



**Rezoning Application:** PD 22-0369

**Zoning Hearing Master Date:** August 15, 2022

**BOCC Land Use Meeting Date:** October 10, 2022

**REVISED REPORT**

**1.0 APPLICATION SUMMARY**

Applicant: The Docobo Corporation

FLU Category: OC-20

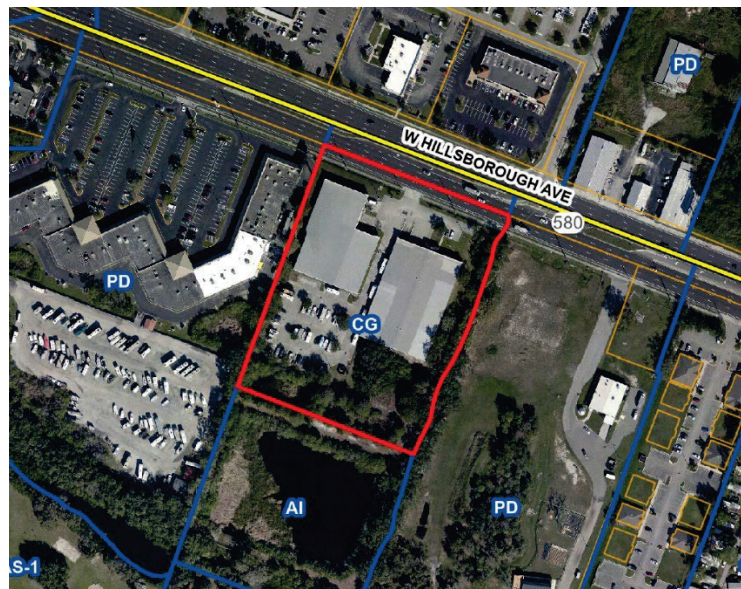
Service Area: Urban

Site Acreage: 5.33 AC +/-

Community Plan Area: Town N' Country

Overlay: None

Request: Rezoning to Planned Development



**Request Summary:**

The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a Mini Warehouse Facility and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

**Zoning:**

	Current CG Zoning	Proposed PD Zoning
Uses	Mini Warehouse	Mini Warehouse
Mathematical Maximums *	62,6867 square feet	163,727.7 square feet (based on a OC-20 0.75 FAR)

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

**Development Standards:**

	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 61,663 square feet. Under the existing CG zoning district, a maximum of 62,687 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 22-0369 for the two parcels, a maximum of 132,534 square footage is allowable (based on a proposed 0.61 FAR)
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

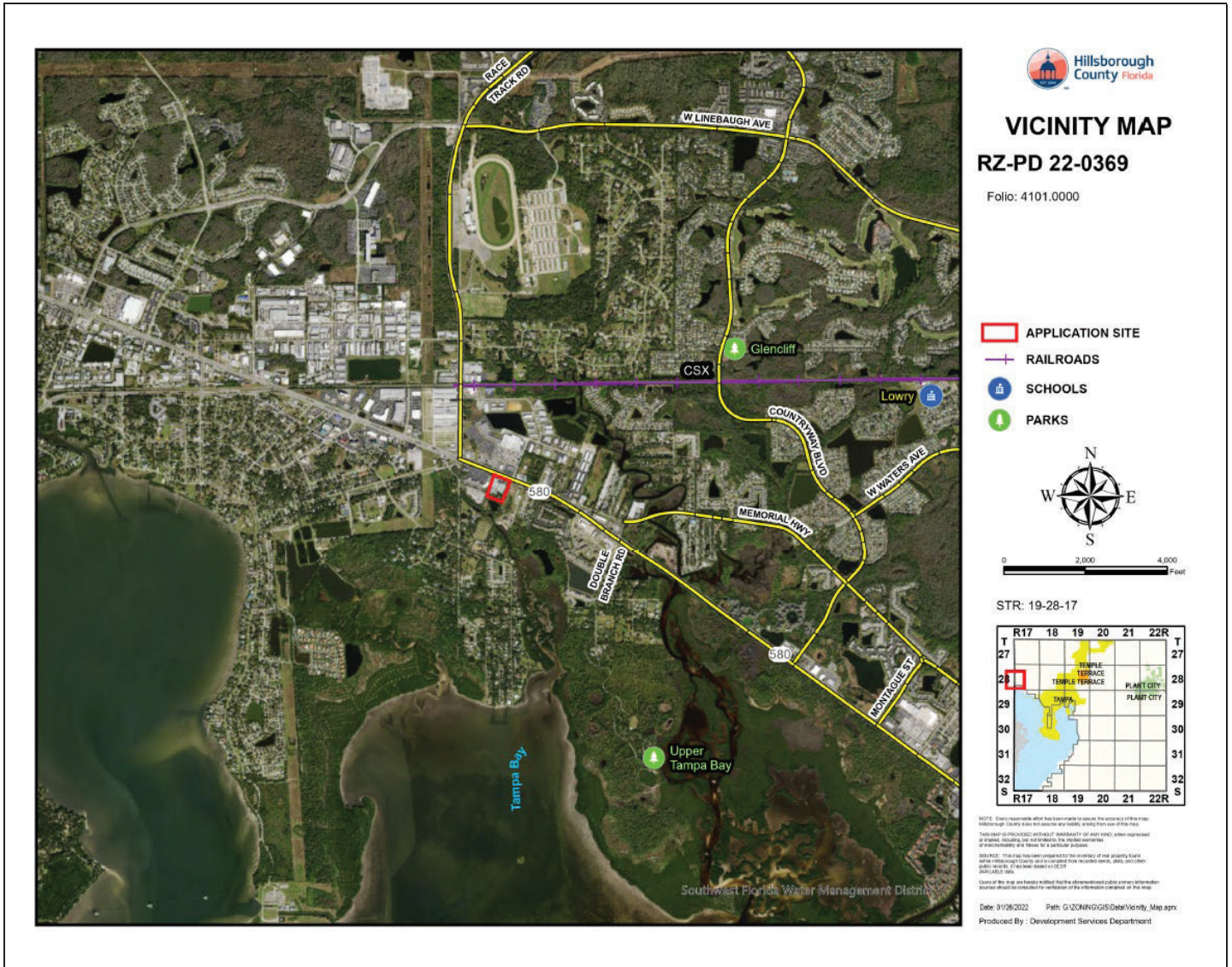
Setbacks/Buffering and Screening	30' Front 20' feet buffer, Type B screening to Agricultural	30' Front
Height	<del>19 50</del> feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	<del>19 36</del> feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.

**Additional Information:**

PD Variations	None requested
Waiver(s) to the Land Development Code	<del>None requested.</del> <u>Remove requirement for 2-to-1 setback for structure height over 20 feet to allow a 24-foot setback from the western property line to accommodate the proposed 36-foot height building.</u>
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

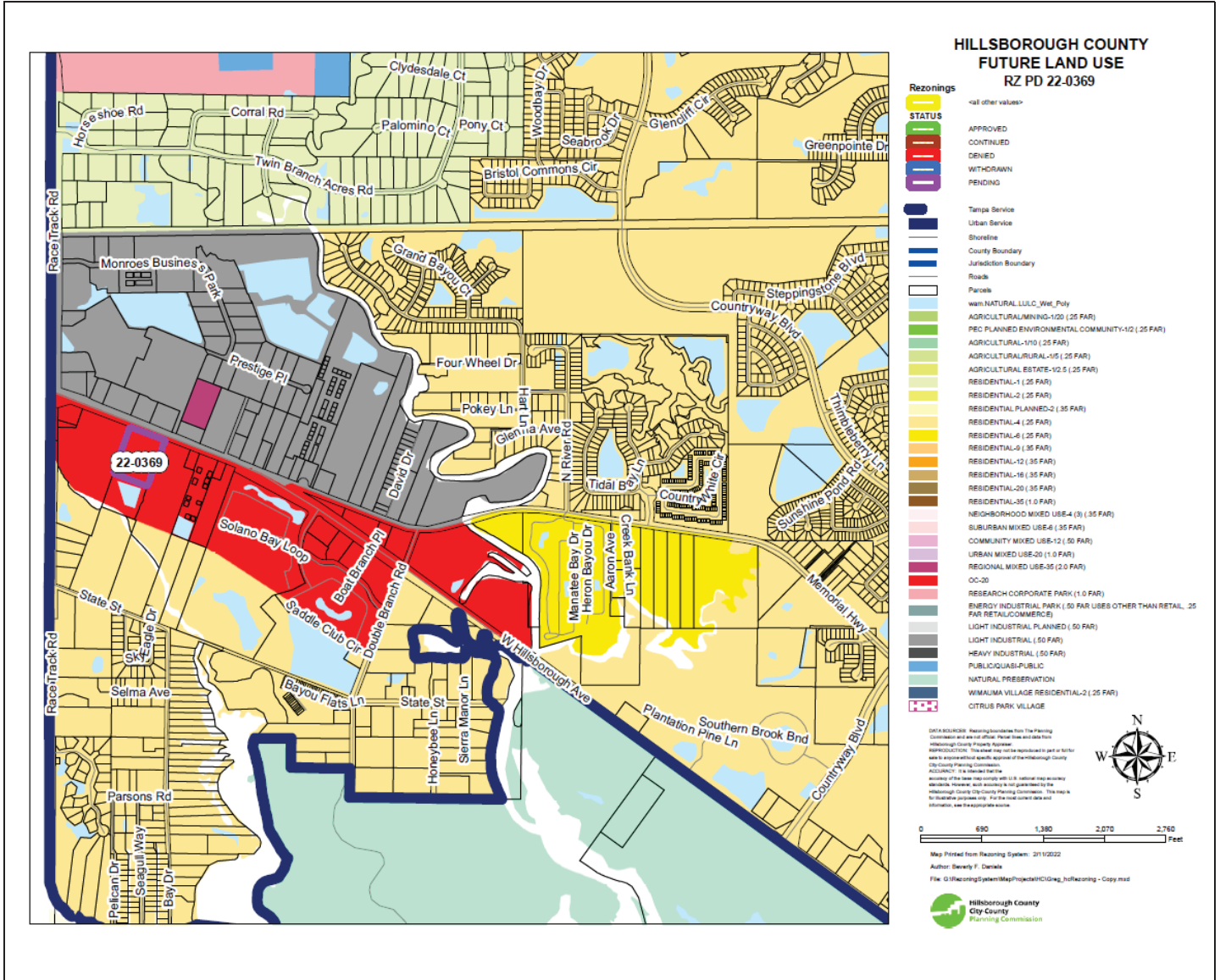


#### Context of Surrounding Area:

The parcel is located along W Hillsborough Avenue, an 8 lane divided arterial highway, with commercial zoning to the north and west along the West Hillsborough Avenue frontage. The property to the west is zoned PD 00-1230 and developed as a commercial plaza. Adjacent to the south is a zoned AI undeveloped lot. It is owned by the FDOT and contains wetlands. The property to the east is zoned PD 18-0681 approved for agricultural and retail uses. Across W Hillsborough Avenue to the north is a property zoned PD 14-0118 developed with commercial and retail uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

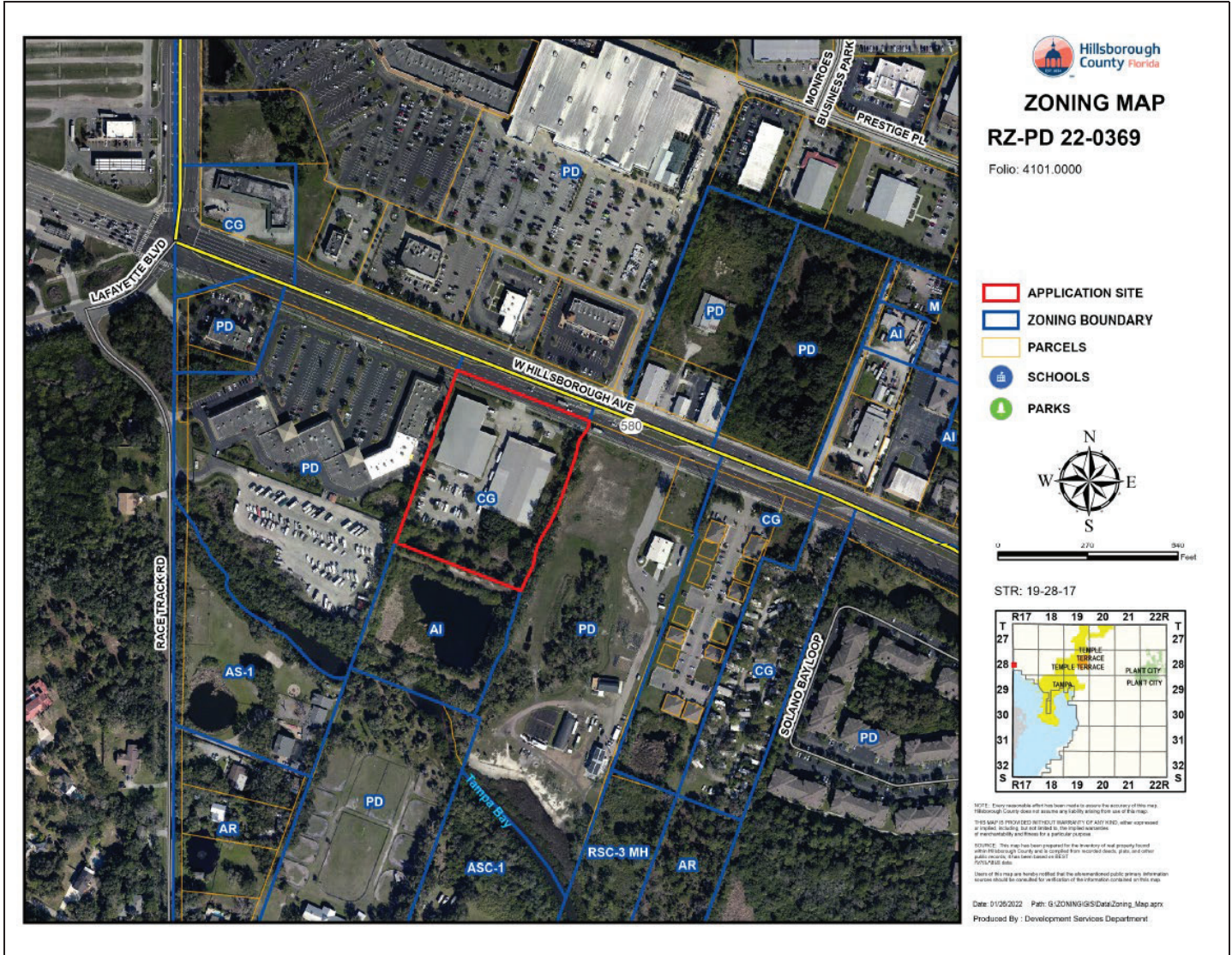
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Community Commercial, offices, mixed-use developments, compatible residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

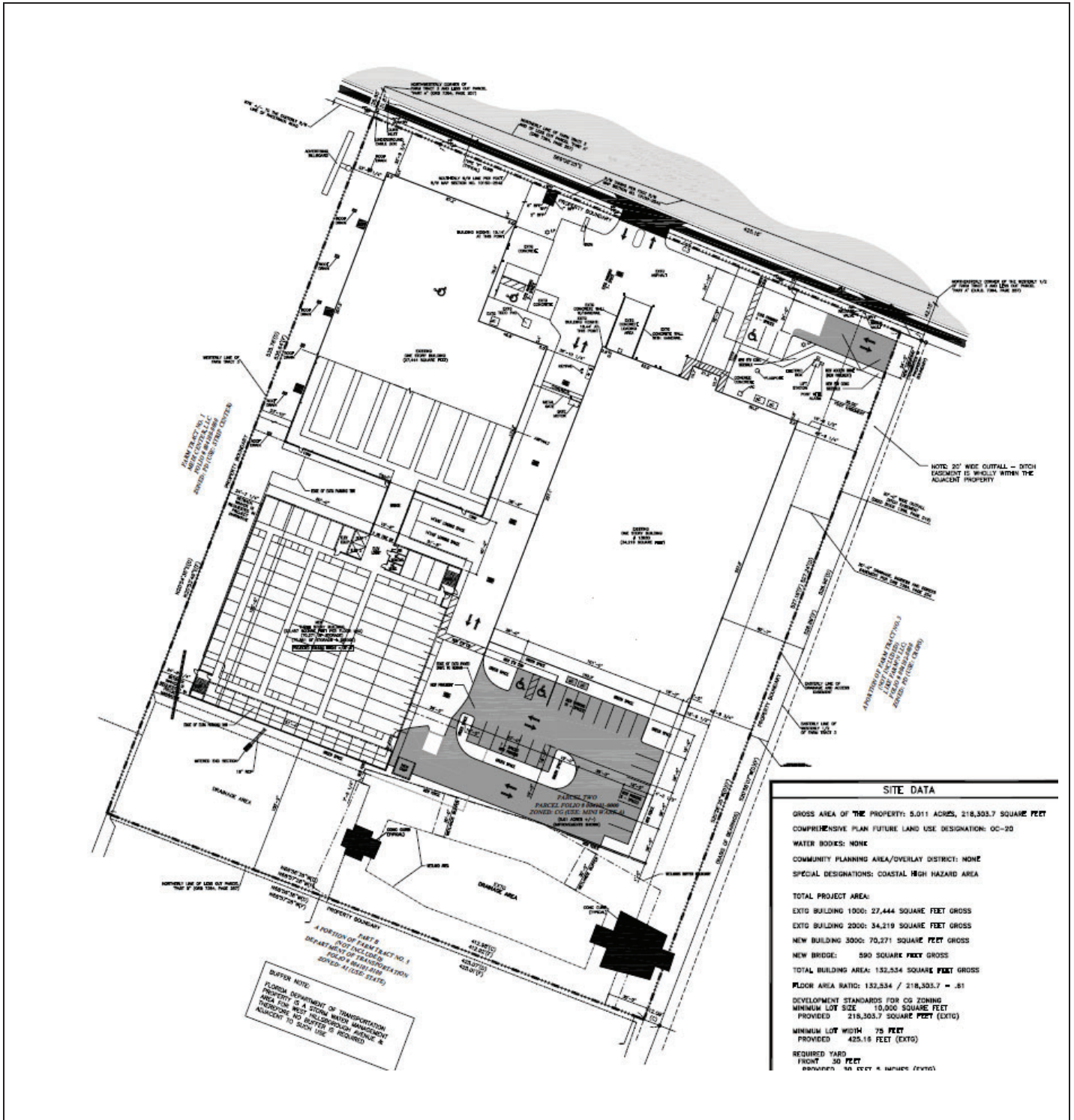


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-0575	0.15 FAR	Commercial General uses	Commercial Plaza
South	AI	NA	Agricultural Industrial uses	FDOT vacant, wetlands
East	PD 18-0681	0.08 FAR	Produce farm, retail	Produce farm, retail
West	PD 00-1230	0.12 FAR	Commercial General uses	Commercial Plaza

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)



APPLICATION NUMBER: PD 22-0369

ZHM HEARING DATE: August 15, 2022  
BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Tania C Chapela

### 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
W. Hillsborough Ave.	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	8,323	352	428
Proposed	200	13	23
Difference (+/-)	<b>(-) 8,123</b>	<b>(-) 339</b>	<b>(-) 405</b>

\*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	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC

Notes: Western cross access is not possible due to site nature of the site (i.e. gated mini-warehouse use) plus configuration of existing structures on both subject property and adjacent property.

