



Rezoning Application: MM 24-0859
Zoning Hearing Master Date: September 16, 2024
BOCC Land Use Meeting Date: December 10, 2024

1.0 APPLICATION SUMMARY

Applicant: USF PROPCO I LLC
FLU Category: RCP
Service Area: Urban
Site Acreage: 31.6 Acres
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary:

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

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

*number represents a pre-development approximation

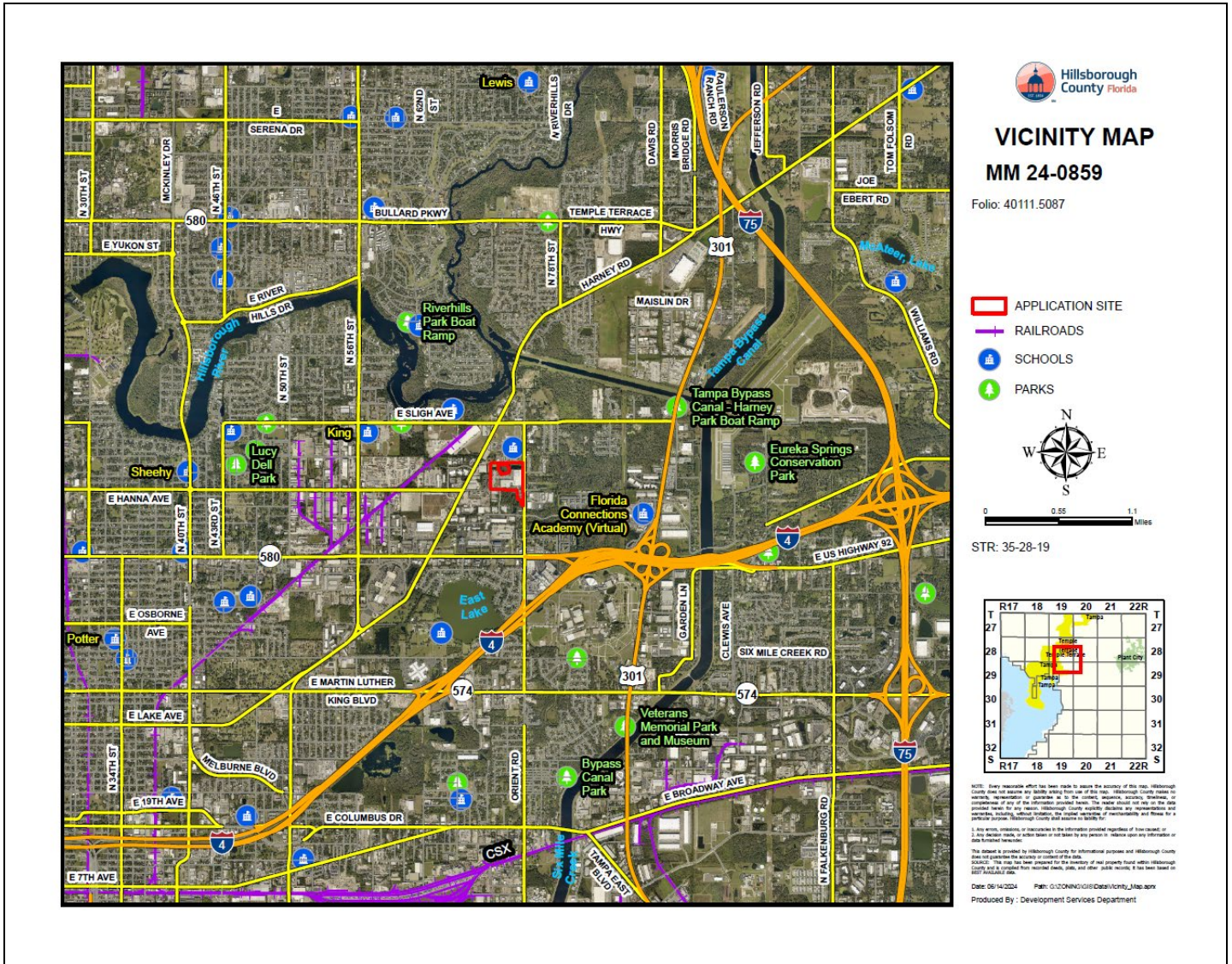
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

