Rd</p> <p>FOLIO #: 3521.4500</p> <p>STR: 07-28S-18E</p>
<p>REQUESTED ZONING: PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Eastern portion of site.
<p>Revised EPC Comments</p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. A Wetland Impact and Mitigation application has been received and is under review. 	

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

- 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 acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts.
- Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.
- 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.



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: 01/24/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: RK Development Partners, LLC

PETITION NO: 22-0107

LOCATION: Race Track Rd

FOLIO NO: 3521.4500

Estimated Fees:

Self Storage (mini-warehouse)

(Per 1,000 s.f.)

Mobility: $\$653 * 89.928 = \$58,722.98$

Fire: $\$32 * 89.928 = \$2,877$

Project Summary/Description:

Urban Mobility, Northwest Fire - mini warehouse (self storage) up to 89,928 s.f.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 24 November 2021

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

APPLICANT: NativeFla.com

PETITION NO: RZ-PD 22-0107

LOCATION: Race Track Rd, Tampa, FL 33626

FOLIO NO: 3521.4500

SEC: 07 TWN: 28 RNG: 17

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.

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

PETITION NO.: PD22-0107 REVIEWED BY: Randy Rochelle DATE: 12/7/2021

FOLIO NO.: 3521.4500

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (adjacent to the site), (approximately 110 feet from the site) and is located north of the subject property within the north Right-of-Way of Race Track Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the ___ prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater force main exists (adjacent to the site), (approximately _ feet from the site) and is located within the east Right-of-Way of Race Track Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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



VERBATIM TRANSCRIPT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 14, 2022
ZONING HEARING MASTER: SUSAN FINCH

D9:
Application Number: RZ-PD 22-0107
Applicant: C. Reed Haydon & Kevin
Menendez; RK Development
Partners, LLC
Location: 650' E of Race Track Rd &
Reptron Blvd.
Folio Number: 003521.4500
'Acreage: 4.733 acres, more or less
Comprehensive Plan: RCP & SMU-6
Service Area: Urban
Existing Zoning: AI & PD 90-0043
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-9, Rezoning-PD 22-0107. The applicant is C. Reed
3 Haydon and Kevin Menendez and RK Development
4 Partners, LLC. The request is to rezone from AI
5 and PD to a Planned Development.

6 Sam Ball will provide staff recommendation
7 after presentation by the applicant.

8 HEARING MASTER FINCH: Good evening.

9 MR. MOLLOY: Good evening again. William
10 Molloy, 325 South Boulevard.

11 I am delighted to be presenting this PD
12 tonight because it is as clean, I think, as a PD
13 can be. It's about 4.77 -- 4.73 acres. The
14 request to maximum the available FAR for storage
15 uses.

16 There are no waivers, no variances
17 associated with this. We have no agency
18 objections. I believe we have consistency and
19 approval findings from Development Services and the
20 Planning Commission.

21 I didn't see any citizen objections in the
22 record. I'm not sure if anyone is here tonight,
23 but I think that's clean. We do have significant
24 wetlands on this site, but that has actually all
25 been accounted for remediation and site design. So

1 that doesn't present any issues.

2 With that, I'm happy to answer any questions
3 on this one.

4 HEARING MASTER FINCH: No questions at this
5 time but thank you.

6 Development Services.

7 MR. BALL: Good evening. Sam Ball,
8 Development Services.

9 I need to state for the record that the
10 transportation report is in Optix but was not
11 included with the staff report. There's also an
12 error on page 8 where it refers to a modification
13 to a PD application, and this is a rezoning to a
14 PD. An amended staff report will be submitted to
15 address those two items.

16 Try to get this -- okay. This request is to
17 rezone 4.73-acre site located on the south side of
18 Race Track Road, 650 feet east of Repton road and
19 Northwest Hillsborough Community Plan Area to
20 change the zoning from Agricultural Industrial to
21 Planned Development.

22 The intent is to allow for the development
23 of a mini warehouse project. The site is within
24 the Suburban Mixed-Use-6 and Research Corporate
25 Park Future Land Use Classifications. The Suburban

1 Mixed-Use portion allows up to six dwelling units
2 per gross acre and a 0.5 floor area ratio up to
3 175,000 square feet.

4 Typical uses include residential, suburban
5 scale neighborhood, commercial office uses,
6 research corporate park uses, light industrial,
7 multipurpose, and residential or mixed-use
8 projects.