#### 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:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<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	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b> (Various use types allowed. Estimates are a sample of potential development)  Industrial (Per 1,000 s.f.) Mobility: \$653 * 70.271 = \$45,886.96 Fire: \$57 * 70.271 = \$4,005.45			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The proposed uses are comparable to the current CG (Commercial General) allowed uses. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.58 FAR is under the 0.75 Maximum FAR allowable in the OC-20 Comprehensive Plan category.

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

Transportation Review staff offered no objection to the modified access points, subject to the revised conditions as outlined in the conditions of approval.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

**5.2 Recommendation**

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 26, 2022.

Prior to PD Site Plan Certification, the developer shall revise the site plan to:

- Add FAR calculations reflecting the entire PD area.
- Include entire PD area in the legal description.
- Label the northern parcel with the proposed use and Gross Floor Area.
- Add required waiver and proposed provisions for structures over 20 feet in height.
- Amend the project site data table to allow for a Maximum building coverage of 75%.
- Add information necessary to ensure a minimally compliant plan pursuant to the Development Review Procedures Manual (DRPM);
- Remove the shading of the proposed cross access driveway for consistency. Staff notes that other new pavement is proposed but not shaded.
- Add a note in the vicinity of the existing ADA space proximate to the proposed cross access and label “Existing parking space to be removed/relocated.”
- Add a leader line and label to the existing driveway connections (i.e. the main connection and the FDOT access) and label “Existing Access (To Remain)”
- Replace the label reading “New Driveway (Terminates @ Property Boundary)” with a label reading “Proposed Pedestrian and Vehicular Cross Access – Developer to Construct to Property Boundary”.

1. The project shall be permitted for a total of 123,186 square feet for a self-storage facility.

2. Development standards shall be provided as follows:

Minimum Lot Size:	10,000 square feet
Minimum Lot Width:	70 feet
Maximum F.A.R.:	0.75
Front setback:	30 feet

Maximum Building Height:	50 <del>36</del> feet, three stories
Maximum Building Coverage:	75%
Maximum Impervious Surface:	85%

~~2.1~~ A ~~25-~~ 24-feet-front side setback along US Hwy. ~~41 North~~ shall be permitted for ~~and existing office a~~ proposed mini warehouse building structure.

~~2.2~~ Structures with a height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet. The additional setback shall be added to setbacks or buffers which function as a required rear and side yard. No additional building setbacks shall be required between parcels internal to the PD area.

~~3.~~ There shall be a 20-foot buffer Type B screening along the east boundary, to residentially zoned property.

~~4.~~ 3. The project shall comply with Section 6.11.60 of the Hillsborough County Land Development Code (Mini Warehouse Locational and Design Requirements).

~~6.~~ 4. The project development shall prohibit the storage of hazardous materials. No storage unit shall be used for anything other than the storage of materials commonly defined by most typical mini warehouse storage facilities; i.e.: No units shall be used as an office, workshop space, residential dwelling, and shall not conduct any business of any kind.

~~7.~~ 5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.


~~8.~~ 6. Concurrent with the next increment of development, i.e. construction of the 23,457 structure, the developer shall:

- a. Construct/reconstruct parking areas throughout the site, as generally shown on the PD site plan;
- b. Construct a minimum 24-foot wide vehicular cross access stubout to the eastern project boundary with folio 4102.0000;
- c. Construct a minimum 5-foot wide pedestrian cross-access stubout/ sidewalk between the internal sidewalk network and the eastern project boundary with folio 4102.0000;
- d. Construct minimum 5-foot wide sidewalks and connections between existing and proposed project buildings as generally shown on the PD site plan; and,
- e. Construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the existing sidewalk along the project’s W. Hillsborough Ave. frontage.

~~9.~~ 7. 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.

- ~~10.8.~~ 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.
- ~~11.~~ 9. 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).
- ~~12.~~ 10. 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.
- ~~13.~~ 11. 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.
- ~~14.~~ 12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Wed Aug 17 2022 15:49:21

**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**

The applicant provided a revised plan after the Revised Plan Deadline. The proposed changes do not trigger a continuance.



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 22-0369

**DATE OF HEARING:** August 15, 2022

**APPLICANT:** The Docobo Corporation

**PETITION REQUEST:** A request to rezone property from CG to PD to permit a mini-warehouse facility and ancillary uses

**LOCATION:** 13850 W. Hillsborough Avenue

**SIZE OF PROPERTY:** 5.33 acres, m.o.l.

**EXISTING ZONING DISTRICT:** CG

**FUTURE LAND USE CATEGORY:** OC-20

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Town N Country

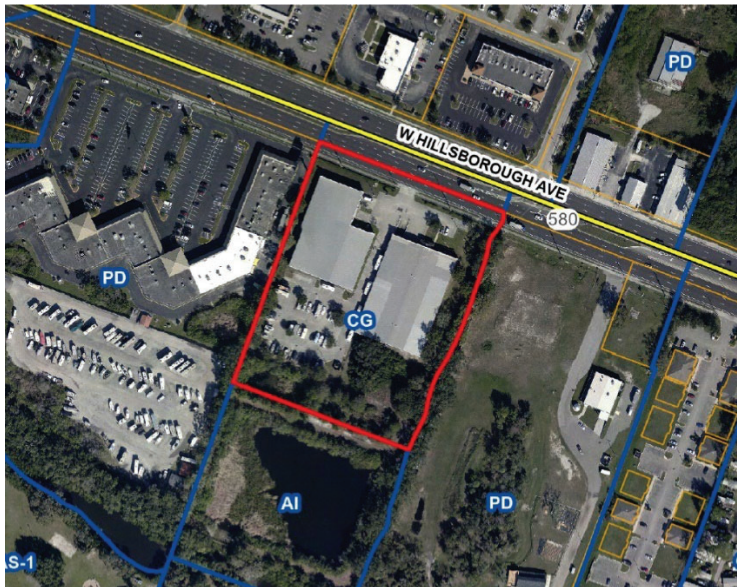


## DEVELOPMENT REVIEW STAFF REPORT

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

### REVISED REPORT 1.0 APPLICATION SUMMARY

#### Development Services Department



Applicant: The Docobo Corporation

FLU Category: OC-20

Service Area: Urban

Site Acreage: 5.33 AC +/-

Community Plan Area: Town N' Country

Overlay: None

Request: Rezoning to Planned Development

Request Summary:		
The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a Mini Warehouse Facility and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.		
Zoning:		
Uses	Current CG Zoning	Proposed PD Zoning
	Mini Warehouse	Mini Warehouse
Mathematical Maximums *	62,6867 square feet	163,727.7 square feet (based on an OC-20 0.75 FAR)

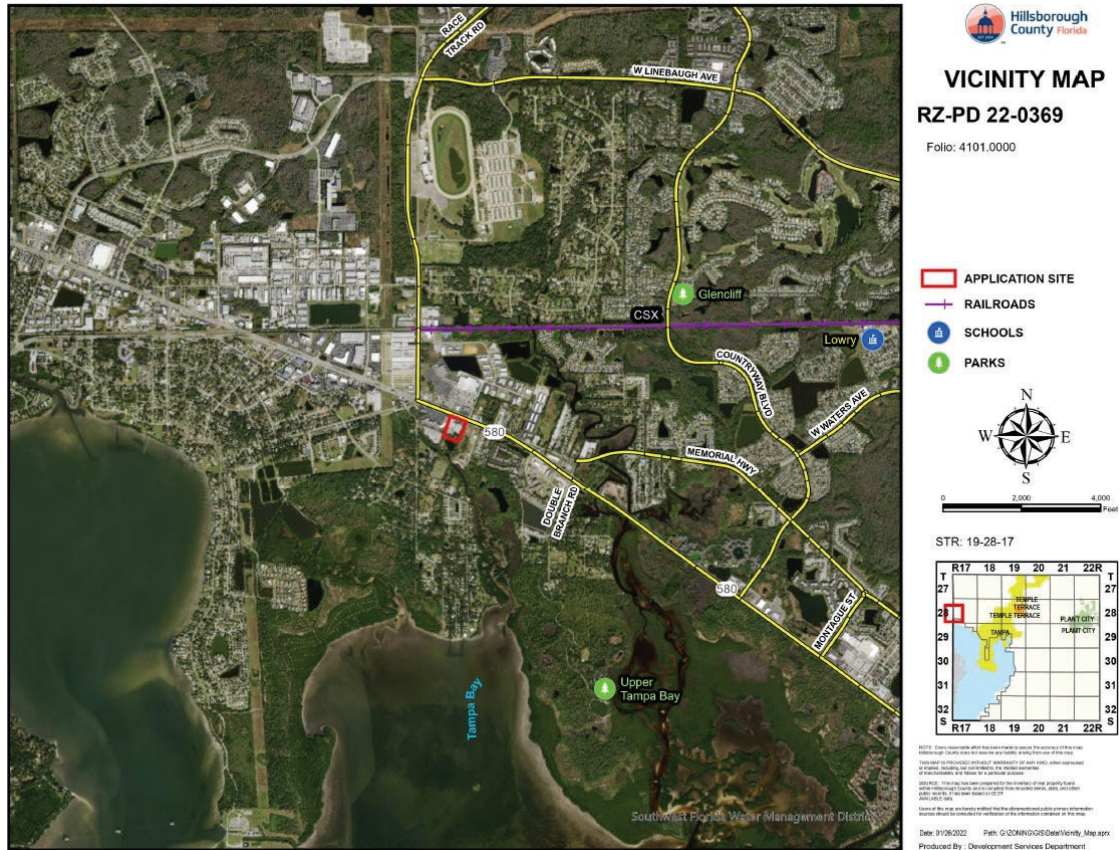
\*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:		
	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 61,663 square feet. Under the existing CG zoning district, a maximum of 62,687 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 22-0369 for the two parcels, a maximum of 132,534 square footage is allowable (based on a proposed 0.61 FAR)
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

Setbacks/Buffering and Screening	30' Front 20' feet buffer, Type B screening to Agricultural	30' Front <hr/>
Height	19 50 feet, except as defined in LDC 6.01.01 Lot Development	19 36 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.

	standards, Endnotes 8 and 11.	
<b>Additional Information:</b>		
PD Variations	None requested	
Waiver(s) to the Land Development Code	<del>None requested</del> Remove requirement for 2-to-1 setback for structure height over 20 feet to allow a 24-foot setback from the western property line to accommodate the proposed 36-foot height building.	
Planning Commission Recommendation		Consistent
Development Services Department Recommendation		Approvable, subject to conditions

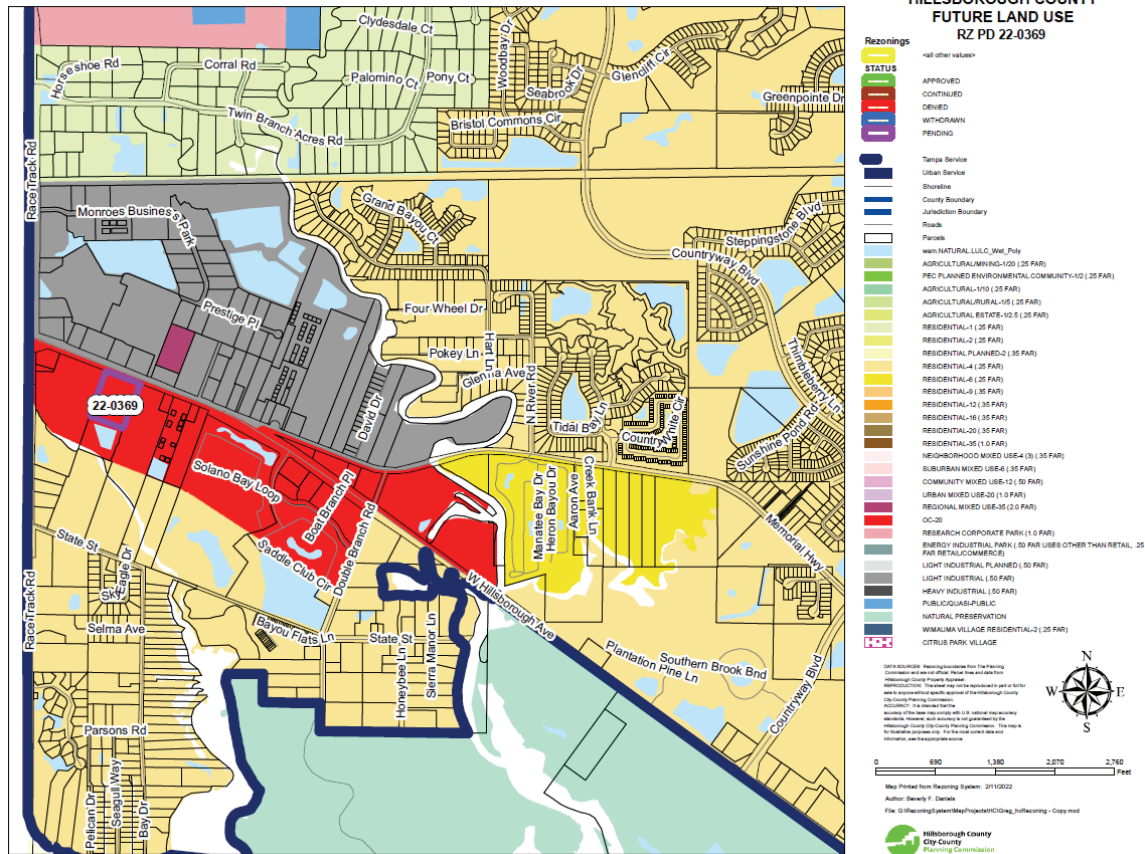
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

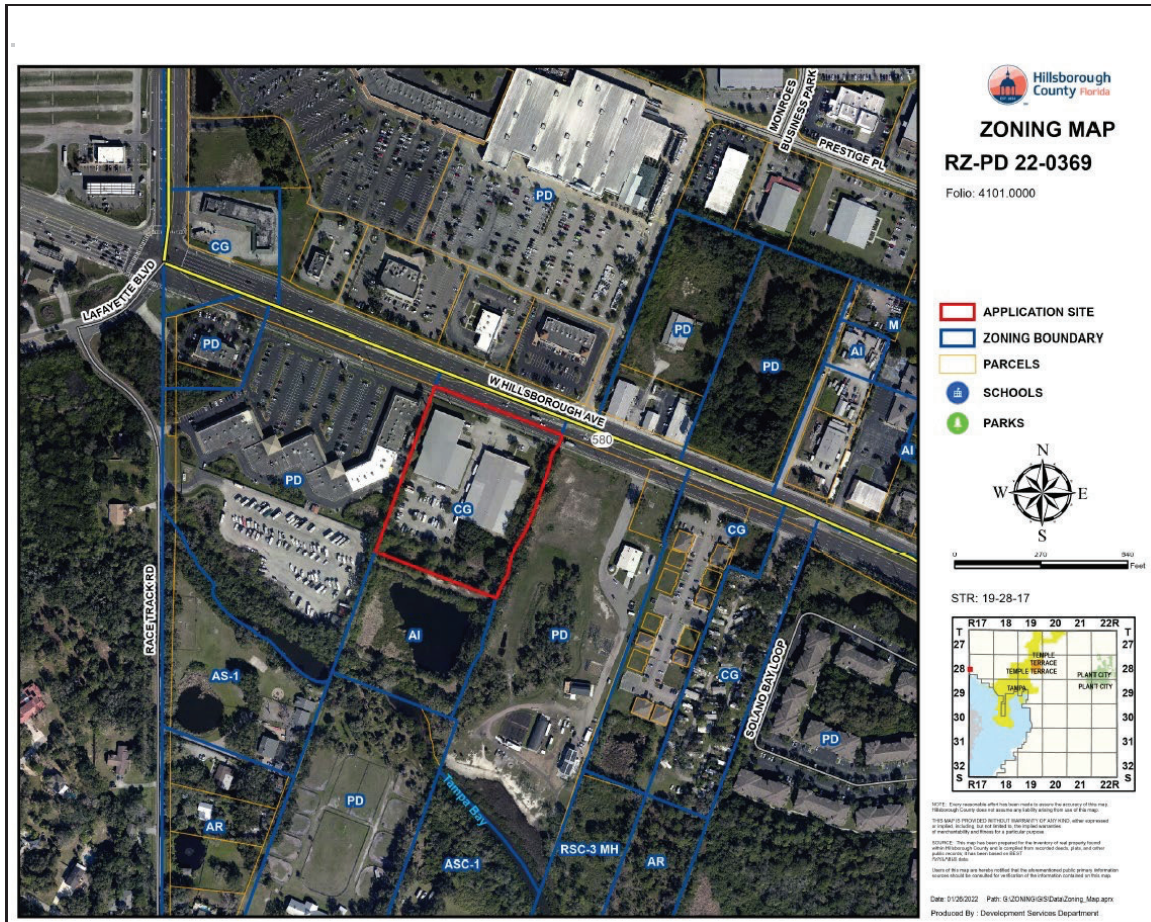
The parcel is located along W Hillsborough Avenue, an 8 lane divided arterial highway, with commercial zoning to the north and west along the West Hillsborough Avenue frontage. The property to the west is zoned PD 00-1230 and developed as a commercial plaza. Adjacent to the south is a zoned AI undeveloped lot. It is owned by the FDOT and contains wetlands. The property to the east is zoned PD 18-0681 approved for agricultural and retail uses. Across W Hillsborough Avenue to the north is a property zoned PD 14-0118 developed with commercial and retail uses.

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



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Community Commercial, offices, mixed-use developments, compatible residential.

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

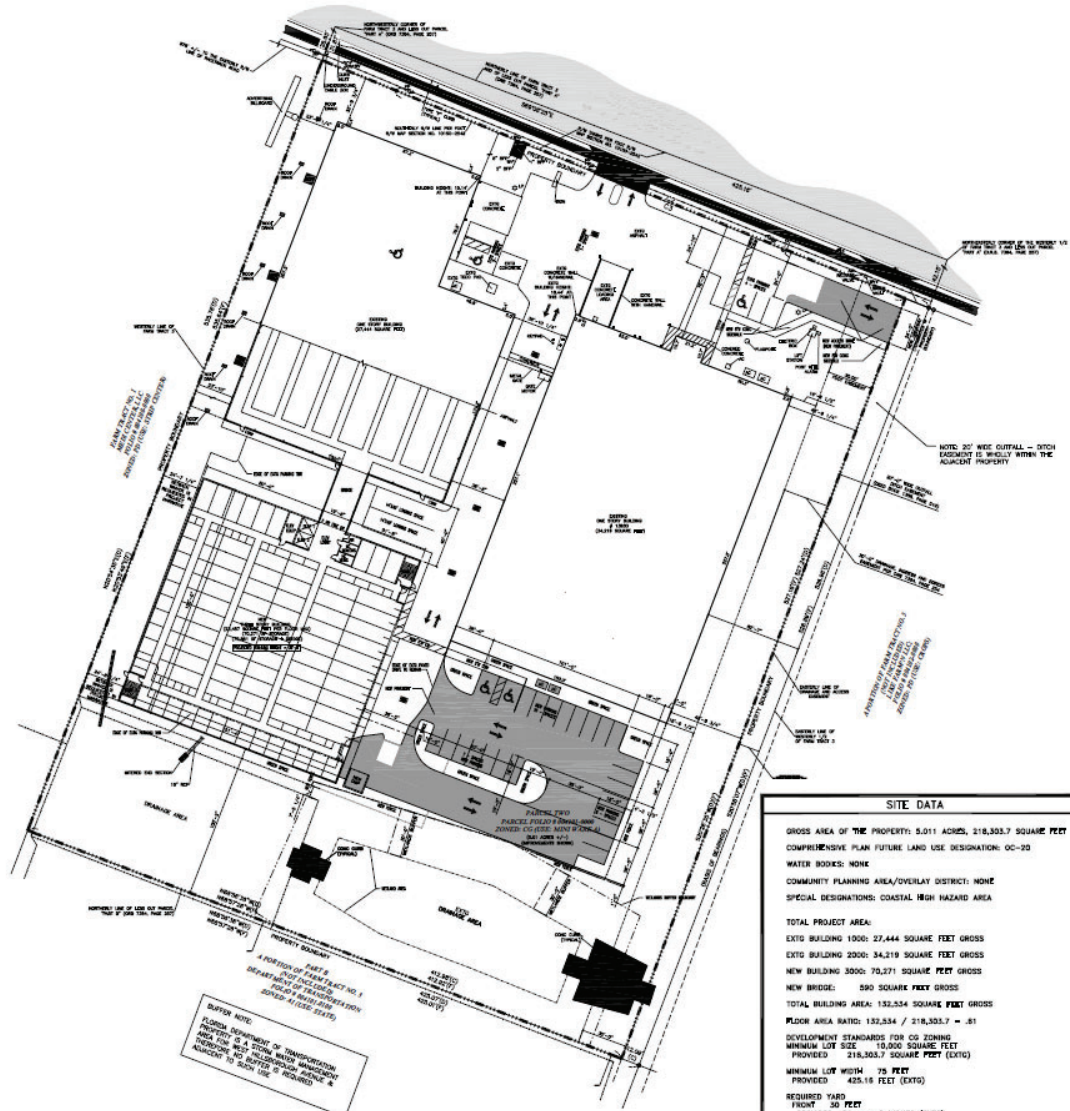


### Adjacent Zonings and Uses

Location	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-0575	0.15 FAR	Commercial General uses	Commercial Plaza
South	AI	NA	Agricultural Industrial uses	FDOT vacant, wetlands
East	PD 18-0681	0.08 FAR	Produce farm, retail	Produce farm, retail
West	PD 00-1230	0.12 FAR	Commercial General uses	Commercial Plaza

## 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)**

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
W. Hillsborough Ave.	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
<b>Project Trip Generation <input type="checkbox"/> Not applicable for this request</b>			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	8,323	352	428
Proposed	200	13	23
Difference (+/-)	<b>(-) 8,123</b>	<b>(-) 339</b>	<b>(-) 405</b>

\*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	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC

Notes: Western cross access is not possible due to site nature of the site (i.e. gated mini-warehouse use) plus configuration of existing structures on both subject property and adjacent property.

**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**

Natural Resources

Yes  No

Yes  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:**

**Transportation**

- Design Exception/Adm. Variance Requested  Off-site Improvements Provided

**Objections**

**Utilities Service Area/ Water & Wastewater**

- Urban  City of Tampa
- Rural  City of Temple Terrace

**Hillsborough County School Board**

Adequate  K-5  6-8  9-12  N/A Inadequate  K-5  6-8  9-12  N/A

**Impact/Mobility Fees**

(Various use types allowed. Estimates are a sample of potential development)

Industrial  
(Per 1,000 s.f.)

Mobility:  $\$653 * 70.271 = \$45,886.96$  Fire:  $\$57 * 70.271 = \$4,005.45$

**Comprehensive Plan:**

**Planning Commission**

- Meets Locational Criteria  N/A  Locational Criteria Waiver Requested
- Minimum Density Met  N/A

## Findings

Inconsistent  Consistent

Yes  No

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The proposed uses are comparable to the current CG (Commercial General) allowed uses. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.58 FAR is under the 0.75 Maximum FAR allowable in the OC-20 Comprehensive Plan category.

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

Transportation Review staff offered no objection to the modified access points, subject to the revised conditions as outlined in the conditions of approval.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

### 5.2 Recommendation

Approval - Approval of the request, subject to the conditions, is based on the general site plan submitted July 26, 2022.

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 August 15, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Albert Docobo 5425 West Crenshaw Tampa testified on behalf of the applicant. Mr. Docobo stated that the request is to rezone from CG to PD for the expansion of a climate control storage facility. He stated that he met with staff who support the request. Mr. Docobo testified that the business has been in operation since 1995. He described the surrounding land uses and requested approval of the rezoning request.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request is to rezone from CG to PD to allow a mini-warehouse facility that is already in place. A new building is proposed at the southwest section of the property. Additionally, the applicant is requesting ancillary land uses. A waiver to the required setback associated with building height. Ms. Chapela stated that the proposed uses are compatible with the existing CG zoning district. She concluded her presentation by stating that the County's transportation staff had no objection to the proposed modification of the access points and staff finds the request compatible with the surrounding properties.

Hearing Master Finch asked Ms. Chapela about the required setback associated with the building height over 20 feet. Ms. Chapela replied that the required setback would be 32 feet.

Ms. Andrea Papandrew of the Planning Commission staff stated that the property is designated Office Commercial-20 Future Land Use category and located in the Urban Service Area and the Town N Country Community Plan. She discussed Policy 1.4 regarding compatibility and stated that it does not mean the same as but rather refers to the sensitivity of the development proposal in maintaining the character of the existing development. Ms. Papandrew detailed the surrounding uses as being retail, food service and big box retailers along West Hillsborough Avenue and added that the rezoning request is compatible with the area. The request meets the intent of Objective 16 as well as Policies 16.1, 16.2 and 16.3 regarding the protection of existing neighborhoods. The request is also consistent with Goals 9 and 17 of the Community Design Component in the Future Land Use Element regarding commercial design standards. Access will be provided to West Hillsborough Avenue and also provide internal connectivity. Ms. Papandrew concluded her remarks by stating that the Planning Commission staff finds the request consistent with the Comprehensive Plan.

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

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

Ms. Chapela testified that the setback associated with the height of the building noted in zoning condition 2.1 should be changed from 25 feet to 24 feet.

Hearing Master Finch asked Mr. Docobo about the staff requested change to zoning condition 2.1 from 25 feet to 24 feet. Mr. Docobo replied that he had spoken with staff about the change and agreed to 24 feet for the building on the west side.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

Mr. Grady submitted a revised County staff report into the record.

## **PREFACE**

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

## **FINDINGS OF FACT**

1. The subject site is 5.33 acres in size and is zoned Commercial General (CG) and designated Office Commercial-20 (OC-20) by the Comprehensive Plan. The property is located in the Urban Service Area and the Town N Country Community Planning Area.
2. The applicant's representative testified that the rezoning is requested to recognize and expand an existing climate controlled mini-storage facility with ancillary uses.
3. No Planned Development Variation is being requested.
4. A waiver is requested to the required 32 foot building setback associated with the height of the building. The applicant is requesting a setback of 24 feet on the west side of the property.

The waiver is justified by the fact that the use is currently existing and the waiver is applicable on the west side of the property only which is adjacent to a commercial shopping center.

5. The Planning Commission staff testified that the rezoning is consistent with Policy 1.4 regarding compatibility. Staff found the request meets the intent of Objective 16 as well as Policies 16.1, 16.2 and 16.3 regarding the protection of existing neighborhoods. The request is also consistent with Goals 9 and 17 of the Community Design Component in the Future Land Use Element regarding commercial design standards. Planning Commission staff found the request compatible with the surrounding area and consistent with the Comprehensive Plan.
6. The surrounding uses include commercial land uses to the north and west, wetlands to the south and a produce farm with retail to the east.
7. No opposition was presented at the Zoning Hearing Master hearing.

8. The rezoning to Planned Development for the recognition and expansion of the climate controlled mini-warehouse facility with ancillary uses is consistent with the existing and approved land uses in the area and the OC-20 Future Land Use category.

### **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 5.33 acres from CG to Planned Development to recognize and expand the existing climate controlled mini-warehouse facility with ancillary uses.


A waiver is requested to the required 32 foot building setback associated with the height of the building. The applicant is requesting a setback of 24 feet on the west side of the property. The waiver is justified by the fact that the use is currently existing and the waiver is applicable on the west side of the property only which is adjacent to a commercial shopping center.

The Planning Commission testified that the rezoning is compatible with the surrounding development pattern and supports the request.

The rezoning is consistent with the Land Development Code and the Comprehensive Plan.

**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.

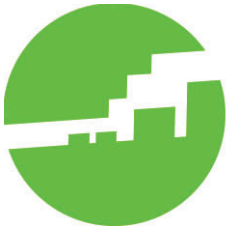


September 6, 2022

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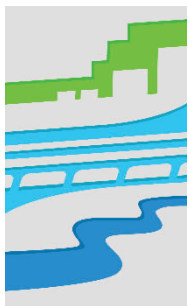
**Susan M. Finch, AICP**  
**Land Use Hearing Office**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> August 15, 2022  <b>Report Prepared:</b> August 3, 2022	<b>Petition: PD 22-0369</b>  <b>13850 West Hillsborough Avenue</b>  <i>South side of West Hillsborough Avenue, east of Race Track Road South.</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Office-Commercial- 20 (20 du/ga; 0.75 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Town and Country, Northwest Hillsborough</b>
<b>Requested Zoning:</b>	Commercial General (CG) to Planned Development (PD) to permit the expansion of the self-storage facility for an additional three-story building of 70,271 square feet for a total of three buildings with a total square footage of 132,534 with an FAR of 0.60
<b>Parcel Size (Approx.):</b>	5.01 +/- acres (218,235.6 sq. ft.)
<b>Street Functional Classification:</b>	West Hillsborough Avenue – <b>Arterial</b> Race Track Road South – <b>Collector</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Zone:</b>	Zone A





## **Context**

- The 5.01 +/- acre site is located on the south side of West Hillsborough Avenue, east of Race Track Road South. The subject property is located within the Urban Service Area (USA). It falls within the limits of the Town and Country Community Plan and the Northwest Hillsborough Community Plan. The subject site is entirely in the Coastal High Hazard Area (CHHA). There are less than 25% wetlands on site.
- The subject property's Future Land Use designation is Office-Commercial-20 (OC-20). Typical uses of OC-20 include community commercial type uses, office uses, mixed use developments, and compatible residential uses. OC-20 is to the east and west of the subject site. Light Industrial (LI) is located to the north and Residential-4 (RES-4) is located to the south of the subject site.
- The subject property is zoned Commercial General (CG). CG zoning is present along West Hillsborough Avenue. The site is surrounded by Planned Development Zoning Districts on all sides. Agricultural/Rural (AR) zoning is located directly to the south of the subject site.
- The site is currently developed with self-storage uses. To the east are light commercial uses developed with various retail uses and to the north are also light commercial uses that are developed with various retail service uses. To the east is a farm and bakery operation.
- The applicant requests to rezone the subject site from Commercial General (CG) to a Planned Development (PD) to permit the expansion of the self-storage facility for an additional three-story building of 70,271 square feet located at the rear for a total of three buildings with an FAR of 0.60. The total onsite square footage of all three self-storage buildings would be 132,534 square feet.

## **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***

**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.*

**Policy 8.2:** *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

### **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 9.2:** *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.*

### **Environmental Considerations**

**Objective 13:** *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.*

#### **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 a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

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

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

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

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

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

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

#### **Policy 17.7:**

*New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

### **Community Design Component**

#### **4.0 COMMUNITY LEVEL DESIGN**

#### **4.3 COMMERCIAL CHARACTER**

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

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

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

## **5.0 NEIGHBORHOOD LEVEL DESIGN**

### **5.1 COMPATIBILITY**

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

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

## **7.0 SITE DESIGN**

### **7.1 DEVELOPMENT PATTERN**

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

## **Livable Communities Element**

### **Town and Country Community Plan**

#### **4. Relieve Traffic Congestion And Improve Transit**

- *Encourage alternative modes of transportation including transit, bicycle and pedestrian modes*
- *Expand transit service*
- *Discourage cul-de-sacs in new subdivisions and require connections to streets within adjacent subdivisions, community facilities and land uses*
- *Improve Hillsborough/Memorial intersection*
- *Encourage mixed-use town centers and creating “park once” environments that decrease vehicular trips*
- *If a light rail system is designed, support a station to serve Town 'N Country*
- *Restrict access points from individual properties along major roads*
- *Encourage the use of shared access points, cross easements and entry from side streets*

### **Northwest Area Community Plan**

#### **Section D**

*Social and economic vitality and sustainability has been ensured through:*

*Encouraging economic development opportunities to balance employment opportunities with housing.*

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

The applicant is requesting to rezone the approximately 5.01 acre subject property from Commercial General (CG) to a Planned Development (PD) to permit the expansion of the existing self-storage by adding a third three-story building with a square footage of 70,271 bringing the total square footage of the uses on site to 132,534 square feet and an FAR of 0.60. The subject site is in the Urban Service Area and is within the limits of the Northwest Hillsborough and Town and County Community Plans. The subject site is within the

**Coastal High Hazard Area. At the time of filing this report on August 3, 2022, Transportation and Zoning comments from Development Services were not in Optix.**

**The subject site's Future Land Use classification on the Future Land Use Map is Office Commercial-20 (OC-20). According to Appendix A of the Future Land Use Element (FLUE), the intent of the OC-20 category is "to recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes." Enclosed self-storage is a commercial use and can have a maximum FAR of 0.75 in the OC-20 category. The proposed FAR for the subject site is 0.60 which is below the maximum FAR permitted. OC-20 is to the east and west of the subject site. Light Industrial (LI) is located to the north and Residential-4 (RES-4) is located to the south of the subject site.**

**The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive and meets the intent of Policy 1.4 with respect to compatibility with the surrounding area. According to Policy 1.4, compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Enclosed storage is a Commercial General (CG) use, and the applicant is requesting an expansion of the existing use. Several commercial uses ranging from retail to food service and big box retailers exist along West Hillsborough Avenue and the request is compatible with the existing uses.**

**The subject site has wetlands on the site as per EPC Agency Comments dated February 14, 2022. The applicant has submitted the information regarding the upland and wetland acreage and wetlands are less than 25% of the subject site and as per Policy 13.3, the intensity of the site can be calculated with the gross acreage of the site.**

**The subject site meets the intent of Objective 16 and Policies 16.1, 16.2, 16.3 regarding the protection of existing neighborhoods. The site is located along a major arterial road and will not impact any existing nearby residential uses. The uses transition to Residential-4 (RES-4) to the south and a wetland area acts as a sufficient buffer. The site also meets the intent of Policy 16.5 as a higher intensity nonresidential use it is located along an Arterial Roadway.**

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

**The site is located within the limits of the Town and County Community Plan which seeks greater connectivity within new development. The applicant will be providing access to west Hillsborough Avenue and internal connectivity thereby meeting the intent of the Community Plan. The site is also located in the Northwest Area Community Plan and**

meets the intent of Section D that seeks to ensure the continued economic vitality of the area by balancing economic development opportunities and housing.

Overall, the proposed rezoning would allow for development that is consistent with the Future Land Use category of Office-Commercial-20 (OC-20) and with Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and compatible with the surrounding development pattern of the area.

**Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0369

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tempa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Reads

Parcels

WATER NATURAL LULC, Wet Poly

AGRICULTURAL/MINING-120 (.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)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

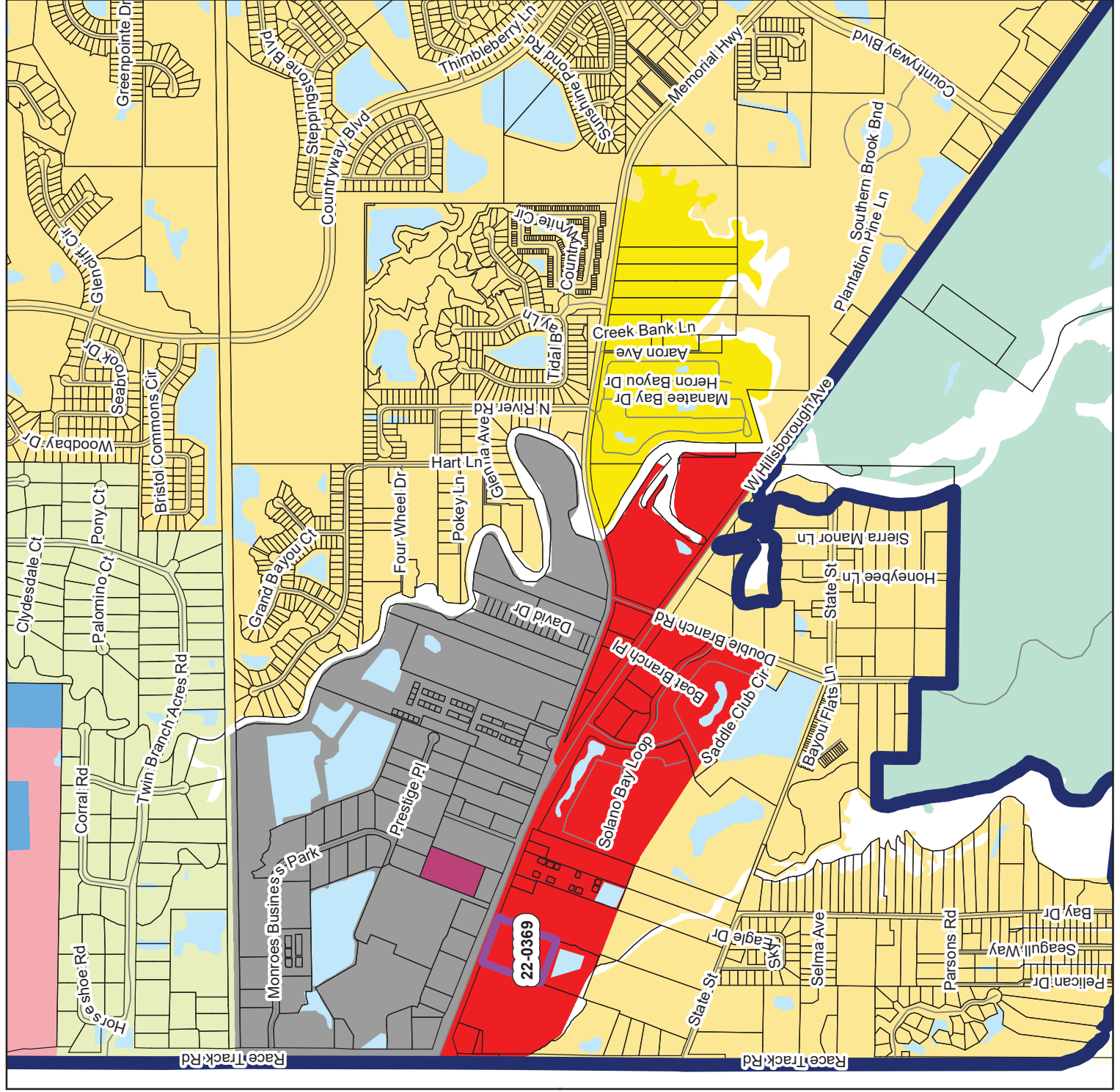
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

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 information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Map Printed from Rezoning System: 2/11/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\GReg\_HRezonings\_Copy.mxd



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**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**

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**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: Oldsmar Storage Expansion

Zoning File: RZ-PD (22-0369) Modification: None

Atlas Page: None Submitted: 10/05/22

To Planner for Review: 10/05/22 Date Due: ASAP

Contact Person: Albert N Docobo Phone: 813-376-8076/ albert.docobo@thedocobocorporation.com

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

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

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

Reviewed by: Tania C. Chapela Date: 10-05-22

Date Agent/Owner notified of Disapproval: \_\_\_\_\_



Revised: October 05, 2022  
 Development: [unclear]  
 Drawing: [unclear]  
 SHEET NO. 02  
 OF 02  
 DATE: 10/05/22  
 PROJECT: [unclear]

PROJECT: [unclear]  
 CLIENT: [unclear]  
 ADDRESS: [unclear]  
 CITY: [unclear]  
 STATE: [unclear]  
 ZIP: [unclear]

CONTRACTOR: [unclear]  
 ARCHITECT: [unclear]  
 ENGINEER: [unclear]  
 LANDSCAPE ARCHITECT: [unclear]

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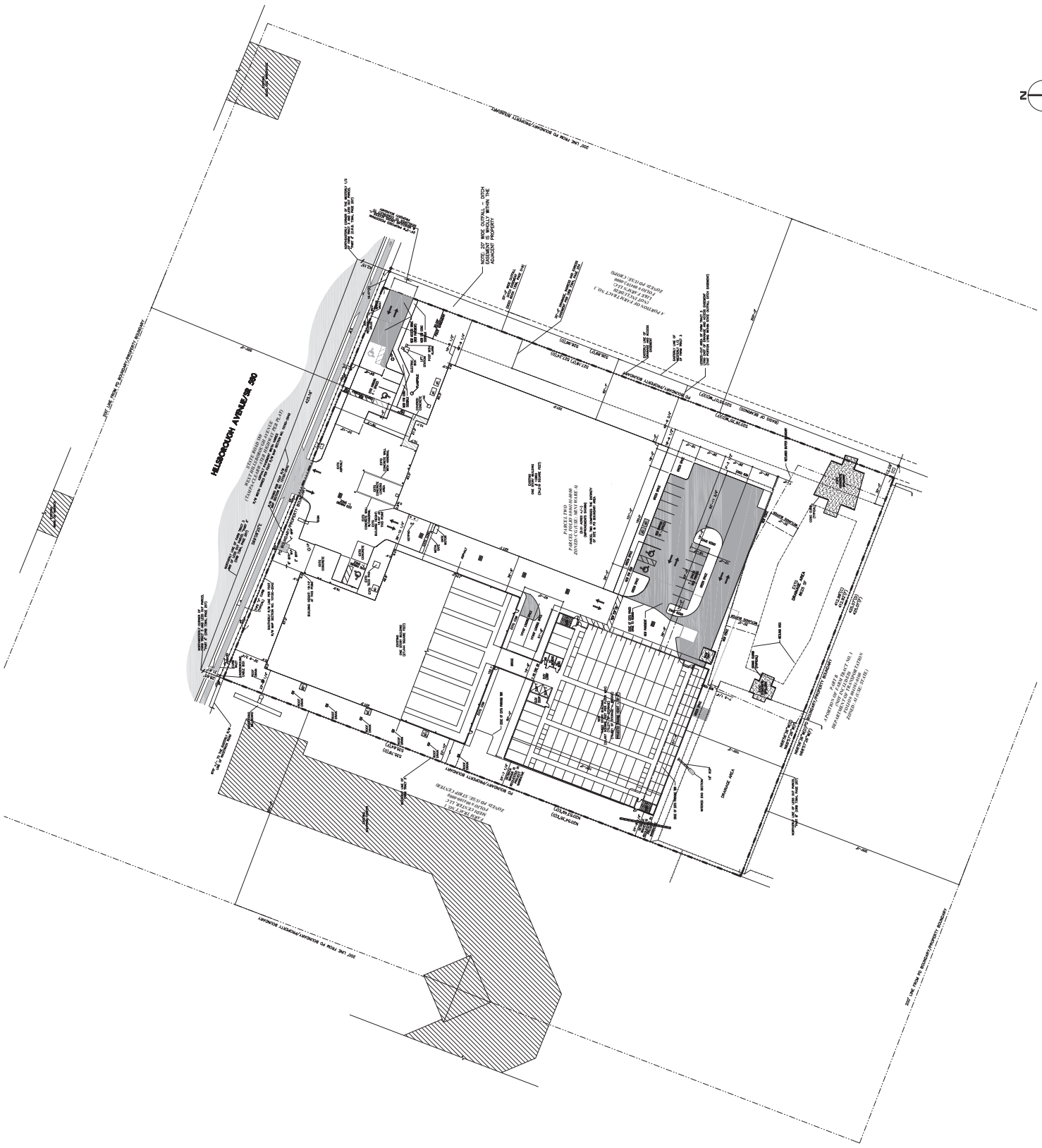
**DAVID MICHAEL DAVENPORT AIA**  
 ARCHITECTURE INTERIOR DESIGN PLANNING  
 1860 WEST HILSBOROUGH AVENUE  
 SUITE A  
 PALM HARBOR, FLORIDA 34683  
 TEL: 888-273-8888  
 WWW.DMDDA.COM



**OLDSMAR SELF STORAGE**  
 A NEW SELF STORAGE BUILDING ADDITION FOR  
 1860 WEST HILSBOROUGH AVENUE  
 OLDSMAR, FLORIDA

**ASD-02**  
 W/ADI BLDGS

22-0389



SCALE: 1" = 30'

ARCHITECTURAL SITE DEVELOPMENT CONCEPT PLAN (REV) 70,271 SF GROSS NEW STORAGE AREA + 8,643 SF EXISTING STORAGE AREA

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# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 6/02/2022

*Revised: 8/03/2022*

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: NWH

PETITION NO: RZ 22-0369

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- 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**

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Concurrent with the next increment of development, i.e. construction of the 23,457 structure, the developer shall:
  - a. Construct/reconstruct parking areas throughout the site, as generally shown on the PD site plan;
  - b. Construct a minimum 24-foot wide vehicular cross access stubout to the eastern project boundary with folio 4102.0000;
  - c. Construct a minimum 5-foot wide pedestrian cross-access stubout/ sidewalk between the internal sidewalk network and the eastern project boundary with folio 4102.0000;
  - d. Construct minimum 5-foot wide sidewalks and connections between existing and proposed project buildings as generally shown on the PD site plan; and,
  - e. Construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the existing sidewalk along the project's W. Hillsborough Ave. frontage.

### **Other Conditions**

- Prior to PD site plan certification, the developer shall revise the site plan to:
  - Add information necessary to ensure a minimally compliant plan pursuant to the Development Review Procedures Manual (DRPM);
  - Remove the shading of the proposed cross access driveway for consistency. Staff notes that other new pavement is proposed but not shaded.
  - Add a note in the vicinity of the existing ADA space proximate to the proposed cross access and label "Existing parking space to be removed/relocated."
  - Add a leader line and label to the existing driveway connections (i.e. the main connection and the FDOT access) and label "Existing Access (To Remain)"



- Replace the label reading “New Driveway (Terminates @ Property Boundary)” with a label reading “Proposed Pedestrian and Vehicular Cross Access – Developer to Construct to Property Boundary”.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/- 5.33 ac. parcel from Commercial General (CG) to Planned Development (PD). According to the Hillsborough County Property Appraiser, the site is currently occupied by a +/- 62,420 s.f. mini-warehouse facility. The applicant’s site plan indicates the existing uses total 61,663 s.f. The applicant is proposing entitlements which would permit expansion of the existing facility with a maximum combined total of 132,534 s.f.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which indicates that the project will generate fewer than 50 peak hour trips and, as such, a site access analysis was not required to process this request.

Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

**Existing Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD , 15,000 s.f. pharmacy with drive-through (ITE LUC 881)	1,637	58	154
PD, 10,000 s.f. fast food with drive-through (ITE LUC 934)	4,410	402	327
PD, 10,000 s.f. bank with drive-through (ITE LUC 942)	1,000	95	205
PD, 27,687 s.f. medical office uses (ITE LUC 720)	976	71	96
Subtotal:	8,323	626	782
<i>Less Internal Capture:</i>	<i>Not Available</i>	<i>-60</i>	<i>-152</i>
<i>Less Pass-By Trips:</i>	<i>Not Available</i>	<i>-214</i>	<i>-202</i>
Net New External Trips:	8,323	352	428

**Proposed Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 132,534 s.f. mini-warehouse uses (ITE LUC 151)	200	13	23

**Trip Generation Difference:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-) 8,123</b>	<b>(-) 339</b>	<b>(-) 405</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

W. Hillsborough Ave. is a publicly maintained, 8-lane, divided, principal arterial roadway characterized by +/- 11-foot wide travel lanes in above average condition. The roadway is owned and maintained by the Florida Department of Transportation (FDOT). Adjacent to the project site the roadway lies within a

+/- 165-foot wide right-of-way. There are +/- 4-foot wide bicycle lanes along both sides of W. Hillsborough Ave. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of W. Hillsborough Ave. in the vicinity of the proposed project.

FDOT staff reviewed the project and had no objection to the existing site access serving the expanded project, subject to certain conditions which staff has included as a condition to this PD. Staff notes that additional geometric or other access improvements may be needed at the time of FDOT permitting in accordance with their rules and regulations. Any FDOT requirement which results in construct of a turn lane (which may required dedication of additional right-of-way) or modify the approved access location would likely require a modification to the PD zoning).

### **SITE ACCESS AND CONNECTIVITY**

The project is proposing vehicular access via one (1) connection to W. Hillsborough Ave. Pedestrian access will be to/from W. Hillsborough Ave. Together with construction of the expanded use, and given its proposed location and design/configuration of the site, the applicant will need to retrofit the site to comply with all applicable LDC and ADA regulations governing internal and external sidewalk connectivity.

Although constraints to cross access are not yet shown on the PD site plan with respect to the western project boundary, staff that given the nature of the proposed use (i.e. the south 75% of the subject property is a gated storage facility not permitting public access) and existing development patterns on both the subject site and adjacent site, cross access is not feasible to the west.

Cross access is required to the eastern project boundaries pursuant to Section 6.04.03.Q. of the LDC. The applicant indicated concerns with drainage, ingress and access easements which run along the eastern project boundary (and also within the subject PD to the east of the site). In comments provided by FDOT staff as a result of a presubmittal meeting with the applicant, they indicated FDOT had concerns with the crossing of their easements, including a statement which indicated “we do not allow any permanent structures in or over our easements”. Staff had follow-up conversation with FDOT staff to enquire where in the easement it states that these easements are exclusive use easements, which would give FDOT the legal authority to exclude other uses/activities in the easement area. FDOT staff acknowledged they had no knowledge whether FDOT had purchased exclusive rights nor whether they had a right to demand exclusivity, rather that was their preference. Staff enquired whether other design alternatives were explored which would allow both conditions to exist simultaneously, and FDOT staff indicated those were not considered. Staff explained that Section 6.04.02.B. Administrative Variances to the LDC require specific findings be made by the County Engineer and that these variances cannot be granted solely because the applicant or FDOT expresses a preference for a certain outcome, or where supporting documentation necessary to satisfy all three required findings have not been provided.

Staff found that FDOT itself utilizes a portion of this area for access and that, based upon its understanding of the various documents indicated, there is no exclusivity to those easements (meaning that while they permit use by FDOT for drainage and access, they are not limited to sole use by FDOT for those purposes). Staff finds that drainage easements are frequently crossed through the use of concrete box culverts, piping, etc. Staff and the County Engineer met with the applicant to discuss these issues, and the applicant’s options for requesting a Section 6.04.02.B. Administrative Variance from the requirement. The applicant was unable to provide any interpretations indicating that those easements were exclusive, and so staff was unable to seek alternate interpretations or confirmation from agencies within the County.

Staff notes that the adjacent PD to the east (approved via PD 18-0681) includes a requirement for vehicular and pedestrian cross access in a corresponding location along its western project boundary (i.e. to the subject PD). That adjacent project has not yet constructed the required cross access, since the project is phased and that portion of the project has not yet been developed with the uses envisioned by the approved PD.

The applicant has subsequently revised the site plan to show the required vehicular and pedestrian cross access.

**PARKING**

The proposed project is seeking to develop a new building in the location of existing parking and drive aisles. As such, it was necessary for the applicant to add additional fire turn around areas within the project. Furthermore, the applicant was required to demonstrate the site can meet Section 6.05 parking standards given the removal of existing spaces and construction of additional square-footage and storage units. The applicant’s site plan appears to indicate an ability to provide the minimum number of required spaces in accordance with the LDC, utilizing today’s parking requirement (i.e. 2 parking spaces are required per every 100 storage units).

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

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hour Directional LOS</b>
Hillsborough Ave.	Pinellas County	Double Branch Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Hillsborough Ave.	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	8,323	352	428
Proposed	200	13	23
Difference (+/-)	(-) 8,123	(-) 339	(-) 405

\*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	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC

Notes: Western cross access is not possible due to site nature of the site (i.e. gated mini-warehouse use) plus configuration of existing structures on both subject property and adjacent property.

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

Notes:

Transportation Comment Sheet

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



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

July 21<sup>st</sup>, 2022

**Oldsmar Self Storage**  
13850 West Hillsborough Avenue  
SR 580-600  
10 150 000  
MP .219 Rt Rdwy  
Class 3 @ 50 MPH  
Folio # 004101-0000

RE: Pre-Application Meeting Request-Easement Clarification

**THIS DOCUMENT IS NOT A PERMIT APPROVAL**

**THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE  
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 1/21/2023**

**Attendees:**

**Guests:** Albert Docobo, David Davenport, and Tania Chapela

**FDOT Staff:** Todd Croft, Mecale' Roth, Joel Provenzano, Tom Allen, Dan Santos, Lindsey Mineer, Tony Celani, Andrew Perez, Caroline Cation-Smith, and Luis Mejia

**Proposed Conditions:** This development is not proposing to modify existing access to **SR 580-600**, a **class 3** roadway with a posted speed limit of **50 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **660'** driveway spacing, **1320'** directional, **2640'** full median opening spacing, and **2640'** signal spacing requirements.



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### FDOT Recommendations:

1. The Department is not in favor of cross access over an existing FDOT drainage easement, nor do we feel it is necessary at this location under the present circumstances.
  - a. The adjacent properties are low trip generators
  - b. There is ample distance between this property's driveway and the eastern adjacent driveway.
  - c. The Department has experienced significant issues and complications in the past when allowing drainage easements to be shared or utilized.
  - d. We do not allow any permanent structures in or over our easements.
  - e. The size of the RCP (72") is a concern if there were to be any need for repair.
2. A sidewalk connection to the state road is required.
3. A General Use permit will be acceptable for the sidewalk connection if there will be no modification or additional work in the ROW.
4. Please remove the old yellow striped gore in the driveway if still present.
5. Provide an auto turn template for the largest anticipated vehicle entering from the state road, circulating the site, then exiting the site on the state road.
6. A sidewalk connection to the state road will be required.
7. A drainage permit will be required.
8. Provide existing and proposed drainage maps.
9. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
10. Any additional impervious runoff will need to be retained onsite.
11. If applying for an exception, include the completed questionnaire in the submittal package.

**Summary:** After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan



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If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC. Contact Traffic Ops, David Ayala, at 813-975-6717.

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for on our One Stop Permitting website ([osp.fdot.gov](http://osp.fdot.gov)):

- access-category A or B
- access-category C, D, E, or F
  - traffic study required
- access safety upgrade
- drainage
  - or
  - drainage exception
- construction agreement
- utility
- general Use
- other \_\_\_\_\_

Thank you for giving us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

*Mecale' Roth*

Permit Coordinator II





## Florida Department of Transportation

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GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

Tampa Operations  
Office - 813-612-3237  
M-Th 7 AM-5:30 PM

### Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval.
5. Plans shall be per the current Standard Plans and FDM.
6. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
7. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
8. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
  - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)



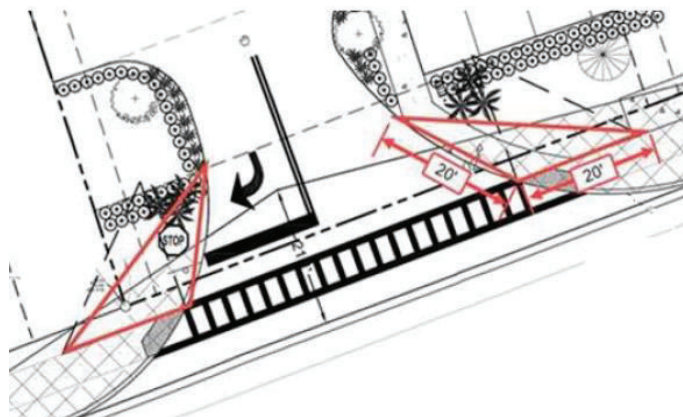
## Florida Department of Transportation

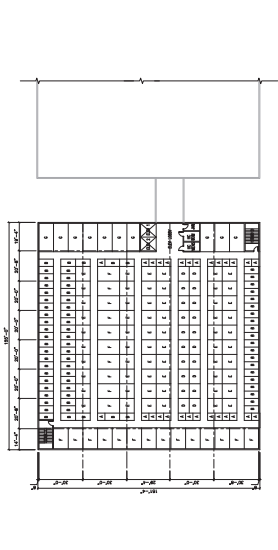
RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

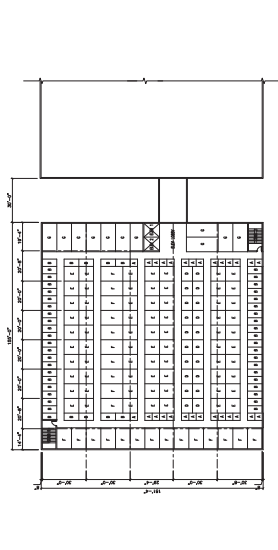
JARED W. PERDUE, P.E.  
SECRETARY

- d. double yellow 6" lane separation lines
  - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
  - f. warning mats to be red in color unless specified otherwise
  - g. directional arrow(s) 25' behind the stop bar
  - h. all markings on concrete are to be high contrast (white with black border)
  - i. all striping within and approaching FDOT ROW shall be thermoplastic
9. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details:  
[https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)  
[https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)
10. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.

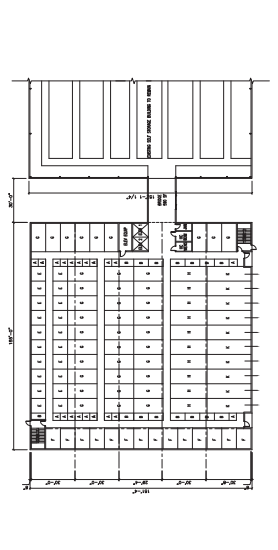




3RD LEVEL FLOOR PLAN 22,457 SF GROSS  
 SCALE: 1" = 30'

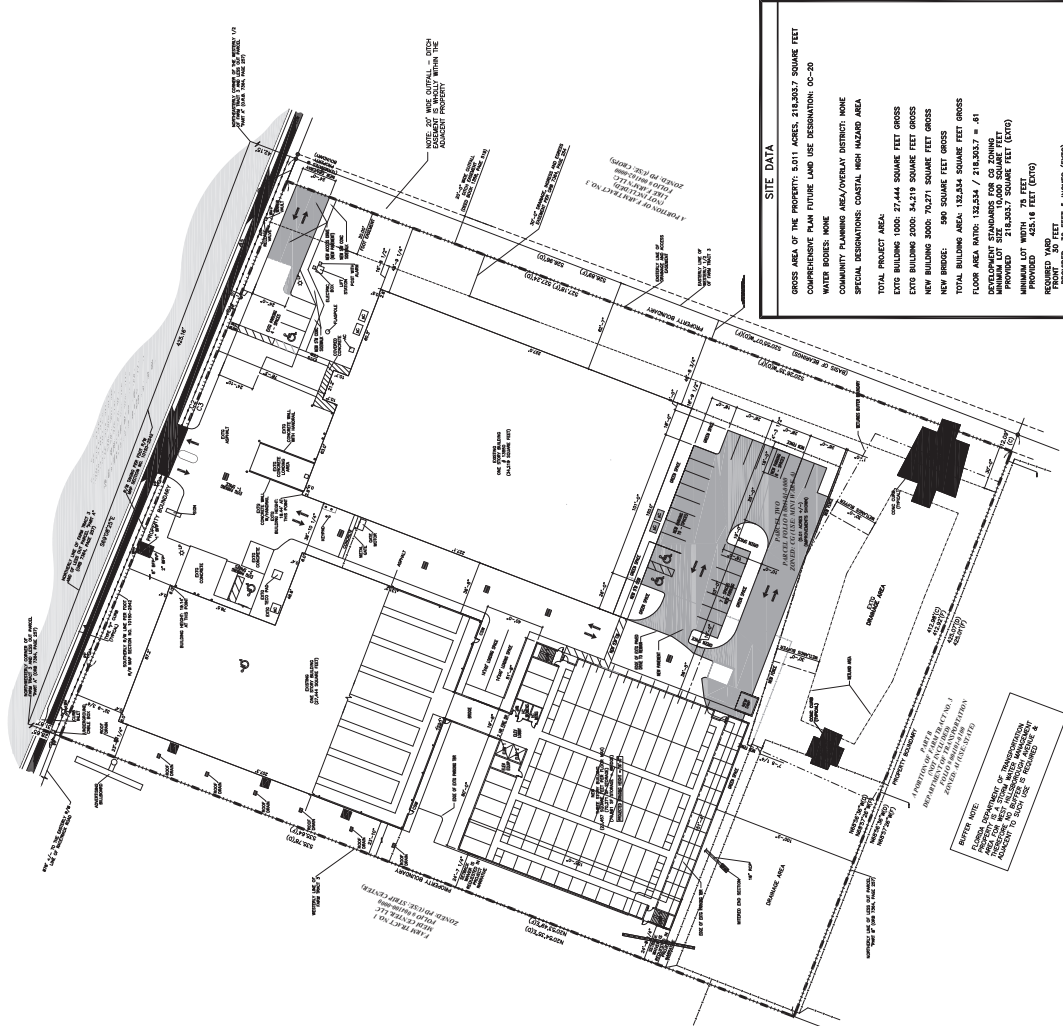


2ND LEVEL FLOOR PLAN 22,457 SF GROSS  
 SCALE: 1" = 30'



1ST LEVEL FLOOR PLAN 25,367 SF GROSS  
 SCALE: 1" = 30'

RENTAL UNIT SYNOPSIS									
DESIGNATION	UNIT SIZE (SQ FT)	UNIT AREA (SQ FT)	1ST LEVEL		2ND LEVEL		3RD LEVEL		TOTAL UNITS PROVIDED
			# UNITS	AREA	# UNITS	AREA	# UNITS	AREA	
A	5' X 5' X 10'	25	125	312.5	125	312.5	125	312.5	375
B	5' X 10' X 10'	50	500	500	500	500	500	1500	1500
C	5' X 15' X 10'	75	1125	1125	1125	1125	1125	3375	3375
D	10' X 10' X 10'	100	1000	1000	1000	1000	1000	3000	3000
E	10' X 15' X 10'	150	2250	2250	2250	2250	2250	6750	6750
F	10' X 20' X 10'	200	4000	4000	4000	4000	4000	12000	12000
G	10' X 20' X 20'	400	8000	8000	8000	8000	8000	24000	24000
H	10' X 30' X 20'	600	18000	18000	18000	18000	18000	54000	54000
I	10' X 30' X 30'	900	27000	27000	27000	27000	27000	81000	81000
J	10' X 30' X 40'	1200	36000	36000	36000	36000	36000	108000	108000
K	10' X 30' X 50'	1500	45000	45000	45000	45000	45000	135000	135000
L	10' X 30' X 60'	1800	54000	54000	54000	54000	54000	162000	162000
M	10' X 30' X 70'	2100	63000	63000	63000	63000	63000	189000	189000
N	10' X 30' X 80'	2400	72000	72000	72000	72000	72000	216000	216000
O	10' X 30' X 90'	2700	81000	81000	81000	81000	81000	243000	243000
P	10' X 30' X 100'	3000	90000	90000	90000	90000	90000	270000	270000
Q	10' X 30' X 110'	3300	99000	99000	99000	99000	99000	297000	297000
R	10' X 30' X 120'	3600	108000	108000	108000	108000	108000	324000	324000
S	10' X 30' X 130'	3900	117000	117000	117000	117000	117000	351000	351000
T	10' X 30' X 140'	4200	126000	126000	126000	126000	126000	378000	378000
U	10' X 30' X 150'	4500	135000	135000	135000	135000	135000	405000	405000
V	10' X 30' X 160'	4800	144000	144000	144000	144000	144000	432000	432000
W	10' X 30' X 170'	5100	153000	153000	153000	153000	153000	459000	459000
X	10' X 30' X 180'	5400	162000	162000	162000	162000	162000	486000	486000
Y	10' X 30' X 190'	5700	171000	171000	171000	171000	171000	513000	513000
Z	10' X 30' X 200'	6000	180000	180000	180000	180000	180000	540000	540000
TOTAL			118,800	3,564,000	3,564,000	3,564,000	3,564,000	10,692,000	10,692,000



**SITE DATA**

GROSS AREA OF THE PROPERTY: 9,011 ACRES, 218,332.7 SQUARE FEET  
 COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: GC-20  
 WATER BODIES: NONE  
 COMMUNITY PLANNING AREA/OVERLAY DISTRICT: NONE  
 SPECIAL DESIGNATIONS: COASTAL HIGH HAZARD AREA

TOTAL PROJECT AREA:  
 EXISTING BUILDING 1000: 27,444 SQUARE FEET GROSS  
 EXISTING BUILDING 2000: 34,219 SQUARE FEET GROSS  
 NEW BUILDING 3000: 70,271 SQUARE FEET GROSS  
 NEW BUILDING 4000: 396 SQUARE FEET GROSS  
 TOTAL BUILDING AREA: 132,430 SQUARE FEET GROSS

FLOOR AREA RATIO: 15.2434 / 218,332.7 = .07  
 MAXIMUM LOT SIZE (COMPREHENSIVE PLAN): 10,000 SQUARE FEET  
 PROVIDED: 218,332.7 SQUARE FEET (SITE)  
 PROVIDED: 425.18 FEET (LOT)

REQUIRED YARD:  
 PROVIDED: 30 FEET 5 INCHES (EXTD)  
 EAST SIDE: 0 FEET  
 PROVIDED: 25'-10" EXISTING TO REMAIN  
 PROVIDED: 62'-17" EXISTING TO REMAIN  
 REAR: 0 FEET  
 PROVIDED: 100'-0" PROPOSED

MAXIMUM HEIGHT: 50 FEET  
 PROVIDED: 19 FEET EXISTING TO REMAIN  
 PROVIDED: 41' - 7 1/2" MAXIMUM SURFACE 70%  
 PROVIDED: 28.8%  
 PROVIDED: 28.8%

FIRE PROTECTION SPRINKLER NOTE:  
 EACH BUILDING IN THIS PROJECT SHALL BE PROVIDED WITH A FULLY AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE INTERNATIONAL CODES, REGULATIONS, AND ORDINANCES, WITHIN 18" OF THE TOP OF ALL APPLICABLE STRUCTURAL STATE BUILDING AND FIRE CODES

**PARKING ANALYSIS**

REQUIREMENTS FOR THE PROJECT ARE BASED ON THE QUANTITY OF STORAGE SPACES AND THE PROJECT TYPE. THE QUANTITY OF STORAGE SPACES SHALL BE 1.5 SPACES PER 100 SQUARE FEET OF STORAGE AREA.

EXISTING BUILDING 1000	27,444	411	411
EXISTING BUILDING 2000	34,219	513	513
NEW BUILDING 3000	70,271	1,054	1,054
NEW BUILDING 4000	396	6	6
TOTAL	132,430	1,984	1,984

TOTAL PARKING SPACES: 1,984  
 TOTAL PARKING SPACES PROVIDED: 1,984  
 TOTAL PARKING SPACES REQUIRED: 1,984  
 TOTAL PARKING SPACES PROVIDED: 1,984  
 TOTAL PARKING SPACES REQUIRED: 1,984



**COMMISSION**

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 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn "Gwen" W. Myers  
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 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> 04/18/2022  <b>PETITION NO.:</b> 22-0369  <b>EPC REVIEWER:</b> Chantelle Lee  <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1358  <b>EMAIL:</b> <a href="mailto:leec@epchc.org">leec@epchc.org</a>	<b>COMMENT DATE:</b> 02/14/2022  <b>PROPERTY ADDRESS:</b> 13850 W Hillsborough Ave, Tampa, FL 33635  <b>FOLIO #:</b> 004101-0000  <b>STR:</b> 19-28S-17E
<b>REQUESTED ZONING:</b> CG to M	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	10/18/2021
<b>WETLAND LINE VALIDITY</b>	EXPIRED
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetland Conservation Area/Mitigation Area on southeastern portion of property
<p><b>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:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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</li> </ul>	

*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](http://www.epchc.org)

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

**INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Cl/mst

cc: [albert.docobo@thedocobocorporation.com](mailto:albert.docobo@thedocobocorporation.com)



**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.

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**TO:** Zoning Review, Development Services

**DATE:** 04/05/2022

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

**APPLICANT:** The Docobo Corporation

**PETITION NO:** 22-0369

**LOCATION:** 13850 W Hillsborough Ave

**FOLIO NO:** 004101.0000

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**Estimated Fees:**

(Various use types allowed. Estimates are a sample of potential development)

Industrial

(Per 1,000 s.f.)

Mobility:  $\$653 * 70.271 = \$45,886.96$

Fire:  $\$57 * 70.271 = \$4,005.45$

**Project Summary/Description:**

Urban Mobility, Northwest Fire - 70,271 s.f. self storage

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

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PETITION NO.: PD22-0369      REVIEWED BY: Randy Rochelle      DATE: 1/31/2022

FOLIO NO.: 4101.0000.0000

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**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 \_\_\_ feet from the site) and is located within the south Right-of-Way of W. Hillsborough Avenue. 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 4 inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the south Right-of-Way of W. Hillsborough Avenue. 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**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, August 15, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 10:09 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

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
August 15, 2022  
ZONING HEARING MASTER: SUSAN FINCH

D5:  
Application Number: RZ-PD 22-0369  
Applicant: The Docobo Corporation  
Location: 13850 W. Hillsborough Ave.  
Folio Number: 004101.0000  
Acreage: 5.33 acres, more or less  
Comprehensive Plan: OC-20  
Service Area: Urban  
Existing Zoning: CG 98-0740  
Request: Rezone to Planned Development

1           MR. GRADY: Item D-4 was withdrawn at the  
2 beginning of the hearing. So the next item is  
3 agenda item D-5, Rezoning-PD 22-0369. The  
4 applicant is The Docobo Corporation. The request  
5 is to rezone from CG to Planned Development.

6           Tania Chapela will provide staff  
7 recommendation after presentation by the applicant.

8           HEARING MASTER FINCH: Good evening.

9           MR. DOCOBO: Good evening, Madam Hearing  
10 Master. We're here to show you to change the  
11 zoning from a CG to PD for the expansion of climate  
12 control storage.

13           HEARING MASTER FINCH: Could I get your name  
14 and address, please.

15           MR. DOCOBO: I'm sorry.

16           HEARING MASTER FINCH: That's okay.

17           MR. DOCOBO: Albert Docobo of Docobo  
18 Corporation, 5425 West Crenshaw, Tampa, Florida  
19 33634.

20           HEARING MASTER FINCH: Thank you so much.  
21 Go ahead.

22           MR. DOCOBO: Sorry about that.

23           HEARING MASTER FINCH: That's okay.

24           MR. DOCOBO: It's a quite simple PD, I  
25 think. Several months, but we're here. All we're

1           doing is adding -- changing it from a CG to a PD  
2           for the expansion of climate-control air  
3           conditioner storage.

4                     We met with staff. It's consistent with the  
5           Planning Commission, and I believe we have staff's  
6           support now for the expansion. It's on the east,  
7           west side of West Hillsborough, 1200 feet just east  
8           of the Pinellas County line.

9                     We've been in business now since '95. We're  
10          just looking to expand the operation. To the west,  
11          we have a shopping center you can see. To the  
12          east, you got agricultural, retail, and it's a PD  
13          with a restaurant at some future time and directly  
14          behind us is a retention pond for FDOT, the  
15          expansion of the Hillsborough.

16                    I don't really have anything else. I think  
17          we've gone -- we worked it and I think we're here.  
18          So we just ask for your approval. I think you got  
19          staff too.

20                    HEARING MASTER FINCH: All right. Thank you  
21          so much, sir. I appreciate it. If you could sign  
22          in with the clerk's office.

23                    Development Services.

24                    MS. CHAPELA: Good evening. Tania Chapela,  
25          Development Services.

1           The existing zoning is Commercial General,  
2           which permits general and commercial uses. The  
3           proposed rezoning for Planned Development is to  
4           allow a mini warehouse facility already in place.

5           They're adding a new building to the  
6           southwest section of the property. And also,  
7           they -- they are allowed to -- the request is to  
8           allow ancillary uses.

9           The applicant also requested a waiver to the  
10          Land Development Code Section 6.01.01 and note  
11          No. 8 to allow a 36 feet building -- -6 feet tall  
12          building at a distance of over 24 feet.

13          So in the condition it is 25 feet. So the  
14          applicant has that space to -- to work with during  
15          the site construction. The proposed uses are  
16          compatible to the current CG allowed uses.

17          Furthermore, the proposed project with the  
18          number of potential uses currently allowed in the  
19          subject property. The proposed 0.58 FAR is under  
20          the maximum of 0.75 FAR, which is allowable in the  
21          LDC Comprehensive Plan category.

22          No changes to intensity or permitted uses of  
23          the development have been proposed as part of this  
24          modification. Transportation Review staff offered  
25          no objection to the modified access points subject

1 to the revised conditions as outlined in conditions  
2 of approval.

3 Given the above, staff finds the proposed  
4 modification to be compatible with the surrounding  
5 properties and in keeping the general development  
6 pattern of the area.

7 This concludes my presentation. Let me know  
8 if you have questions. Thank you.

9 HEARING MASTER FINCH: I do. Ms. Chapela,  
10 just one quick question that just came up as a part  
11 of your presentation. I have a copy of the revised  
12 site plan or the revised staff report, rather, that  
13 notes the requested waiver.

14 So that's for the two-to-one setback based  
15 on the height of the building.

16 MS. CHAPELA: Yes.

17 HEARING MASTER FINCH: And so that's  
18 Condition now 2.1 that shows the 25-foot side yard  
19 setback. That's -- that would be the -- what  
20 they're asking for. Correct?

21 MS. CHAPELA: Yes.

22 HEARING MASTER FINCH: And so then that  
23 waiver then would just need to be added to the  
24 second page of your staff report under waiver. And  
25 if you could tell me, if you know what the

1 requirement would be. If they were to adhere to  
2 the two-to-one setback, what would be the  
3 requirement and then I guess the result -- the  
4 resulting amount would be 25 feet. Do you happen  
5 to know that?

6 MS. CHAPELA: So they could get 20 feet for  
7 a building, but they're adding 16 feet. So they  
8 have 30 feet -- 36 feet. So that will be 16 times  
9 two is 32 feet setback instead of the 25 feet.

10 HEARING MASTER FINCH: So 32. Okay.  
11 Perfect to 25. All right. That was my only  
12 question. Thank you so much. I appreciate it.

13 Planning Commission.

14 MS. PAPANDREW: Andrea Papandrew, Planning  
15 Commission staff.

16 Subject property is within the Office  
17 Commercial-20 Future Land Use Category. It is  
18 within the Urban Service Area and a Town N Country  
19 and the Northwest Hillsborough Community Plans.

20 Office Commercial-20 is to the east and west  
21 of the subject site. Light Industrial is located  
22 to the north and Residential-4 is located to the  
23 south. The subject site is within the Coastal High  
24 Hazard Area.

25 At the time of filing this report



1 August 3rd, 2022, transportation and zoning  
2 comments from Development Services were not in  
3 Optix.

4 According to Appendix A of the Future Land  
5 Use Element, the intent of the Office Commercial-20  
6 category is to recognize existing commercial and  
7 office centers and provide for future development  
8 opportunities.

9 New retail development should be part of a  
10 mixed-use development or be clustered at the  
11 intersection of major roadways. Retail uses shall  
12 be discouraged outside of these nodes. And close  
13 self-storage -- enclosed self-storage is a  
14 commercial usage and can have a maximum FAR of .75.

15 The proposed FAR for the site is .60, below  
16 the maximum permitted. The proposed rezoning meets  
17 the intent of Objective 1 and Policy 1.4 with  
18 respect to compatibility with the surrounding area.

19 According to Policy 1.4, compatibility is  
20 defined as the characteristics of different uses or  
21 activities or design which allow them to be located  
22 near or adjacent to each other in harmony.

23 Compatibility does not mean the same as,  
24 rather it refers to the sensitivity of development  
25 proposals and maintaining the character of existing

1 development. In closed storage, the Commercial  
2 General use and the applicant's requesting  
3 expansion of the existing use.

4 Several commercial uses ranging from retail  
5 to food service and big box retailers exist along  
6 West Hillsborough Avenue and the request is  
7 compatible.

8 Subject site meets the intent of  
9 Objective 16; Policy 16.1, 16.2, and 16.3 regarding  
10 the protection of existing neighborhoods. The site  
11 is located along a major arterial roadway and will  
12 not impact any existing nearby residential uses.

13 The uses of Transition Residential-4 to the  
14 south and a wetland area acts as a sufficient  
15 buffer. Site also meets the intent of Policy 16.5  
16 as a higher intensity, nonresidential use, is  
17 located along an arterial roadway.

18 Community Design Component in the Future  
19 Land Use Element contains policy direction  
20 regarding commercial design standards. Goals 9 and  
21 17 require commercial site development to  
22 complement the character of surrounding area in  
23 terms of scale, design, and ambience.

24 The overall area is commercial in nature and  
25 will meet the intent of Goals 9 and 17. Site is

1 located within the limits of the Town N Country  
2 Community Plan, which seeks greater connectivity  
3 within new development.

4 The applicant will be providing access to  
5 West Hillsborough Avenue and internal connectivity.  
6 Thereby meeting the intent of the community plan.  
7 The site is also located in northwest area  
8 community plan and meets the intent of Section D  
9 that seeks to ensure the continued economic  
10 vitality of the area by bouncing development  
11 opportunities and housing.

12 Based upon the above considerations, the  
13 Planning Commission staff finds the proposed  
14 Planned Development consistent with the Future of  
15 Hillsborough Comprehensive Plan for unincorporated  
16 Hillsborough County subject to the conditions the  
17 Department of Development Services of Hillsborough.  
18 Thank you.

19 HEARING MASTER FINCH: Thank you. I  
20 appreciate it.

21 Is there anyone in the room or online that  
22 would like to speak in support?

23 Seeing no one, anyone in opposition to this  
24 request? No one.

25 All right. Mr. Grady, anything else?

1 MR. GRADY: Nothing further.

2 HEARING MASTER FINCH: Go back to the  
3 applicant. Oh, Ms. Chapela?

4 MS. CHAPELA: Excuse me.

5 HEARING MASTER FINCH: Go ahead,  
6 Ms. Chapela.

7 MS. CHAPELA: So I was thinking about the  
8 fact that the request or the distance separation  
9 between the 36-foot building and the property line  
10 should not be 25, but 24 instead, because 24 is  
11 less restrictive.

12 If the condition is for 25 feet, then what  
13 the applicant is intending to do would not be  
14 permitted. So I apologize, but I wanted to say  
15 this before they -- they move -- they keep forward  
16 with their project.

17 HEARING MASTER FINCH: So that zoning  
18 condition should be changed to 22.1 should go to  
19 24 feet?

20 MS. CHAPELA: 24 feet because it's less  
21 restrictive so they can -- if that makes sense.

22 HEARING MASTER FINCH: Well, it's the  
23 applicant's turn. So we'll get their comments on  
24 that, but I appreciate the clarification. Thank  
25 you.

1 All right. Sir, back to you, you  
2 understand?

3 MR. DOCOBO: No. I didn't -- I didn't  
4 understand.

5 HEARING MASTER FINCH: So Ms. Chapela -- the  
6 proposed zoning Condition 2.1, I don't know if you  
7 have a copy of that report. Right now it reads  
8 that a 25-foot side yard setback would be required  
9 for the mini warehouse structure, and she's saying  
10 that it would be 24 feet. Does that --

11 MR. DOCOBO: That's what we talked about.

12 HEARING MASTER FINCH: That's your  
13 understanding?

14 MR. DOCOBO: Yeah, that's my understanding.

15 HEARING MASTER FINCH: So you're agreeing  
16 with 24 feet?

17 MR. DOCOBO: The 24 feet.

18 HEARING MASTER FINCH: Right. For the  
19 building on the --

20 MR. DOCOBO: West side.

21 HEARING MASTER FINCH: -- the west side.  
22 Okay. Perfect. Okay. And it sounds like everyone  
23 agrees.

24 Did you have anything else you wanted to add  
25 before we close?

1                   MR. DOCOBO: No. Again, I think we have  
2                   both Planning Commission's assistance and approval  
3                   with conditions. I appreciate your support.

4                   HEARING MASTER FINCH: All right. Thank you  
5                   so much. I appreciate it.

6                   We'll close Rezoning 22-0369 and go to the  
7                   next case.

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1 August 15th, 2022, Zoning Hearing Master Hearing.

2 Item A-5, Rezoning-PD 22-0207. This  
3 application is out of order to be heard and is  
4 being continued to the August 15th, 2022, Zoning  
5 Hearing Master Hearing.

6 Item A-6, Major Mod Application 22-0221.  
7 This application is being continued by the  
8 applicant to the August 15th, 2022, Zoning Hearing  
9 Master Hearing.

10 Item A-7, Major Mod Application 22-0313.  
11 This application is being continued by staff to the  
12 August 15, 2022, Zoning Hearing Master Hearing.

13 Item A-8, Rezoning-PD 22-0369. This  
14 application is being continued by staff to the  
15 August 15, 2022, Zoning Hearing Master Hearing.

16 Item A-9, Rezoning-PD 22-0433. The  
17 application is out of order to be heard and is  
18 being continued to the August 15th, 2022, Zoning  
19 Hearing Master Hearing.

20 Item A-10, Rezoning-PD 22-0461. This  
21 application is being continued by the applicant to  
22 the August 15, 2022, Zoning Hearing Master Hearing.

23 Item A-11, Rezoning-PD 22-0559. This  
24 application is being continued by the applicant to  
25 the August 15, 2022, Zoning Hearing Master Hearing.



HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:56 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           This application is out of order to be heard and is  
2           being continued to the July 25th, 2022, Zoning  
3           Hearing Master Hearing.

4                   Item A-9, Rezoning-PD 22-0181. This  
5           application is out of order to be heard and is  
6           being continued to the July 25th, 2022, Zoning  
7           Hearing Master Hearing.

8                   Item A-10, Major Mod Application 22-0221.  
9           This application is continued by the applicant to  
10          the July 25th, 2022, Zoning Hearing Master Hearing.

11                   Item A-11, Rezoning-PD 22-0369. This  
12          application is being continued by staff to the  
13          July 25th, 2022, Zoning Hearing Master Hearing.

14                   Item A-12, Rezoning-PD 22-0420. This  
15          application is being continued by the applicant to  
16          the July 25th, 2022, Zoning Hearing Master Hearing.

17                   Item A-13, Rezoning-PD 22-0433. This  
18          application is being continued by the applicant to  
19          the July 25th, 2022, Zoning Hearing Master Hearing.

20                   Item A-14, Rezoning-PD 22-0461. This  
21          application is being continued by the applicant to  
22          the July 25th, 2022, Zoning Hearing Master Hearing.

23                   Item A-15, Major Mod Application 22-0477.  
24          This application is being continued by the  
25          applicant to the July 25th, 2022, Zoning Hearing

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER )
HEARINGS )
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-----X

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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, May 16, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 10:14 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 applicant to the June 13, 2022, Zoning Hearing  
2 Master Hearing.

3 Item A-11, Rezoning-PD 22-0181. This  
4 application is being continued by the applicant to  
5 the June 13, 2022, Zoning Hearing Master Hearing.

6 Item A-12, Major Mod Application 22-0221.  
7 This application is being continued by the  
8 applicant to the June 13, 2022, Zoning Hearing  
9 Master Hearing.

10 Item A-13, Rezoning-Standard 22-0295. This  
11 application is out of order to be heard and is  
12 being continued to the June 13, 2022, Zoning  
13 Hearing Master Hearing.

14 Item A-14, Major Mod Application 22-0313.  
15 This application is being continued by the  
16 applicant to the July 25, 2022, Zoning Hearing  
17 Master Hearing.

18 A-15, Rezoning-PD 22-0319. This application  
19 is being continued by the applicant to the June 13,  
20 2022, Zoning Hearing Master Hearing.

21 Item A-16, Rezoning-PD 22-0369. This  
22 application is being continued by staff to the  
23 June 13, 2022, Zoning Hearing Master Hearing.

24 Item A-17, Major Mod Application 22-0416.  
25 This application is being continued by the



1 application is out of order to be heard and is  
2 being continued to the May 16th, 2022, Zoning  
3 Hearing Master Hearing.

4 Item A-14, Rezoning-PD 22-0207. This  
5 application is out of order to be heard and is  
6 being continued to the May 16, 2022, Zoning Hearing  
7 Master Hearing.

8 Item A-15, Major Mod Application 22-0221.  
9 This application is being continued to -- is being  
10 continued by the applicant to the May 16, 2022,  
11 Zoning Hearing Master Hearing.

12 Item A-16, Rezoning-Standard 22-0295. This  
13 application is out of order to be heard and is  
14 being continued to the May 16, 2022, Zoning Hearing  
15 Master Hearing.

16 Item A-17, Rezoning-PD 22-0319. This  
17 application is being continued by the applicant to  
18 the May 16, 2022, Zoning Hearing Master Hearing.

19 Item A-18, Rezoning-PD 22-0369. This  
20 application is being continued by staff to the  
21 May 16, 2022, Zoning Hearing Master Hearing.

22 Item A-19, Major Mod Application 22-0416.  
23 This application is being continued by the  
24 applicant to the May 16, 2022, Zoning Hearing  
25 Master Hearing.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

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

<p>APPLICATION #  22-0802</p>	<p>PLEASE PRINT NAME <u>Kemi Corbett</u>  MAILING ADDRESS <u>1015 Kennedy Blvd Ste 2700</u>  CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 228-8421</u></p>
<p>APPLICATION #  22-0944</p>	<p>PLEASE PRINT NAME <u>Jim Porter</u>  MAILING ADDRESS <u>401 E. Jackson St. suite 1700</u> <u>33602</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813)209-5060</u></p>
<p>APPLICATION #  22-0944</p>	<p>PLEASE PRINT NAME <u>Jay A. Maffig</u>  MAILING ADDRESS <u>102 5TH AVE S.E</u>  CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u></p>
<p>APPLICATION #  22-0944</p>	<p>PLEASE PRINT NAME <u>Renee Bayless</u>  MAILING ADDRESS <u>403 STRATHAVEN CT</u>  CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 909-9540</u></p>
<p>APPLICATION #  22-0944</p>	<p>PLEASE PRINT NAME <u>Michael Burger</u>  MAILING ADDRESS <u>302 Lakekell Court</u>  CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 918 1293</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____  MAILING ADDRESS _____  CITY _____ STATE _____ ZIP _____ PHONE _____</p>



DATE/TIME: 8-19-22 6 pm HEARING MASTER: Susan Finch

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

<p>APPLICATION #  <u>20-1142</u></p>	<p>PLEASE PRINT NAME <u>TU MAI</u></p> <p>MAILING ADDRESS <u>14031 N. DALE MARYSKY HWY</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u></p>
<p>APPLICATION #  <u>21-0963</u></p>	<p>PLEASE PRINT NAME <u>NEALE STRALOW</u></p> <p>MAILING ADDRESS <u>501 E Kennedy Blvd suite 1010</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727 409 6450</u></p>
<p>APPLICATION #  <u>21-1321</u></p>	<p>PLEASE PRINT NAME <u>TU MAI</u></p> <p>MAILING ADDRESS <u>14031 N. DALE MARYSKY HWY</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u></p>
<p>APPLICATION #  <u>22-0369</u></p>	<p>PLEASE PRINT NAME <u>ALBERT DOUGLASS</u></p> <p>MAILING ADDRESS <u>5125 W CRENSHAW ST</u></p> <p>CITY <u>TAMP</u> STATE <u>FL</u> ZIP <u>33631</u> PHONE <u>813 806-0096</u></p>
<p>APPLICATION #  <u>22-0559</u></p>	<p>PLEASE PRINT NAME <u>Kemi Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd Ste 100</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION #  <u>22-0559</u></p>	<p>PLEASE PRINT NAME <u>Russ Greer Progressive Capital Group</u></p> <p>MAILING ADDRESS <u>400 N. New York Ave, Ste 101</u></p> <p>CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>770 329 7850</u></p>

DATE/TIME: 8-15-22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-PD</u> <u>22-0565</u>	PLEASE PRINT NAME <u>Jame Maier</u> MAILING ADDRESS <u>101 E. Kennedy Blvd., ste. 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-906-5189</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 PALM RIVER DR</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-621-7811</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd. 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8424</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Roxanne Back</u> MAILING ADDRESS <u>4022 Crestwood Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>262-361-2523</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Ron Smith</u> MAILING ADDRESS <u>3305 LITTLE RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 833 2273</u>

DATE/TIME: 8-15-2022 6 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  22-0685	PLEASE PRINT NAME <u>KAREN &amp; Peter Ducat</u>  MAILING ADDRESS <u>3303 Little Rd</u>  CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-684-3840</u>
APPLICATION #  22-0685	PLEASE PRINT NAME <u>Anna Pitonour</u>  MAILING ADDRESS <u>3010 W. Azelle St, Ste 150</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION #  22-0859	PLEASE PRINT NAME <u>Sean Coshen</u>  MAILING ADDRESS <u>13825icot Blvd Ste 605</u>  CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>
APPLICATION #  22-0859	PLEASE PRINT NAME <u>Julia Mandell</u>  MAILING ADDRESS <u>401 S Jackson St</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-731-7904</u>
APPLICATION #  22-0859	PLEASE PRINT NAME <u>Rosa Elena Jairo</u>  MAILING ADDRESS <u>815W Bougainvillea Ave</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>8133776842</u>
APPLICATION #  22-0859	PLEASE PRINT NAME <u>Larry Adams</u>  MAILING ADDRESS <u>9604 Six Mile Creek Rd</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-468-4542</u>

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

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

<p>APPLICATION #  22-0863</p>	<p>PLEASE PRINT NAME <u>William Molley</u>  MAILING ADDRESS <u>3255 Ash</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____</p>
<p>APPLICATION #  22-0863</p>	<p>PLEASE PRINT NAME <u>Isabelle Albert</u>  MAILING ADDRESS <u>1000 W. Ashley Dr.</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 321 0976</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____  MAILING ADDRESS _____  CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____  MAILING ADDRESS _____  CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____  MAILING ADDRESS _____  CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____  MAILING ADDRESS _____  CITY _____ STATE _____ ZIP _____ PHONE _____</p>

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0802	Kami Corbett	1. Application Presentation Packet	No
RZ 22-0944	Jay Muffly	1. Opposition Presentation Packet	No
MM 21-0963	Neale Stralow	1. Application Presentation Packet	No
RZ 21-1321	Tu Mai	1. Proponent Presentation Packet	No
RZ 22-0369	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0559	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Jaime Maier	2. Application Presentation Packet	No
RZ 22-0685	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0685	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0685	Roxanne Back	3. Opponent Presentation Packet	No
RZ 22-0685	Roxanne Back	4. Opponent Presentation Packet	No
RZ 22-0685	Karen Ducat	5. Opposition Presentation Packet	No
RZ 22-0685	Anna Ritenour	6. Application Presentation Packet	No
RZ 22-0859	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0859	Julia Mandell	2. Application Presentation Packet	No
MM 22-0863	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0863	Isabelle Albert	2. Application Presentation Packet	No

AUGUST 15, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 15, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduced staff and reviewed the changes.

D.4. MM 22-0109

▶ Brian Grady, Development Services, announces MM 22-0109 was withdrawn.

▶ Brian Grady, Development Services, continued review of the withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0802

▶ Brian Grady, Development Services, calls RZ 22-0802.

▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.

▶ Christopher Grandlienard, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0802.

C.2. RZ 22-0944

- ▶ Brian Grady, Development Services, calls RZ 22-0944.
- ▶ Jim Porter, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Jim Porter, applicant rep, answers ZHM question.
- ▶ Christopher Grandlienard, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Jay Muffly, opponent, presents testimony and submits exhibits.
- ▶ Renee Bayless, opponent, presents testimony.
- ▶ Michael Burger, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ James Ratliff, Development Services Transportation, presents testimony.
- ▶ Brian Grady, Development Services, continues testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Jim Porter, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0944.

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

D.1. RZ 22-1142

- ▶ Brian Grady, Development Services, calls RZ 22-1142.
- ▶ Tu Mai, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Susan Finch, ZHM, question to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM question.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, question to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1142.

D.2. MM 21-0963

- ▶ Brian Grady, Development Services, calls MM 21-0963.
- ▶ Neale Stralow, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Neale Stralow, applicant rep, answers ZHM question.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0963.

D.3. RZ 21-1321

- ▶ Brian Grady, Development Services, calls RZ 21-1321.
- ▶ Tu Mai, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.



- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-1321.

D.5. RZ 22-0369

- ▶ Brian Grady, Development Services, calls RZ 22-0369.
- ▶ Albert Docobo, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Tania Chapela, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Albert Docobo, applicant rep, answers ZHM questions.
- ▶ Susan Finch, ZHM, closes RZ 22-0369.

D.6. RZ 22-0559

- ▶ Brian Grady, Development Services, calls RZ 22-0559.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, Oath.
- ▶ Russ Greer, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, closes RZ 22-0559.
- ▶ Susan Finch, ZHM, breaks.
- ▶ Susan Finch, ZHM, resumes hearing.

D.7. RZ 22-0565

- ▶ Brian Grady, Development Services, calls RZ 22-0565.
- ▶ Jaime Maier, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Jaime Maier, applicant rep, answers ZHM question and continues testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.

- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep/closes RZ 22-0565.

D.8. RZ 22-0685

- ▶ Brian Grady, Development Services, calls RZ 22-0685.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Todd Amaden, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Roxanne Back, opponent, presents testimony and submits exhibits.
- ▶ Ron Smith, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services/questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Todd Amaden, applicant rep, presents rebuttal.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Anna Ritenour, applicant rep, presents testimony.

▶ Kami Corbett, applicant rep, continues rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0685.

D.9. RZ 22-0859

▶ Brian Grady, Development Services, calls RZ 22-0859.

▶ Julia Mandell, applicant rep, presents testimony and submits exhibits.

▶ Sean Cashen, applicant rep, presents testimony.

▶ Susan Finch, ZHM, question to applicant rep.

▶ Sean Cashen, applicant rep, answers ZHM question.

▶ Julia Mandell, applicant rep, presents testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Julia Mandell, applicant rep, answers ZHM question.

▶ Tim Lampkin, Development Services, staff report.

▶ Susan Finch, ZHM, questions to Development Services.

▶ Tim Lampkin, Development Services, answers ZHM questions.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents.

▶ Rosa Elena Jaico, opponent, presents testimony.

▶ Susan Finch, ZHM, questions to opponent.

▶ Rosa Elena Jaico, opponent, answers ZHM question.

▶ Susan Finch, ZHM, Oath.

▶ Larry Adams, opponent, presents testimony.

▶ Susan Finch, ZHM, calls Development Services/applicant rep.

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Sean Cashen, applicant rep, presents rebuttal.

MONDAY, AUGUST 15, 2022

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0859.

D.10. MM 22-0863

▶ Brian Grady, Development Services, calls MM 22-0863.

▶ William Molloy, applicant rep, presents testimony.

▶ Isabelle Albert, applicant rep, presents testimony and submits exhibits.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions and continues testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions.

▶ Israel Monsanto, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, questions to Planning Commission.

▶ Andrea Papandrew, Planning Commission, answers ZHM questions.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

▶ William Molloy, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes MM 22-0863.

E. ZHM SPECIAL USE

ADJOURNMENT

▶ Susan Finch, ZHM, adjourns the meeting.

**Rezoning Application:** PD 22-0369  
**Zoning Hearing Master Date:** August 15, 2022  
**BOCC Land Use Meeting Date:** October 10, 2022

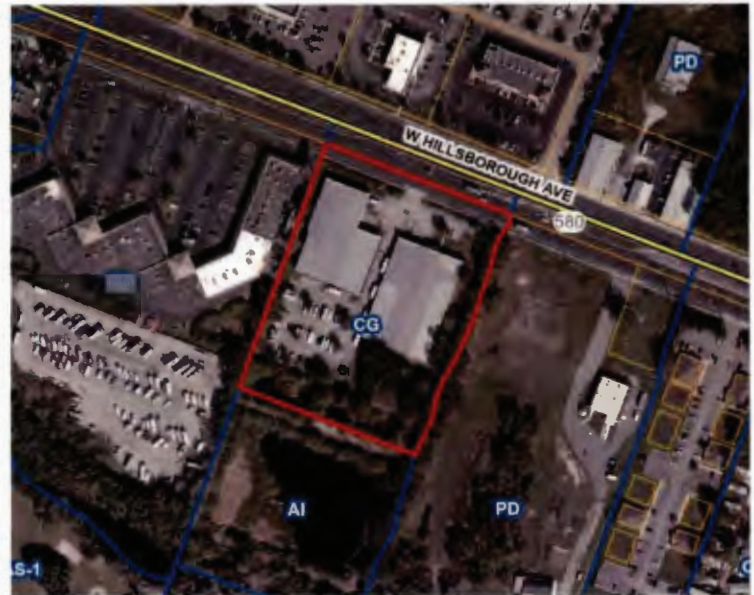
Application No. RZ 22-0369  
 Name: Brian Grady  
 Entered at Public Hearing: ZHM  
 Exhibit # 1 Date: 8-15-2022

Development Services Department

**REVISED REPORT**

**1.0 APPLICATION SUMMARY**

**Applicant:** The Docobo Corporation  
**FLU Category:** OC-20  
**Service Area:** Urban  
**Site Acreage:** 5.33 AC +/-  
**Community Plan Area:** Town N' Country  
**Overlay:** None  
**Request:** Rezoning to Planned Development



**Request Summary:**

The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a Mini Warehouse Facility and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

**Zoning:**

	Current CG Zoning	Proposed PD Zoning
Uses	Mini Warehouse	Mini Warehouse
Mathematical Maximums *	62,6867 square feet	163,727.7 square feet (based on a OC-20 0.75 FAR)

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

**Development Standards:**

	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 61,663 square feet. Under the existing CG zoning district, a maximum of 62,687 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 22-0369 for the two parcels, a maximum of 132,534 square footage is allowable (based on a proposed 0.61 FAR)
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

**APPLICATION NUMBER: PD 22-0369**

**ZHM HEARING DATE: August 15, 2022**

**BOCC LUM MEETING DATE: October 11, 2022**

**Case Reviewer: Tania C Chapela**

Setbacks/Buffering and Screening	30' Front 20' feet buffer, Type B screening to Agricultural	30' Front
Height	19 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	19 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.

**Additional Information:**

PD Variations	None requested
Waiver(s) to the Land Development Code	None requested
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



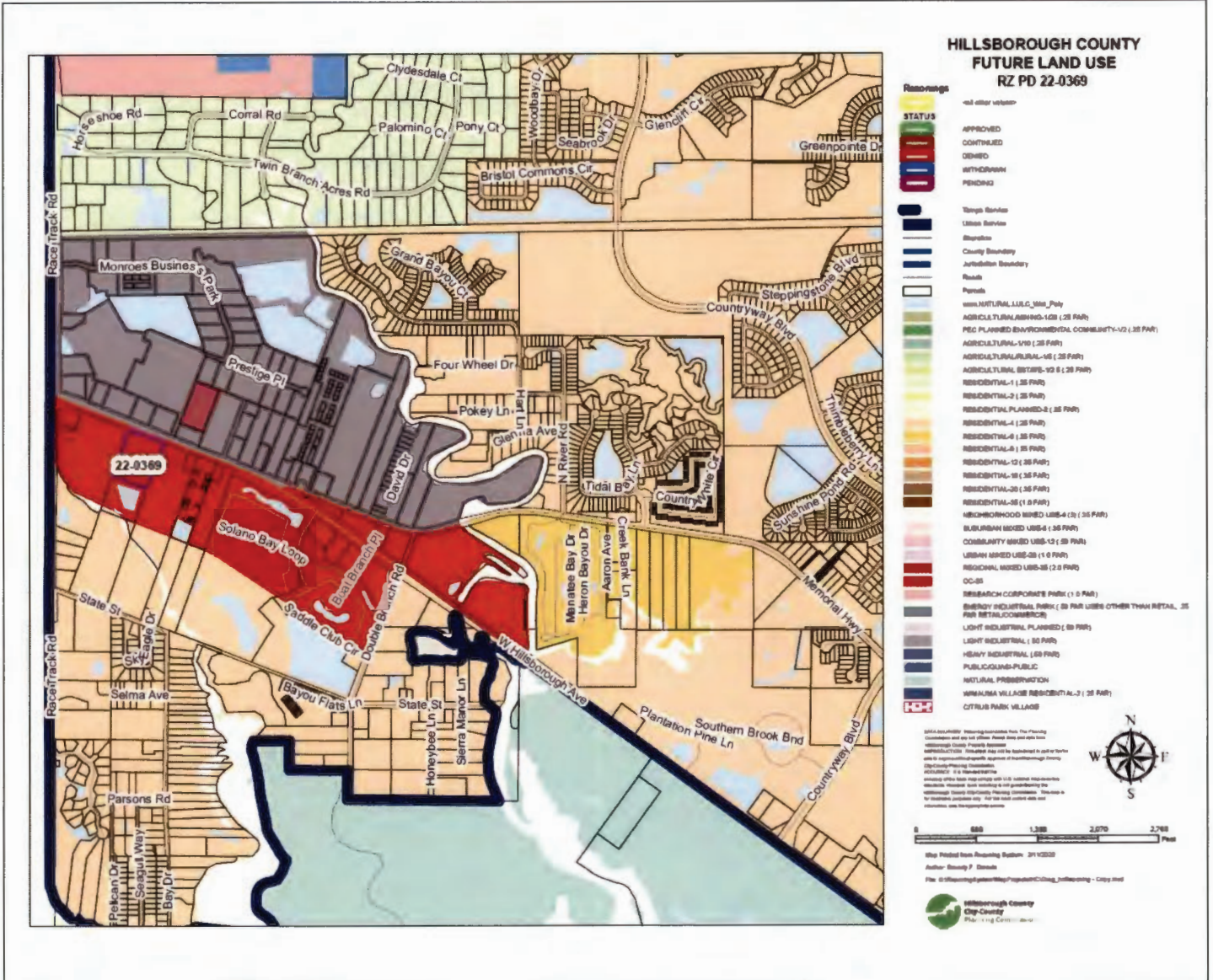
#### Context of Surrounding Area:

The parcel is located along W Hillsborough Avenue, an 8 lane divided arterial highway, with commercial zoning to the north and west along the West Hillsborough Avenue frontage. The property to the west is zoned PD 00-1230 and developed as a commercial plaza. Adjacent to the south is a zoned AI undeveloped lot. It is owned by the FDOT and contains wetlands. The property to the east is zoned PD 18-0681 approved for agricultural and retail uses. Across W Hillsborough Avenue to the north is a property zoned PD 14-0118 developed with commercial and retail uses.



2.0 LAND USE MAP SET AND SUMMARY DATA

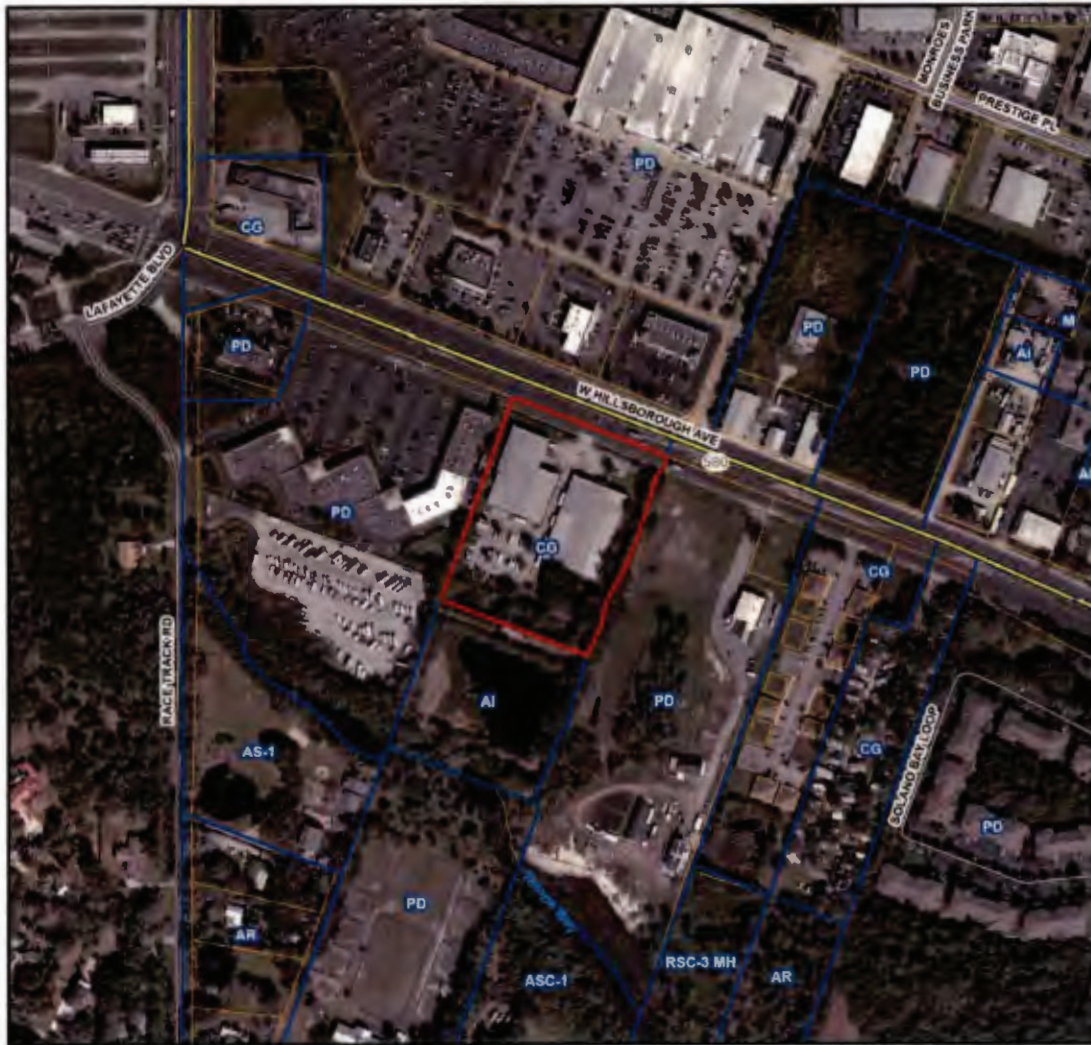
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Community Commercial, offices, mixed-use developments, compatible residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County **ZONING MAP**

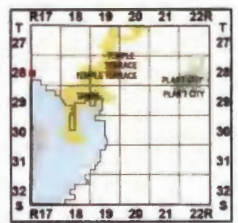
**RZ-PD 22-0369**

Folio: 4101 0000

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



STR: 10-28-17



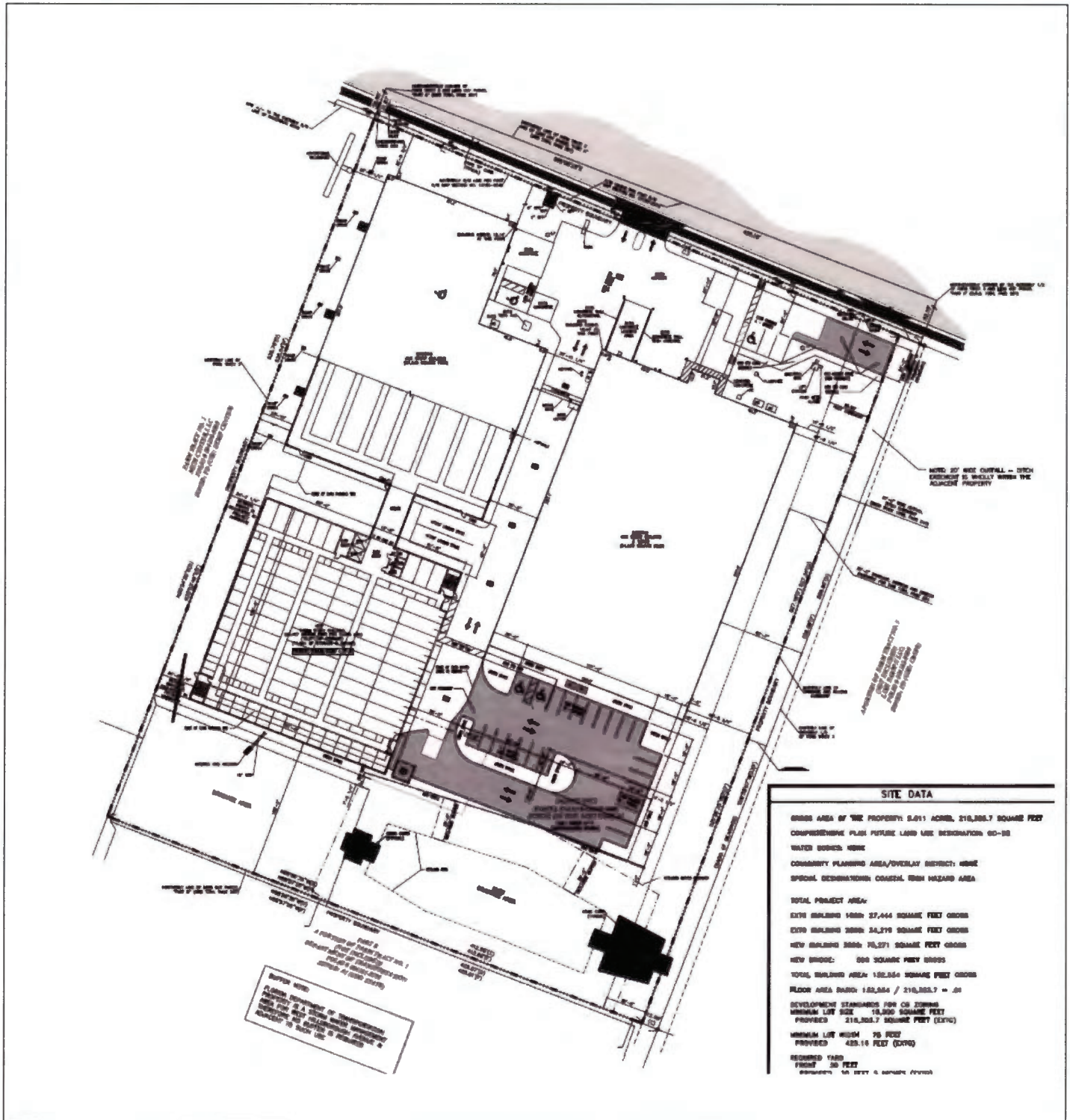
NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the validity, accuracy, or use of the map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, with the exception of errors that are obvious on the face of the map. HILLSBOROUGH COUNTY ZONING MAPS TO BE CONSULTED FOR THE MOST CURRENT INFORMATION. © Hillsborough County 2022. All rights reserved. General Zoning are hereby notified that the information on this public information source should be checked for verification of information contained on this site. Date: 01/28/2022 File: S:\ZONING\GIS\Zoning\_Map.aprx Prepared By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-0575	0.15 FAR	Commercial General uses	Commercial Plaza
South	AI	NA	Agricultural Industrial uses	FDOT vacant, wetlands
East	PD 18-0681	0.08 FAR	Produce farm, retail	Produce farm, retail
West	PD 00-1230	0.12 FAR	Commercial General uses	Commercial Plaza

### 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)



APPLICATION NUMBER: PD 22-0369

ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Tania C Chapela

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
W. Hillsborough Ave.	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	8,323	352	428
Proposed	200	13	23
Difference (+/-)	(-) 8,123	(-) 339	(-) 405

\*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	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC

Notes: Western cross access is not possible due to site nature of the site (i.e. gated mini-warehouse use) plus configuration of existing structures on both subject property and adjacent property.

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:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<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	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b> (Various use types allowed. Estimates are a sample of potential development)  Industrial (Per 1,000 s.f.) Mobility: \$653 * 70.271 = \$45,886.96 Fire: \$57 * 70.271 = \$4,005.45			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The proposed uses are comparable to the current CG (Commercial General) allowed uses. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.58 FAR is under the 0.75 Maximum FAR allowable in the OC-20 Comprehensive Plan category.

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

Transportation Review staff offered no objection to the modified access points, subject to the revised conditions as outlined in the conditions of approval.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

### 5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 26, 2022.

Prior to PD Site Plan Certification, the developer shall revise the site plan to:

- Add FAR calculations reflecting the entire PD area.
- Include entire PD area in the legal description.
- Label the northern parcel with the proposed use and Gross Floor Area.
- Add required waiver and proposed provisions for structures over 20 feet in height.
- Amend the project site data table to allow for a Maximum building coverage of 75%.
- Add information necessary to ensure a minimally compliant plan pursuant to the Development Review Procedures Manual (DRPM);
- Remove the shading of the proposed cross access driveway for consistency. Staff notes that other new pavement is proposed but not shaded.
- Add a note in the vicinity of the existing ADA space proximate to the proposed cross access and label "Existing parking space to be removed/relocated."
- Add a leader line and label to the existing driveway connections (i.e. the main connection and the FDOT access) and label "Existing Access (To Remain)"
- Replace the label reading "New Driveway (Terminates @ Property Boundary)" with a label reading "Proposed Pedestrian and Vehicular Cross Access – Developer to Construct to Property Boundary".

1. The project shall be permitted for a total of 123,186 square feet for a self-storage facility.

2. Development standards shall be provided as follows:

Minimum Lot Size:	10,000 square feet
Minimum Lot Width:	70 feet
Maximum F.A.R.:	0.75
Front setback:	30 feet

Maximum Building Height:	50 <del>30</del> 36 feet, three stories
Maximum Building Coverage:	75%
Maximum Impervious Surface:	85%

- ~~2.1~~ A 25-foot ~~front~~ side setback along US Hwy. 41 North shall be permitted for ~~and existing office~~ a proposed mini warehouse building structure.
- ~~2.2~~ Structures with a height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet. The additional setback shall be added to setbacks or buffers which function as a required rear and side yard. No additional building setbacks shall be required between parcels internal to the PD area.
- ~~3.~~ There shall be a 20-foot buffer Type B screening along the east boundary, to residentially zoned property.
- ~~4.~~ 3. The project shall comply with Section 6.11.60 of the Hillsborough County Land Development Code (Mini Warehouse Locational and Design Requirements).
- ~~6.~~ 4. The project development shall prohibit the storage of hazardous materials. No storage unit shall be used for anything other than the storage of materials commonly defined by most typical mini warehouse storage facilities; i.e.: No units shall be used as an office, workshop space, residential dwelling, and shall not conduct any business of any kind.
- ~~7.~~ 5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- ~~8.~~ 6. Concurrent with the next increment of development, i.e. construction of the 23,457 structure, the developer shall:
- a. Construct/reconstruct parking areas throughout the site, as generally shown on the PD site plan;
  - b. Construct a minimum 24-foot wide vehicular cross access stubout to the eastern project boundary with folio 4102.0000;
  - c. Construct a minimum 5-foot wide pedestrian cross-access stubout/ sidewalk between the internal sidewalk network and the eastern project boundary with folio 4102.0000;
  - d. Construct minimum 5-foot wide sidewalks and connections between existing and proposed project buildings as generally shown on the PD site plan; and,
  - e. Construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the existing sidewalk along the project's W. Hillsborough Ave. frontage.
- ~~9.~~ 7. 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.

- ~~10~~.8. 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.
- ~~11~~. 9. 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).
- ~~12~~. 10. 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.
- ~~13~~. 11. 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.
- ~~14~~. 12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



**Zoning Administrator Sign Off:**

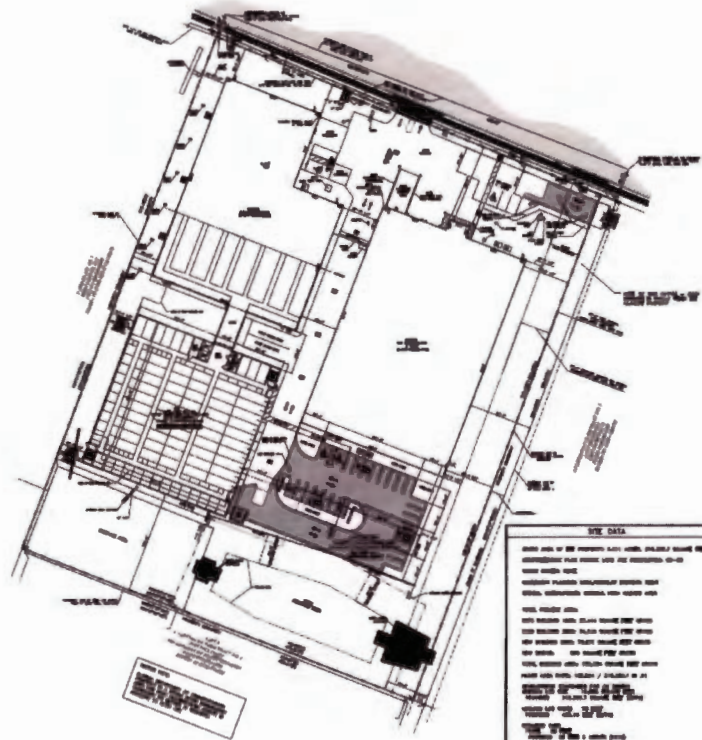
**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant provided a revised plan after the Revised Plan Deadline. The proposed changes do not trigger a continuance.

8.0 PROPOSED SITE PLAN (FULL)



**SITE DATA**

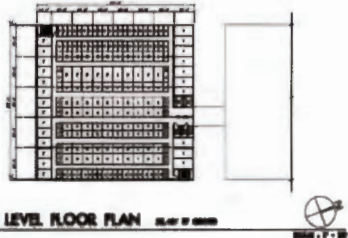
DATE: 08/15/2022  
 PROJECT: 22-0369  
 SHEET: 1 OF 1  
 SCALE: 1/8" = 1'-0"

THIS PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR PERMITS OR CONTRACTS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE APPROPRIATE AGENCIES.

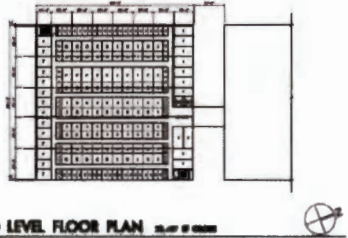
**PARKING ANALYSIS**

TABLE 1: PARKING ANALYSIS

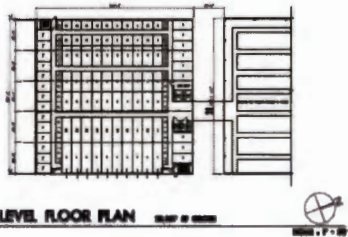
USE	PER 1000 SF	TOTAL SF	TOTAL SPACES
OFFICE	1.0	100,000	100
RETAIL	1.5	150,000	150
RESTAURANT	2.0	200,000	200
TOTAL			450



3RD LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN



1ST LEVEL FLOOR PLAN

**GENERAL NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
- THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
- THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE APPROPRIATE AGENCIES.
- THIS PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR PERMITS OR CONTRACTS.

ARCHITECTURAL SITE DEVELOPMENT CONCEPT PLAN (REV)

OLDSTAR SELF STORAGE

1500 N. 10TH ST. SUITE 100  
 DENVER, CO 80218  
 (303) 733-1234

**APPLICATION NUMBER:** PD 22-0369

**ZHM HEARING DATE:** August 15, 2022

**BOCC LUM MEETING DATE:** October 11, 2022

Case Reviewer: Tania C Chapela

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**



**PARTY OF  
RECORD**

**NONE**