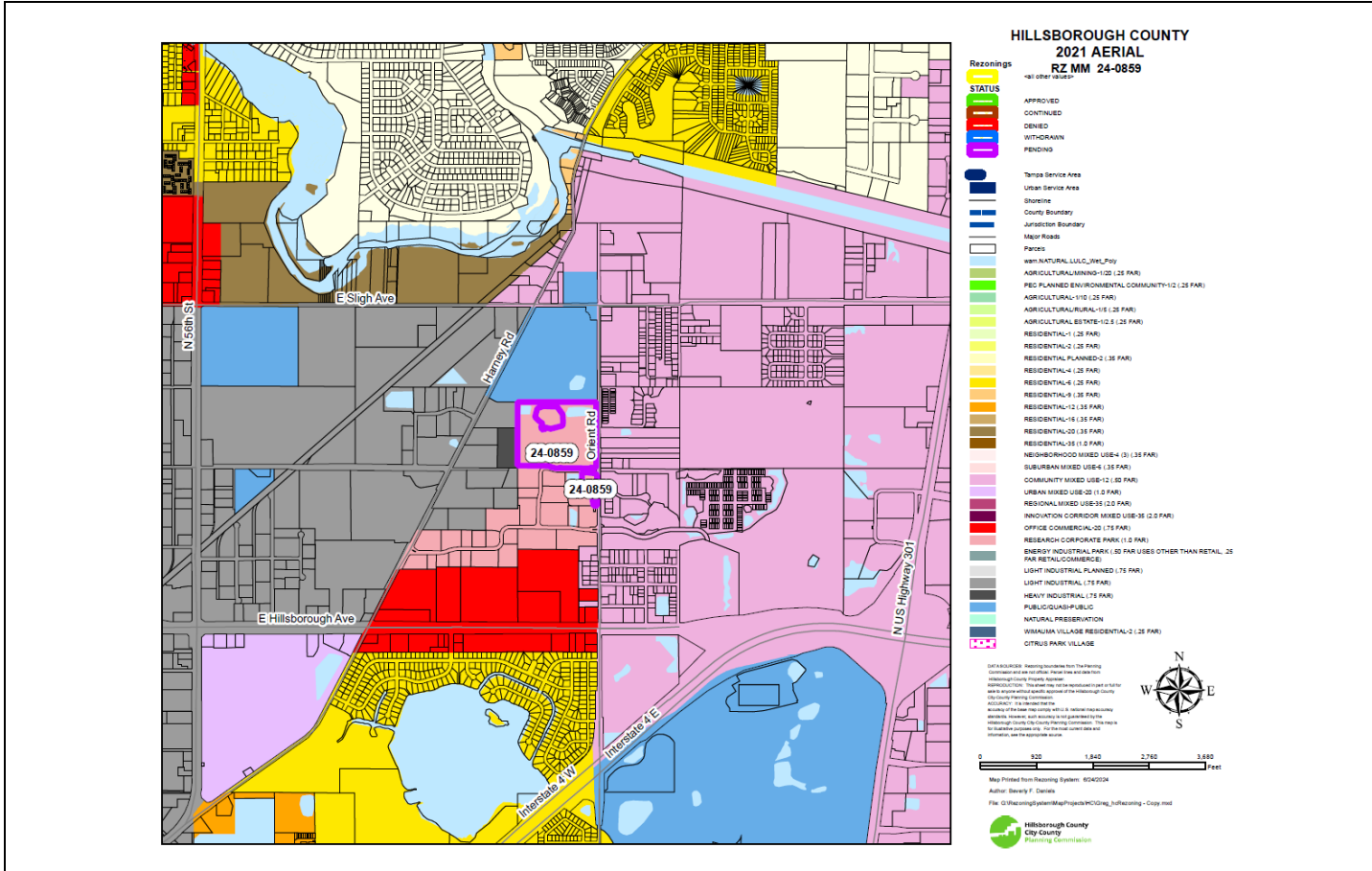


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Research/Corporate Park (RCP)
Maximum Density/F.A.R.:	1.0 FAR
Typical Uses:	<p>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.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP
MM 24-0859
 Folio: 40111.5087

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

0 270 540 Feet

STR: 35-28-19

NOTE: From accessible aerial base layer, maps to assess the accuracy of this map. Hillsborough County is not responsible for the accuracy of the data. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.

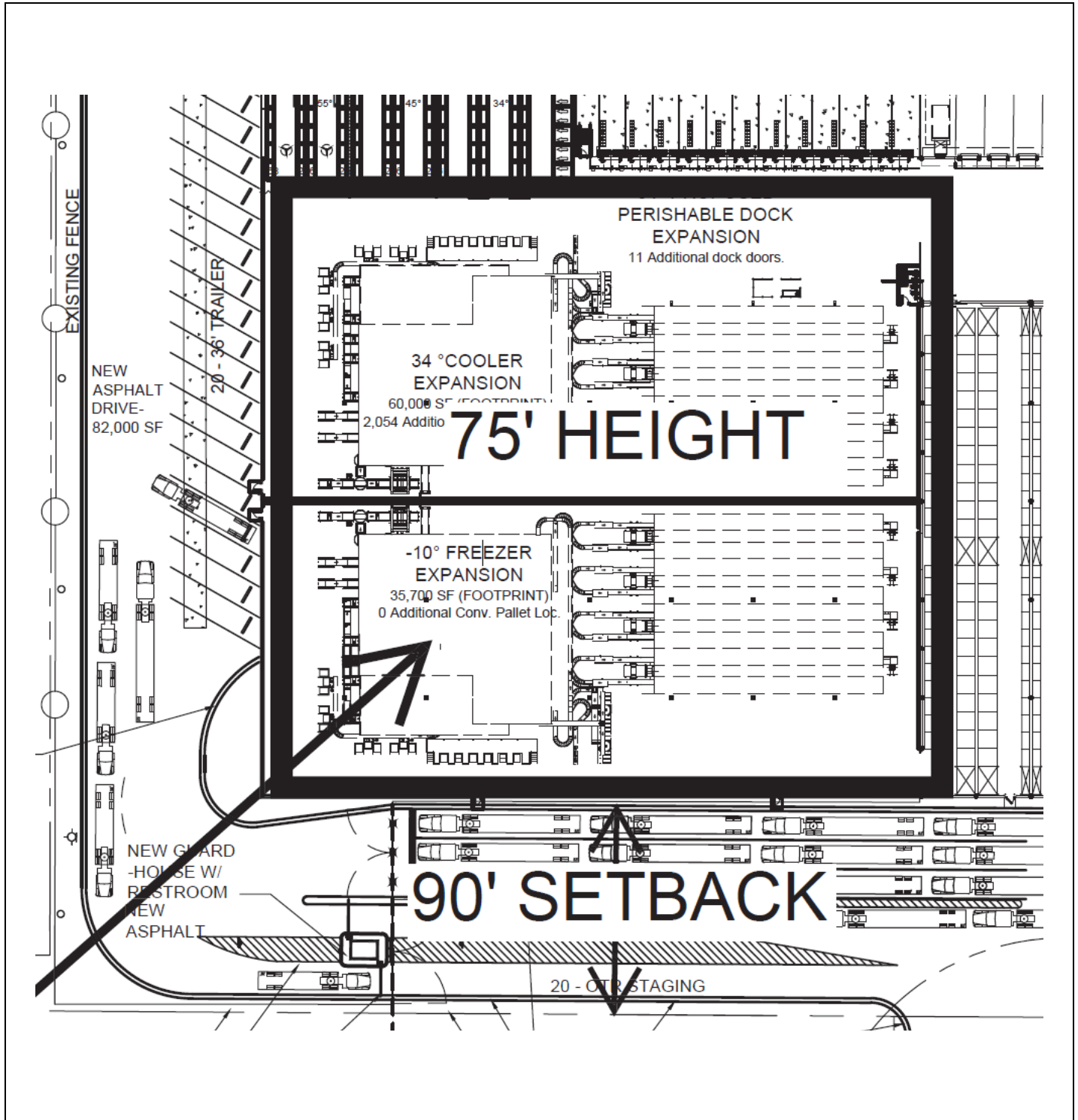
Date: 06/14/2024 Path: C:\ZONING\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

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

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)



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
E. Hanna Ave.	County Local - Urban	2 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	1,163	149	154
Proposed	1,163	149	154
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	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	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Aviation Authority.</u>				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	All previous conditions shall carry forward.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Urban Mobility, Northeast Fire - no additional assessable development.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

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

1. The maximum floor area ratio (FAR) permitted in the PD-RP district shall be 0.31.
2. The PD-RP project shall have a maximum height limitation of 35 feet. However, the area subject to MM 24-0859 shall be allowed a maximum building height of 75 feet.
3. The only addition to the minimum required setbacks provided for in the Zoning Code shall be along the north and south boundaries. ~~Along these two boundaries~~ the northern boundary, for structure heights over twenty five feet there shall be an additional two feet of setback for every one foot of height over twenty five feet. Along the southern boundary a 90 foot yard setback shall be required to accommodate a 75 feet height building.
4. Major vehicular traffic flows and other disquieting influences shall be separated from residential areas.
5. General office uses shall be concentrated for maximum pedestrian convenience and located for easy accessibility by workers and visitors.
6. The developer shall provide, prior to the issuance of Certificates of Zoning Compliance, an internal pedestrian circulation system. The approximate location and design of the pedestrian system shall be determined by the County Department of Development Coordination during detailed site plan review. The exact location and design shall be determined during commercial site plan review.
7. The accessory uses shall meet the performance standards of Section 7.17 as measured from outside and immediately adjacent to the walls of the building housing the use.
8. The accessory uses shall meet the requirements of Sections 11.5 and 11.13 of the Hillsborough County Zoning Code.
9. With exception of the site area subject to MM 24-0859, the ~~The~~ required front yard shall be 30 feet in the PD-RP project.
10. Along the eastern property boundary a 15-foot buffer shall be provided. Screening shall consist of at least the following, together with any additional specifications of the Hillsborough County Land Alteration and Landscape Ordinance:
 - a. A row of evergreen shrubs placed not more than five feet apart which would grow to form a continuous hedge at least six feet in height within two years; or
 - b. A berm and planting combination with the berm an average height of three feet and dense plantings which will, when combined with the berm, achieve a minimum height of six feet and seventy-five percent opacity within five years; and
 - c. A row of evergreen trees not less than ten feet high at the time of planting, and spaced not more than ten feet apart.
11. Buffering and screening along all other property boundaries shall be provided in accordance with Section 7.12 of the Hillsborough County Zoning Code.

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

the issuance of Certificates of Zoning Compliance, evidence of commitment from the City of Tampa Water Department to provide public water and evidence of commitment from the City of Tampa Department of Sanitary Sewers to provide public sewer services, and evidence of agreement to pay necessary costs to enable the City of Tampa to provide public water and public sewer service delivery.

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

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

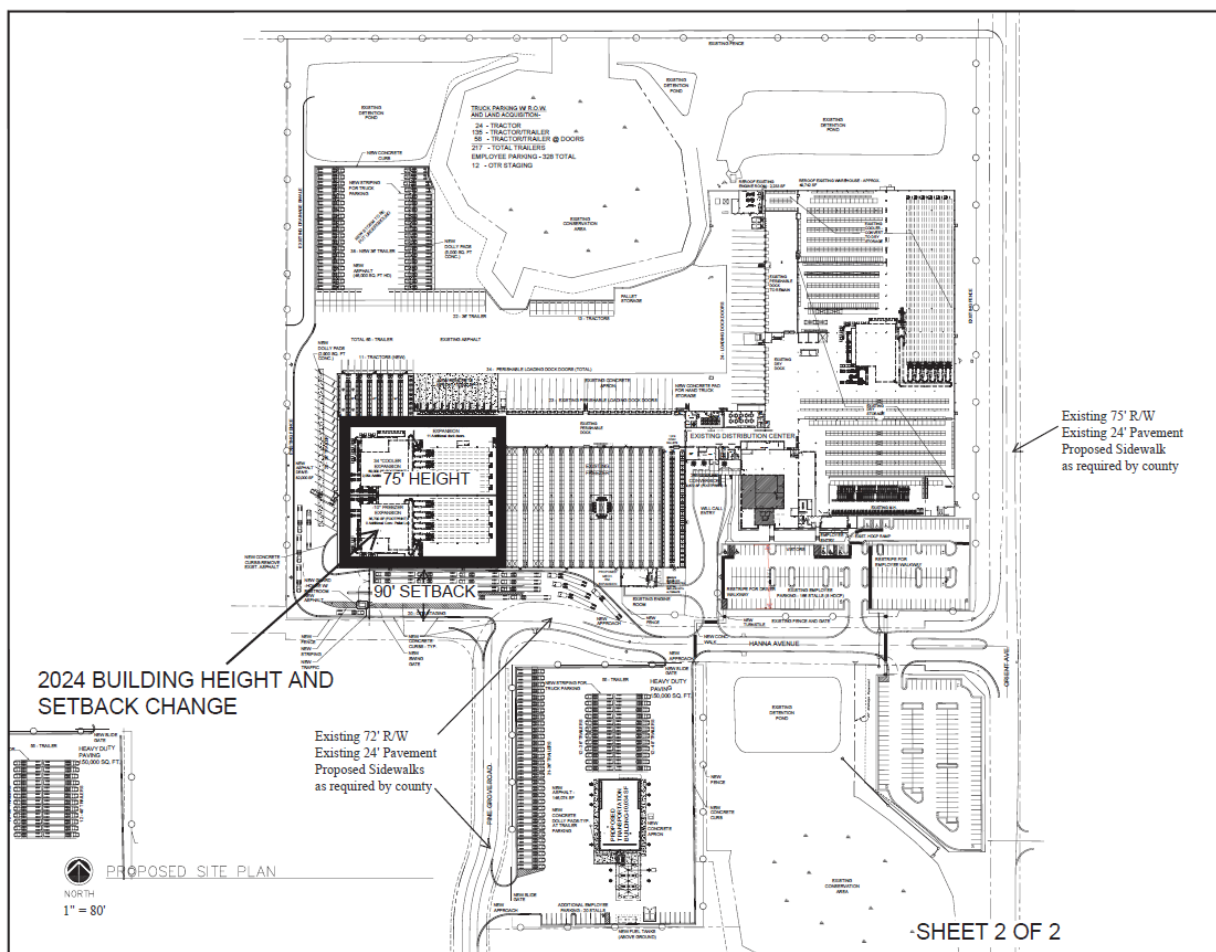
Zoning Administrator Sign Off:	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL) Page 2 of 2



ESI
Engineering & Surveying, Inc.
11000 N. US HWY 90, SUITE 100
TAMPA, FL 33610
PH: 813.973.1100
WWW.ESIINC.COM

Facilities Ag
Development

FACILITY EXPANSION AND RENOVATION
U.S. FOODS, INC.
7004 EAST HANNA AVENUE
TAMPA, FL 33610

REVISIONS

NO.	DATE	BY	CHKD BY
1	10-21-24	77-4313	

SHEET TITLE
PROPOSED
SITE PLAN
OPTION M

PRELIMINARY DRAFT
FINAL CONSTRUCTION

SHEET NUMBER
C2-F

CIVIL

PRELIMINARY NOT FOR CONSTRUCTION

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 09/09/2024

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: MM 24-0859

- 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.

PROJECT SUMMARY, TRIP GENERATION AND CONCLUSIONS

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

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

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

Existing Zoning:

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

Proposed Zoning:

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

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Orient Rd.	Hillsborough Ave.	Sligh Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E. Hanna Ave.	County Local - Urban	2 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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	1,163	149	154
Proposed	1,163	149	154
Difference (+/-)	No Change	No Change	No Change

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

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

Transportation Comment Sheet

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



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

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

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

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

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

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

Neighborhood/Community Development

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

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

7.1 DEVELOPMENT PATTERN

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

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.8: *Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.8.1: *Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.*

Policy 3.8.2: *Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.*

Policy 3.8.3: *Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.*

Policy 3.8.4: *Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.*

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.9: *Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.*

LIVABLE COMMUNITIES ELEMENT: East Lake Orient Park Community Plan

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

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

HILLSBOROUGH COUNTY 2021 AERIAL RZ MM 24-0859

- Rezonings
STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

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

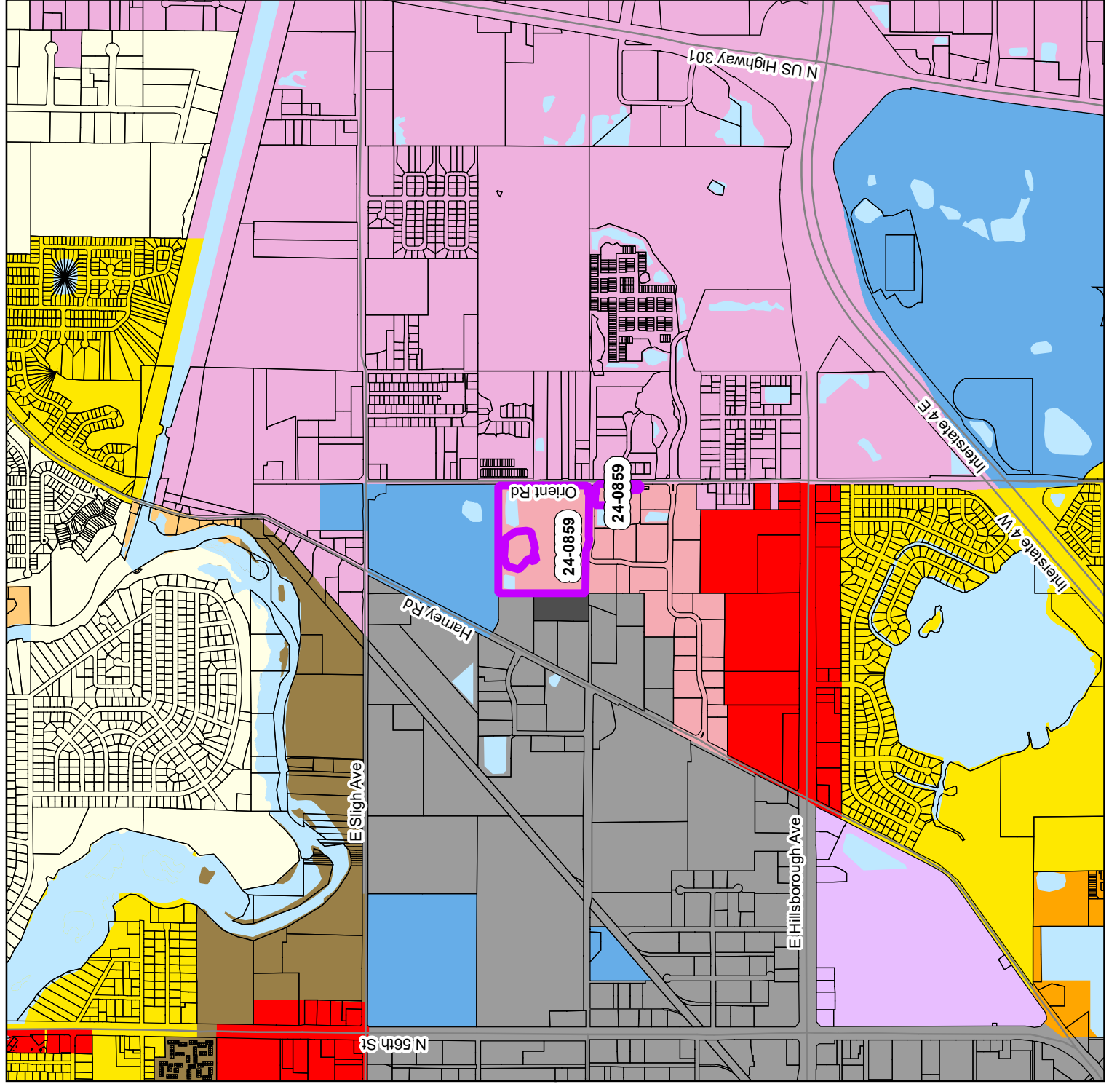
- WATER NATURAL LULC_Wee_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to change without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that this map be used for general information only. The map is not intended to be used for any specific purpose. The map is not intended to be used for any specific purpose. The map is not intended to be used for any specific purpose.



Map Printed from Rezoning System: 6/24/2024
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HC\Gis\ReZoning_Copy.mxd



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