9 The remaining Research Corporate Park
10 portion allows to 1.0 floor area ratio and
11 residential will only be allowed in certain types
12 of mixed-use developments.

13 Land uses in the general vicinity include a
14 multitenant; multiuse business center; a
15 freestanding retail center, warehousing, and light
16 manufacturing.

17 On the opposite side of Race Track Road to
18 the north, the properties are part of a Planned
19 Development for general office uses. The adjoining
20 Planned Development, PDs, to the south and east are
21 vacant and undeveloped. The vacant 41.56-acre
22 county and property to the west is designated
23 Agricultural Industrial.

24 If approved, the rezoning from Agricultural
25 Industrial to a Planned Development would allow for

1 a mini warehouse project up to 89,298 square feet
2 of floor area.

3 Based on the adjacent zoning and uses
4 identified in the report, staff finds the proposed
5 rezoning to a Planned Development compatible with
6 the existing zoning districts and development
7 patterns in the area.

8 Staff recommends approval subject to
9 conditions that the use for mini warehouse with
10 outside storage and 89,298 square feet of maximum
11 floor area -- the maximum building coverage will be
12 75 percent. Minimum setbacks are 15 feet from the
13 front and 15 feet from the side and 50 feet from
14 the rear.

15 And to reduce the impact to the wetlands,
16 the vehicle use area and the driveway will require
17 curb and inverted crowns, retaining walls, and stem
18 walls.

19 That concludes my report, if you have any
20 questions.

21 HEARING MASTER FINCH: No questions but
22 thank you.

23 Planning Commission.

24 MS. MASSEY: Hi. This is Jillian Massey
25 with Planning Commission staff.

1 As Mr. Ball mentioned, the subject property
2 is located in the Research Corporate Park and
3 Suburban Mixed-Use-6 Future Land Use categories.
4 It's located in the Urban Service Area and located
5 within the limits of the Northwest Hillsborough
6 Community Plan.

7 The surrounding development pattern includes
8 a vacant county owned site to the west, a heavy
9 industrial use to the east and further southeast,
10 and south is designated as a group home. The group
11 home's developed with the southern portion of folio
12 3521.4000 away from the subject site.

13 Due to the site being within two Future Land
14 Use classifications, the applicant won't be able to
15 blend the floor area ratio. The request meets the
16 intent of Policy 8.8 of the Future Land Use Element
17 regarding funding.

18 The site does not meet locational
19 criteria -- commercial locational criteria. The
20 subject property is located more than 4,000 feet
21 from the qualifying intersection of Linebaugh
22 Avenue and Race Track Road.

23 Commercial locational criteria based on
24 future land use category of the property and the
25 classification of roadways as shown on the Adopted

1 Highway Cost Affordable Long-Range Transportation
2 Plan.

3 Roadways listed in the takeover is two- or
4 four-lane roadways must be shown on the Highway
5 Cost Affordable Long-Range Transportation Plan per
6 Policy 22.2 of the Future Land Use Element. And
7 Linebaugh Avenue and Race Track Road is the only
8 qualifying intersection in the immediate area.

9 Consequently, the site does not meet the
10 criteria. However, a waiver was requested by the
11 applicant, and Planning Commission staff recommends
12 that the Board of County Commissioners approve the
13 waiver due to the fact that the request is
14 compatible with the surrounding development
15 pattern.

16 And based upon those considerations,
17 Planning Commission staff finds the proposed
18 Planned Development consistent with the Future of
19 Hillsborough Comprehensive Plan for unincorporated
20 Hillsborough County. Thank you.

21 HEARING MASTER FINCH: Thank you. I
22 appreciate it.

23 Is there anyone that wants to testify in
24 support? Anyone to speak in support of this case?

25 Anyone in opposition? Seeing no one.

1 Mr. Grady, anything else?

2 MR. GRADY: Nothing further.

3 HEARING MASTER FINCH: All right.

4 Mr. Molloy, anything before we close?

5 MR. MOLLOY: Mr. Grady has asked me to
6 clarify that I am, in fact, allowed to speak on
7 behalf of the property owner.

8 MR. GRADY: Can we have one of the property
9 owners just put it on the record?

10 HEARING MASTER FINCH: As the agent?

11 MR. GRADY: Yeah.

12 HEARING MASTER FINCH: Okay. Good evening.

13 MR. HAYDON: Good evening. Reed Haydon, 105
14 Bayside Drive, Clearwater, Florida.

15 I do authorize Mr. Molloy to speak on our
16 behalf. Thank you.

17 HEARING MASTER FINCH: All right. Thank
18 you.

19 And with that, we'll close Rezoning-PD
20 22-0107.

21 THE CLERK: Sir, could you sign in, please.

22 HEARING MASTER FINCH: With the clerk's
23 office, thank you.

24

25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, February 14, 2022

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

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

Reported via Cisco Webex Videoconference by:

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

1 process.

2 A-22, Major Mod 22-0103. This application
3 is being continued by the applicant to the
4 March 14, 2022, Zoning Hearing Master Hearing.

5 Item A-23, Rezoning-PD 22-0107. This
6 application is being continued by the staff to the
7 March 14, 2022, Zoning Hearing Master Hearing.

8 Item A-24, Major Mod Application 22-0109.
9 This application is out of order to be heard and is
10 being continued to the March 14, 2022, Zoning
11 Hearing Master Hearing.

12 Item A-25, Rezoning-PD 22-0152. This
13 application is being continued by the applicant to
14 the April 18, 2022, Zoning Hearing Master Hearing.

15 Item A-26 Rezoning-PD 22-0181. This
16 application is out of order to be heard and is
17 being continued to the March 14, 2022, Zoning
18 Hearing Master Hearing.

19 Item A-27, Rezoning-PD 22-0207. This
20 application is out of order to be heard and is
21 being continued to the April 18th, 2022, Zoning
22 Hearing Master Hearing.

23 Item A-28, Major Mod Application 21 --
24 22-0208. This application is out of order to be
25 heard and is being continued to the March 14, 2022,

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Monday, January 18, 2022

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

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

Reported via Cisco Webex Videoconference by:

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

1 Hearing Master Hearing.

2 Item A-24, Major Mod Application 22-089.

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

6 Item A-25, Major Mod Application 22-0090.

7 This application is out of order to be heard and is
8 being continued to the February 14th, 2022, Zoning
9 Hearing Master Hearing.

10 Item A-26, Major Mod Application 22-098.

11 This application is being withdrawn from the Zoning
12 Hearing Master process.

13 Item A-27, Major Mod Application 22-0102.

14 This application is out of order to be heard and is
15 being continued to the February 14th, 2022, Zoning
16 Hearing Master Hearing.

17 Item A-28, Major Mod Application 22-0103.

18 This application is being continued by the
19 applicant to the February 14th, 2022, Zoning
20 Hearing Master Hearing.

21 Item A-29, Rezoning-PD 22-0107. This
22 application is out of order to be heard and is
23 being continued to the February 14th, 2022, Zoning
24 Hearing Master Hearing.

25 And item A-30, Rezoning-Standard 22-0187.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Wednesday, December 22, 2021 12:26 PM
To: Timoteo, Rosalina; Rome, Ashley; Grady, Brian
Subject: FW: PD question
Attachments: image000000.jpg

From: Geoffrey Weber <gweber@bayshorebroadway.com>
Sent: Wednesday, December 22, 2021 11:26 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: PD question

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

Can you email me the application files on this proposed PD ?

Thanks.

G Weber

Sent from my phone. Please excuse any typos. All emails are confidential. If you are not the intended recipient please delete. All matters are strictly confidential. Thank you. Geoffrey C. Weber. Bayshore Broadway, Inc.



Hillsborough
County Florida
Development Services

ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: RZ-PD 22-0107
APPLICATION FILING DATE: 10/22/2021

You are hereby notified that the undersigned is requesting a Rezoning before the Zoning Hearing Master of Hillsborough County at a public hearing. You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 01/18/2022 TIME: 6:00 PM

LOCATION OF PUBLIC HEARING: Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room*
1505 N Nebraska Ave, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

Rezoning to Plan Development

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

LOCATION OF THE PROPERTY: (Address and/or General Location) Approx 12555 Race Track Road
Tampa, FL Folio: 003521-4500

CURRENT ZONING: AI

PROPOSED ZONING: PD

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: <http://hcflgov.net/pgmstore>.

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5600 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Reed Haydon & Kevin Menendez

Address: 5795 Ulmerton Road Ste. 102 Clearwater, FL 33760

Phone: 727-465-8352 & 727-481-1380

Email: reed@rkdevpartners.com & Kevin@rkdevpartners.com

Send Written Comments or Evidence, along with your physical address and email address to:
DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE