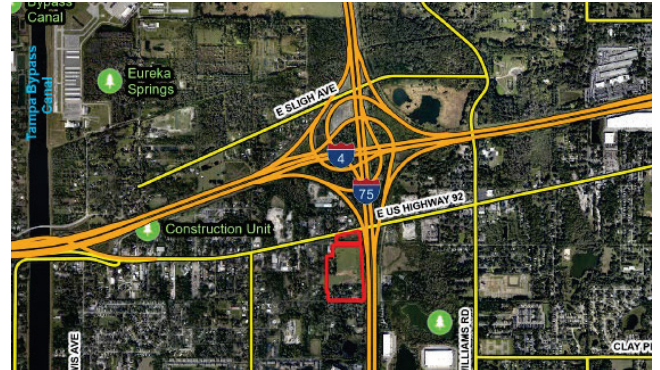




Rezoning Application: PD 22-0692
Zoning Hearing Master Date: September 19, 2022
BOCC Land Use Meeting Date: November 3, 2022

1.0 APPLICATION SUMMARY

Applicant: Arrow Capital, LLC
FLU Category: UMU-20
Service Area: Urban
Site Acreage: 27.8
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary

The applicant is requesting to rezone a 27.8 acre property, located west of Interstate 75 between E. Hillsborough Avenue and Tanner Road, from Agricultural Rural (AR) and Commercial, General (CG) to Planned Development (PD) to allow for a maximum of 380,000 square feet of warehousing, wholesale distribution, manufacturing, processing, and production uses within two structures.

Zoning	Existing		Proposed
District(s)	AR	CG	PD 22-0692
Typical General Use(s)	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services	Warehousing, with or without distribution center, wholesale distribution, manufacturing, processing, or production.
Acreage	23.14	4.66	27.8 (27.0 after dedications)
Density/Intensity	1 unit per 5 GA/ FAR: NA	.27 FAR	0 dwelling units/ FAR: 0.31 (0.33 after dedications)
Mathematical Maximum*	4 dwelling units/ GFA: 0 SF	0 dwelling units/ GFA: 54,807 SF	0 dwelling units/ GFA: 380,000 SF

*number represents a pre-development approximation

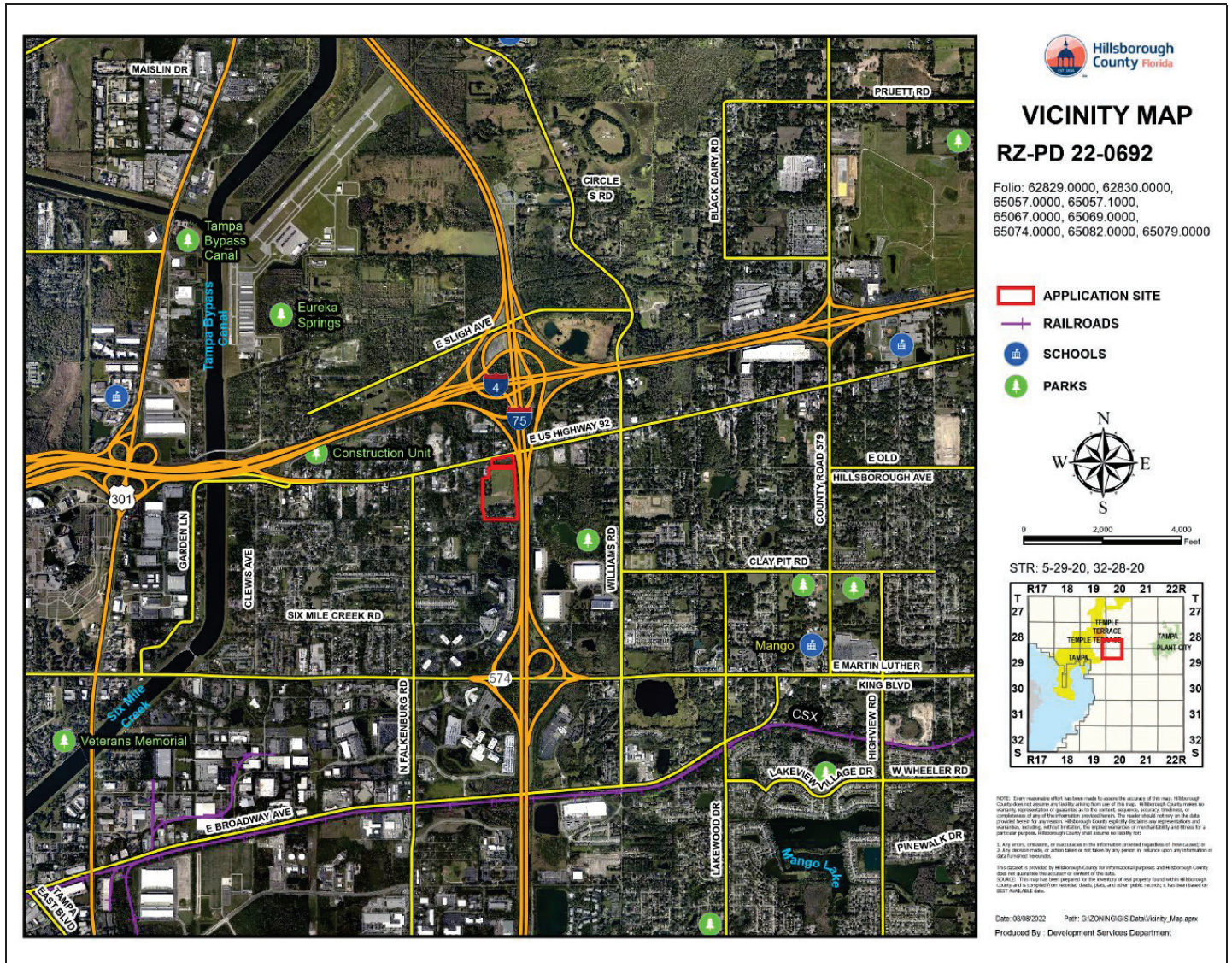
Development Standards	Existing		Proposed
District(s)	AR	CG	PD 22-0692
Lot Size / Lot Width	435,600 sf / 150'	10,000 sf / 75'	NA
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	30' Front 10' Buffer/Type A Screening 0' Buffer/No Screening	30' Front 30' Rear 30' Sides
Height	50'	50'	45'

Additional	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	Vary § 6.06.06(C)(5) to reduce the screening requirements in order to construct a PVC fence in lieu of a masonry wall as part of "Type C" buffers. Vary § 6.01.01 to allow for a PVC fence in lieu of a masonry wall. Vary § 6.06.06 to allow a reduction in the buffer width along the western boundary where storm water ponds within buffer contains slopes steeper than 4:1.

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

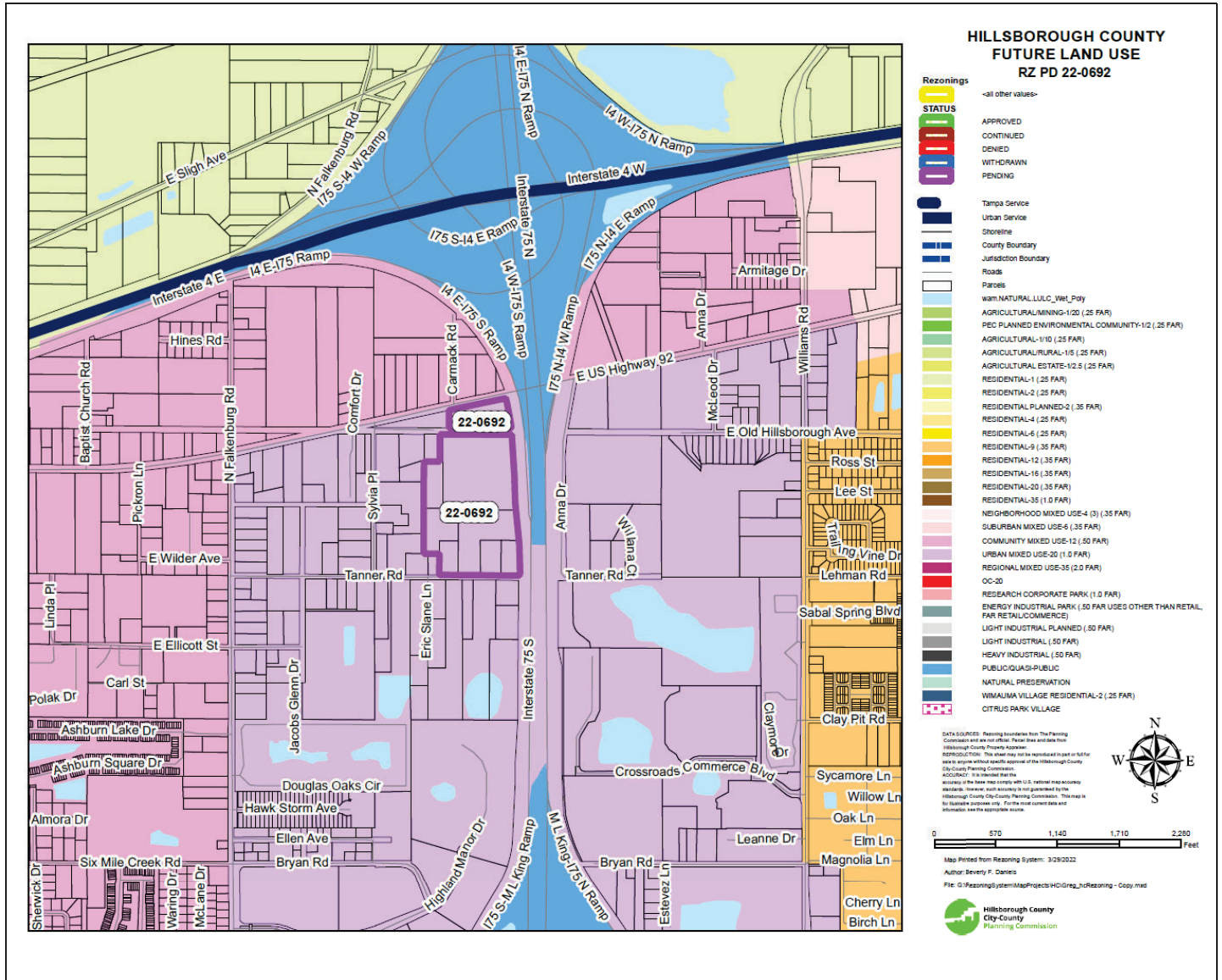


Context of Surrounding Area:

The property is located at the southwest corner of E. Hillsborough Avenue and Interstate 75. The uses in the immediate vicinity are a mix of residential and commercial. The adjoining properties to the west are developed for a mobile home and RV park, single-family, and auto repair and service. The properties opposite of Tanner Road to the south are developed for single family. The Interstate-75 right-of-way width varies from 431 to 677 feet. To the east of Interstate 75, the property is the subject of a pending rezoning to from AR to PD (22-0683). If approved, PD 22-0683 would allow for the development of a warehousing with or without distribution, wholesale distribution, manufacturing, processing, production, & professional services facility with up to 215,000. To the north of E. Hillsborough Avenue, the properties are developed as a propane gas supply company, a memorial park, and a mixed use site with residential and commercial activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

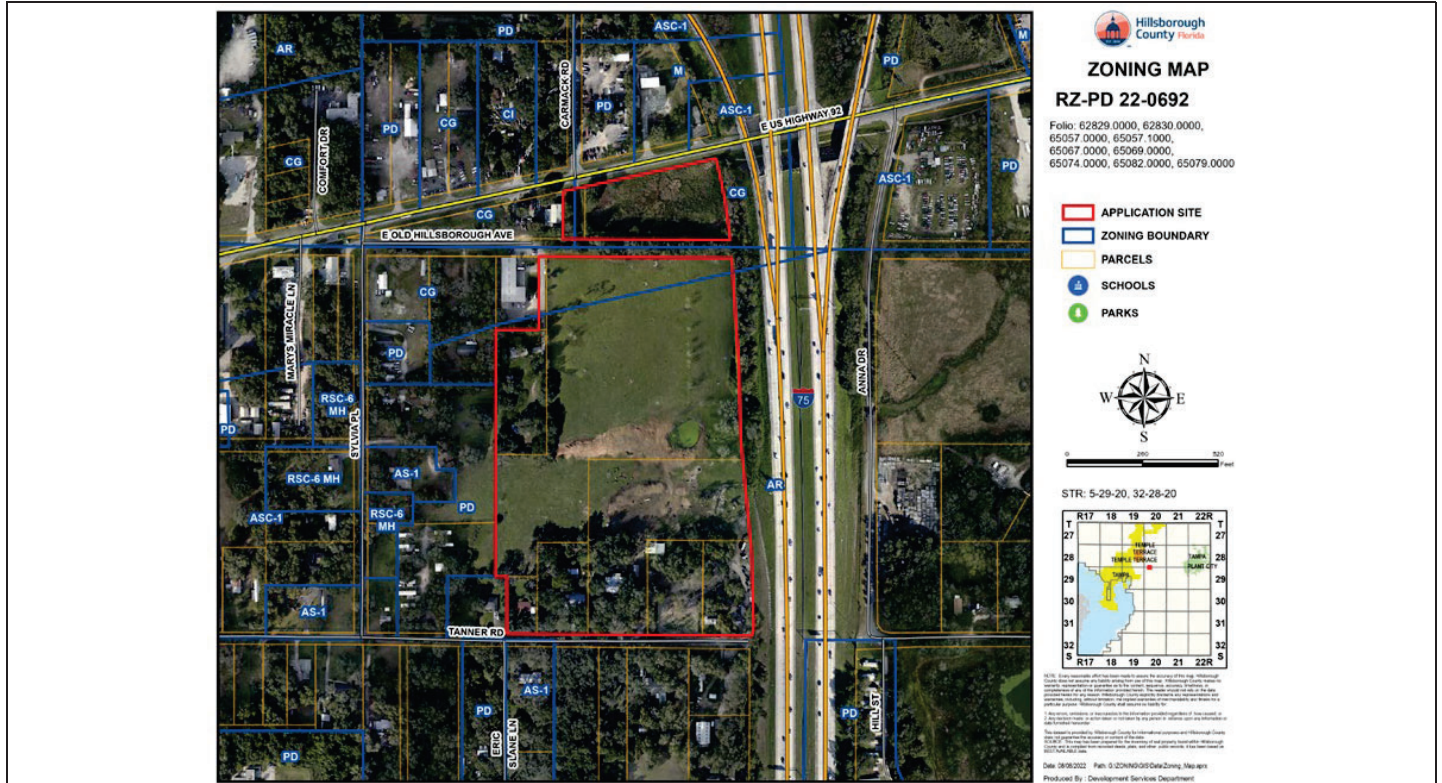
2.2 Future Land Use Map



Subject Site Future Land Use Category	Urban Mixed Use-20 (UMU-20)
Maximum Density/FAR	20 dwellings per gross acre (du/ga)/FAR: 1.0
Typical Uses	Residential, regional scale commercial, office and business park, research corporate park, light industrial, multi-purpose and clustered residential, or mixed use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

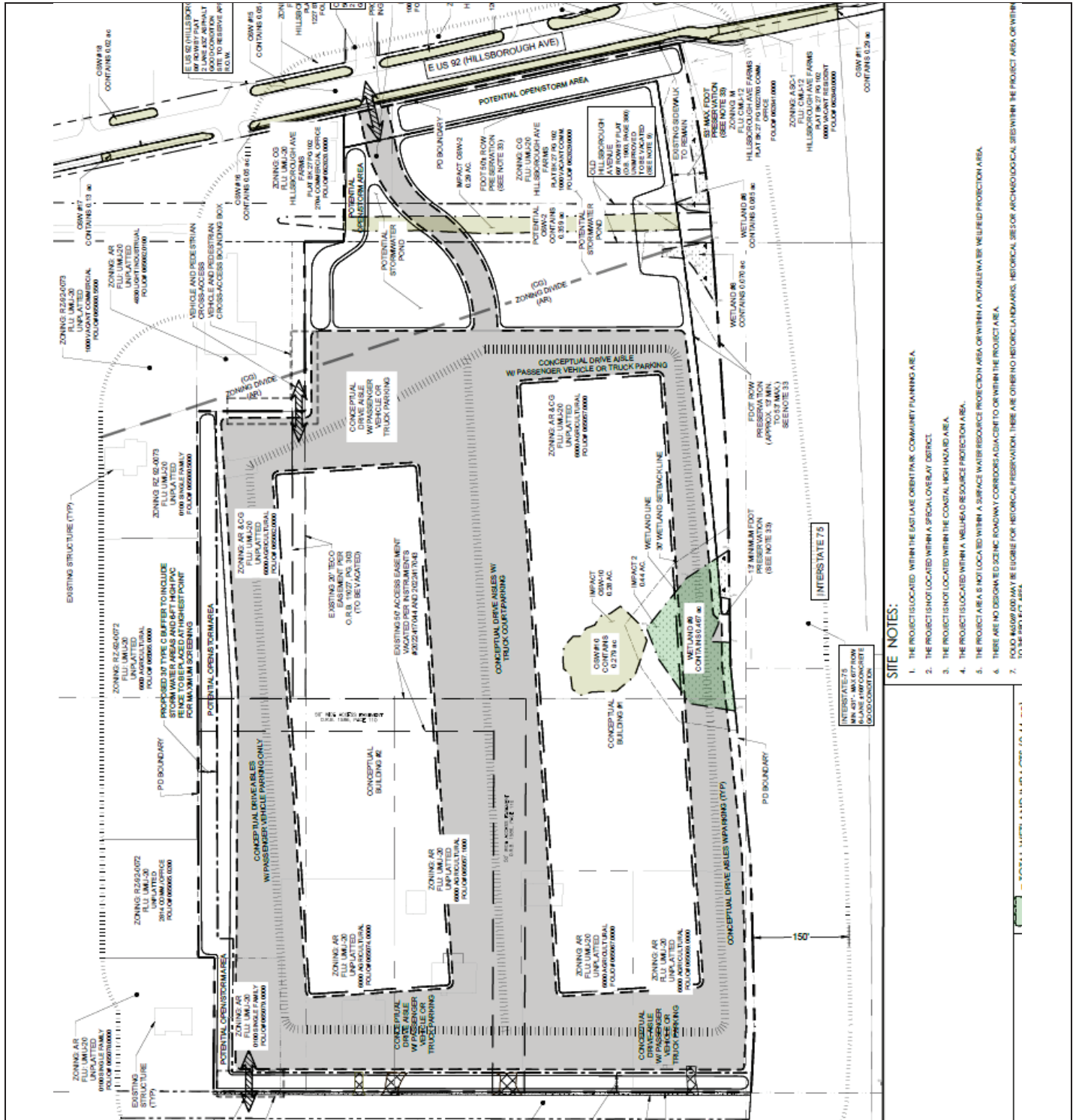


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	M	NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, & Industrial	Propane Supply
	PD 88-0052	2 du/ga/FAR: 0.20	Mixed Use Residential & Commercial	Mixed Use Residential & Commercial
	ASC-1	1 du/ga/FAR: NA	Agricultural & Single-Family	Memorial Park
South	ASC-1	1 du/ga/FAR: NA	Agricultural & Single-Family	Single-Family
	AR	1 du/5 ga/FAR: NA	Agricultural & Single-Family	Single-Family & Pasture
East	AR (PD 22-0683 Pending BOCC)	1 du/5 ga/FAR: NA (Pending: NA/FAR: 0.22)	Agricultural & Single-Family (Pending: Warehousing, Wholesale Distribution, Manufacturing, Processing, Production, & Professional Services)	Pasture
West	CG	NA/FAR: 0.27	Commercial & Service	Auto Repair & Service
	AR	1 du/5 ga/FAR: NA	Agricultural & Single-Family	Single-Family
	PD 92-0072	12 du/ga/FAR: NA	Mobile Home & RV Park	Pasture & Mobile Home Park

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)



SITE NOTES:

1. THE PROJECT IS LOCATED WITHIN THE EAST LAKE ORIENT PARK COMMUNITY PLANNING AREA.
2. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL OVERLAY DISTRICT.
3. THE PROJECT IS NOT LOCATED WITHIN THE COASTAL HIGH HAZARD AREA.
4. THE PROJECT IS LOCATED WITHIN A WETLAND RESOURCE PROTECTION AREA.
5. THE PROJECT AREA IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA OR WITHIN A POTABLE WATER WETLAND PROTECTION AREA.
6. THERE ARE NO DESIGNATED ZONING CORRIDORS ADJACENT TO OR WITHIN THE PROJECT AREA.
7. FLOOD HAZARD AREAS MAY BE SUBJECT FOR HISTORICAL PRESERVATION. THERE ARE OTHER HISTORICAL LANDMARKS, HISTORICAL SITES OR ARCHAEOLOGICAL SITES WITHIN THE PROJECT AREA OR WITHIN THE ADJACENT AREAS.

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Avenue	FDOT Principal Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner Road	County Local - Urban	2 Lanes <input checked="" 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
Interstate 75	FDOT Limited Access Arterial	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			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	1,281	152	152
Difference (+/1)	+1,234	+148	+147

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

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

Design Exception/Administrative Variance: Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction (90' AMSL)			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site access improvements in FDOT right-of-way. See report for conditions.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: Urban Mobility, Northeast Fire - Warehouse (unspecified size)				
Warehouse/Distribution (Per 1,000 s.f.) Mobility: \$1,239 Fire: \$34				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development would be developed with a maximum building coverage and floor area ratios of 0.33 (after FDOT ROW preservation) with 30-foot Type C buffers where the site adjoins the residential properties to the west as well as to the south where the subject property abuts Tanner Road. The minimum requirements of a of Type-C screening include:

- a. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line;
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and
- c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

In addition to the 30-foot Type C buffer, the building envelopes are also separated from the abutting residential properties to the west by a drive aisle with parking that is approximately 70 feet wide. The building envelopes will also be separated from Tanner Road with a drive aisle that is approximately 110 feet wide in addition to the 30-foot Type C buffer. The remaining boundaries of the subject property abut commercial properties used for vehicle repair and customization, 130 feet of right-of-way to the north, and 431 to 677 feet of right-of-way to east. Except for emergency ingress and egress, access will be restricted to E. Hillsborough Avenue and routed away from the neighboring residential properties.

The proposed variations to reduce the buffer width to accommodate a storm pond and to allow a PVC fence in lieu of a masonry wall would apply to the western boundary of the property. Due to the 30-foot Type C landscape buffer and additional building envelop separation, and the allowance of passenger vehicle parking only, staff finds the use of a 6-foot tall PVC fence would provide adequate screening between the proposed development and the residential properties. Additionally, the required landscaping plantings would be installed within the remaining reduced-width buffer area and would be able to achieve the similarly effective screening results.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 29, 2022.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan.
2. Development of the project shall be limited to no more than 380,000 square feet of gross floor area. Allowable uses are restricted to warehousing, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production.
3. Building setbacks shall be as follows:
Front: 30 feet;
Side: 30 feet; and
Rear: 30 feet.
4. The maximum building height shall be 45 feet.
5. The maximum impervious surface area of the project shall be 80 percent.
6. The maximum building coverage shall be 31 percent before FDOT right-of-way preservation and 33 percent after FDOT right-of-way preservation.
7. The site shall have one (1) vehicular access connection on Hillsborough Avenue and one (1) gated emergency access connection to Tanner Road.
8. With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, subject to FDOT approval:
 - a. Construct an eastbound right turn lane;
 - b. Construct a westbound left turn lane; and
 - c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
9. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/-50 feet of right-of-way along its Hillsborough Ave.
10. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve between +/-13 and +/-53 feet of right-of-way along a portion of its boundary along Interstate 75 as shown in the PD site plan.
11. The project shall provide vehicular and pedestrian cross access to folio# 65082.0100 within the bounding box shown on the PD site plan.
12. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
13. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
14. The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.
15. 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.

16. 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.
17. 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).
18. 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.
19. Natural Resources staff identified a number of significant trees on the site including Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site construction plan may be modified from the Certified Site Plan to avoid tree removal.
20. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
21. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback of 30 feet must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas.
22. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
23. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
24. 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.
25. 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
Mon Sep 19 2022 14:25:35

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

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/08/2022
REVISED: 9/19/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: PD 22-0692

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

CONDITIONS OF APPROVAL

- The site shall have one (1) vehicular access connection on Hillsborough Ave. and one (1) gated emergency access connection to Tanner Rd.
- With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, subject to FDOT approval:
 - Construct an eastbound right turn lane;
 - Construct a westbound left turn lane; and
 - Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/-50 feet of right-of-way along its Hillsborough Ave.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve between +/-13 and +/-53 feet of right-of-way along a portion of its boundary along Interstate 75 as shown in the PD site plan.
- The project shall provide vehicular and pedestrian cross access to folio#65082.0100 within the bounding box shown on the PD site plan.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The subject property fronts Hillsborough Ave. and is bounded by Interstate 75 to the west and Tanner Rd. to the south. Additionally, the subject property is traversed by an unimproved section of Old Hillsborough Ave. right of way. The applicant is requesting to rezone the +/- 27.8-acre site from Agricultural Rural (AR), Commercial General (CG) to Planned Development (PD). The proposed PD is seeking approval of ~~351,000~~

380,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production. The future land use designation is Urban Mixed Use 20 (UMU-20).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 5 Single Family Detached Dwelling Unit (ITE LUC 210)	47	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 380,000 Sq Ft Industrial Park (ITE LUC 130)	1,281	152	152

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+1,234	+148	+147

The proposed change will result in an increase in potential maximum trips of 1,234 daily trips, 148 peak hour trips in the AM and 147 peak hour trips in the PM.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Hillsborough Ave. is a substandard, undivided 2-lane, arterial roadway maintained by FDOT. The roadway consists of +/- 24-foot lanes and a total of +/- 33 feet of pavement, lying within a +/- 80-foot wide right-of-way along the project’s northern boundary. There is a sidewalk on the south side and bicycle lanes on both sides along project frontage.

Hillsborough Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Per FDOT’s request the applicant is providing 50 feet of right-of way preservation along the Hillsborough Ave. frontage.

Tanner Rd. is a substandard local roadway, maintained by the County, that is characterized by an +/- 20-foot paved surface lying within a range of +/- 44 and 50 feet of right-of-way along the project’s southern boundary. There are no sidewalks or bicycle facilities present along Tanner Rd. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12’ travel lanes within 54’ minimum right of way for a non-Residential Development. The proposed PD site plan includes only a gated emergency access to Tanner Rd. Therefore, the developer will not be required to improve Tanner Rd. to standard.

An unimproved segment of Old Hillsborough Ave. right of way traverses the property. It is not on the Hillsborough county corridor preservation plan or on the Hillsborough county functional classification map. The applicant has submitted a petition to vacate the right-of-way and will not access the improved portion of Old Hillsborough Ave. that terminates at the project’s western boundary. As such no improvements are required.

FDOT RIGHT OF WAY CORRIDOR PRESERVATION

As described above Hillsborough Ave., a state roadway facility, is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. As such the applicant is providing 50 feet of right of way preservation along the project’s Hillsborough Ave. project frontage per FDOT’s request.

Interstate 75 abuts the subject property’s eastern boundary and is identified on the Hillsborough County Corridor Preservation Plan as a future 10-lane facility. As such the applicant is providing a right of way preservation area, along a +/-900-foot portion of the site’s eastern boundary, ranging between +/-13 and +/-50 feet wide.

Only those interim uses allowed by the Hillsborough County LDC, Sec. 5.11.09 shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, And building setbacks shall be calculated from the future right-of-way line.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access connection on Hillsborough Ave. and a gated emergency access to Tanner Rd.

As per FDOT comments and the applicant’s submitted site access analysis, the developer will be required to make the following site access improvements at the Hillsborough Ave. access connection:

- a. Construct an eastbound right turn lane;
- b. Construct a westbound left turn lane; and
- c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.

Cross access is proposed to the foilo#65082.0100 to the west within a cross access bounding box identified in the PD site plan.

The applicant will be required to construct a sidewalk along the site frontage on Tanner Rd. consistent with Section 6.03.03 of the Land Development Code.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

ROADWAY LEVEL OF SERVICE

Tanner Rd. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92	WILLIAMS RD	US HWY 301	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Ave.	FDOT Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner Rd.	County Local - Urban	2 Lanes <input checked="" 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
Interstate 75	FDOT Limited Access Arterial	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	47	4	5
Proposed	1,281	152	152
Difference (+/-)	+1,234	+148	+147

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

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

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

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	Site access improvements in FDOT right-of-way. See report for conditions.

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

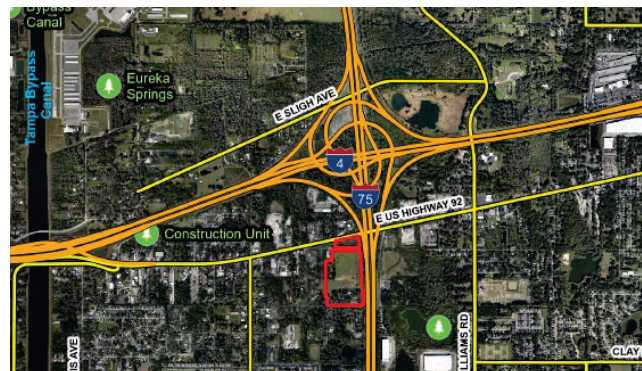
Application number:	RZ-PD 22-0692
Hearing date:	September 19, 2022
Applicant:	Arrow Capital, LLC
Request:	Rezone to Planned Development
Location:	East U.S. Highway 92, Tampa at the southwest corner of East U.S. Highway 92 and the intersection of I-4 and I-75
Parcel size:	27.8 acres +/-
Existing zoning:	CG and AR
Future land use designation:	UMU-20
Service area:	Urban Services Area
Community planning area:	East Lake-Orient Park Community Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

1.0 APPLICATION SUMMARY

Applicant: Arrow Capital, LLC
 FLU Category: UMU-20
 Service Area: Urban
 Site Acreage: 27.8
 Community Plan Area: East Lake/Orient Park
 Overlay: None



Introduction Summary

The applicant is requesting to rezone a 27.8 acre property, located west of Interstate 75 between E. Hillsborough Avenue and Tanner Road, from Agricultural Rural (AR) and Commercial, General (CG) to Planned Development (PD) to allow for a maximum of 380,000 square feet of warehousing, wholesale distribution, manufacturing, processing, and production uses within two structures.

Zoning	Existing		Proposed
District(s)	AR	CG	PD 22-0692
Typical General Use(s)	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services	Warehousing, with or without distribution center, wholesale distribution, manufacturing, processing, or production.
Acreage	23.14	4.66	27.8 (27.0 after dedications)
Density/Intensity	1 unit per 5 GA/ FAR: NA	.27 FAR	0 dwelling units/ FAR: 0.31 (0.33 after dedications)
Mathematical Maximum*	4 dwelling units/ GFA: 0 SF	0 dwelling units/ GFA: 54,807 SF	0 dwelling units/ GFA: 380,000 SF

*number represents a pre-development approximation

Development Standards	Existing		Proposed
District(s)	AR	CG	PD 22-0692
Lot Size / Lot Width	435,600 sf / 150'	10,000 sf / 75'	NA
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	30' Front 10' Buffer/Type A Screening 0' Buffer/No Screening	30' Front 30' Rear 30' Sides
Height	50'	50'	45'

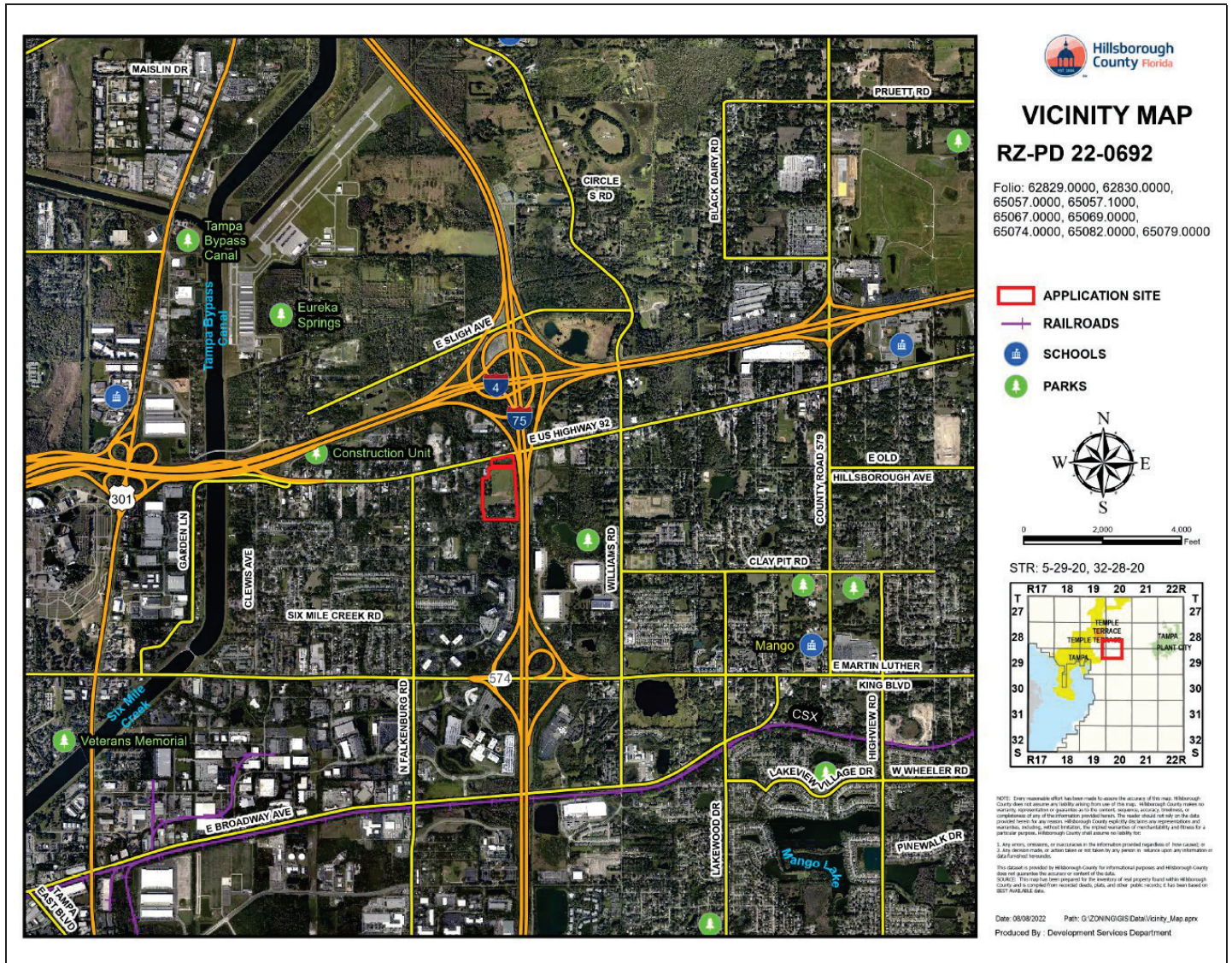
Additional

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	Vary § 6.06.06(C)(5) to reduce the screening requirements in order to construct a PVC fence in lieu of a masonry wall as part of "Type C" buffers. Vary § 6.01.01 to allow for a PVC fence in lieu of a masonry wall. Vary § 6.06.06 to allow a reduction in the buffer width along the western boundary where storm water ponds within buffer contains slopes steeper than 4:1.

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

2.1 Vicinity Map

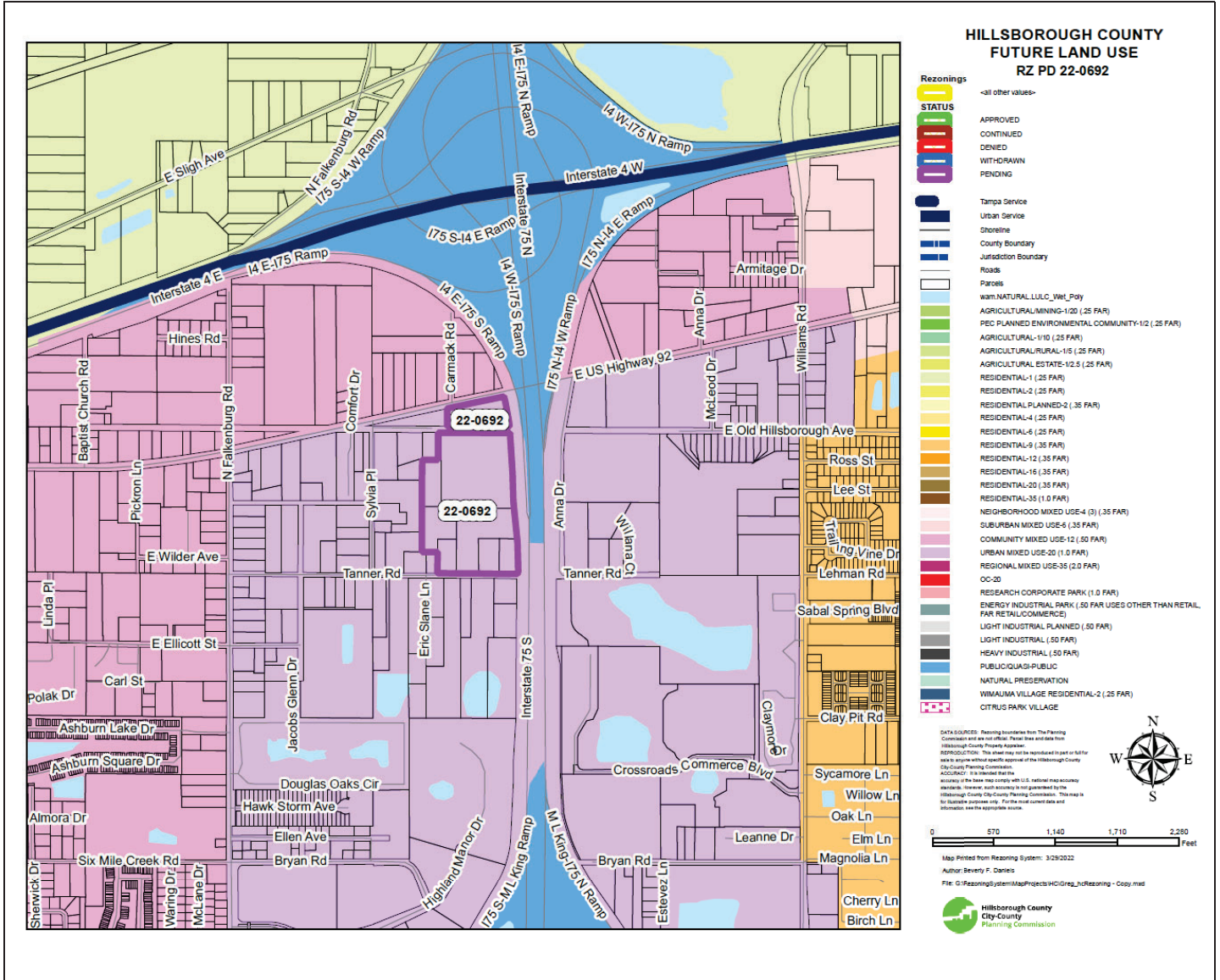


Context of Surrounding Area:

The property is located at the southwest corner of E. Hillsborough Avenue and Interstate 75. The uses in the immediate vicinity are a mix of residential and commercial. The adjoining properties to the west are developed for a mobile home and RV park, single-family, and auto repair and service. The properties opposite of Tanner Road to the south are developed for single family. The Interstate-75 right-of-way width varies from 431 to 677 feet. To the east of Interstate 75, the property is the subject of a pending rezoning to from AR to PD (22-0683). If approved, PD 22-0683 would allow for the development of a warehousing with or without distribution, wholesale distribution, manufacturing, processing, production, & professional services facility with up to 215,000. To the north of E. Hillsborough Avenue, the properties are developed as a propane gas supply company, a memorial park, and a mixed use site with residential and commercial activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

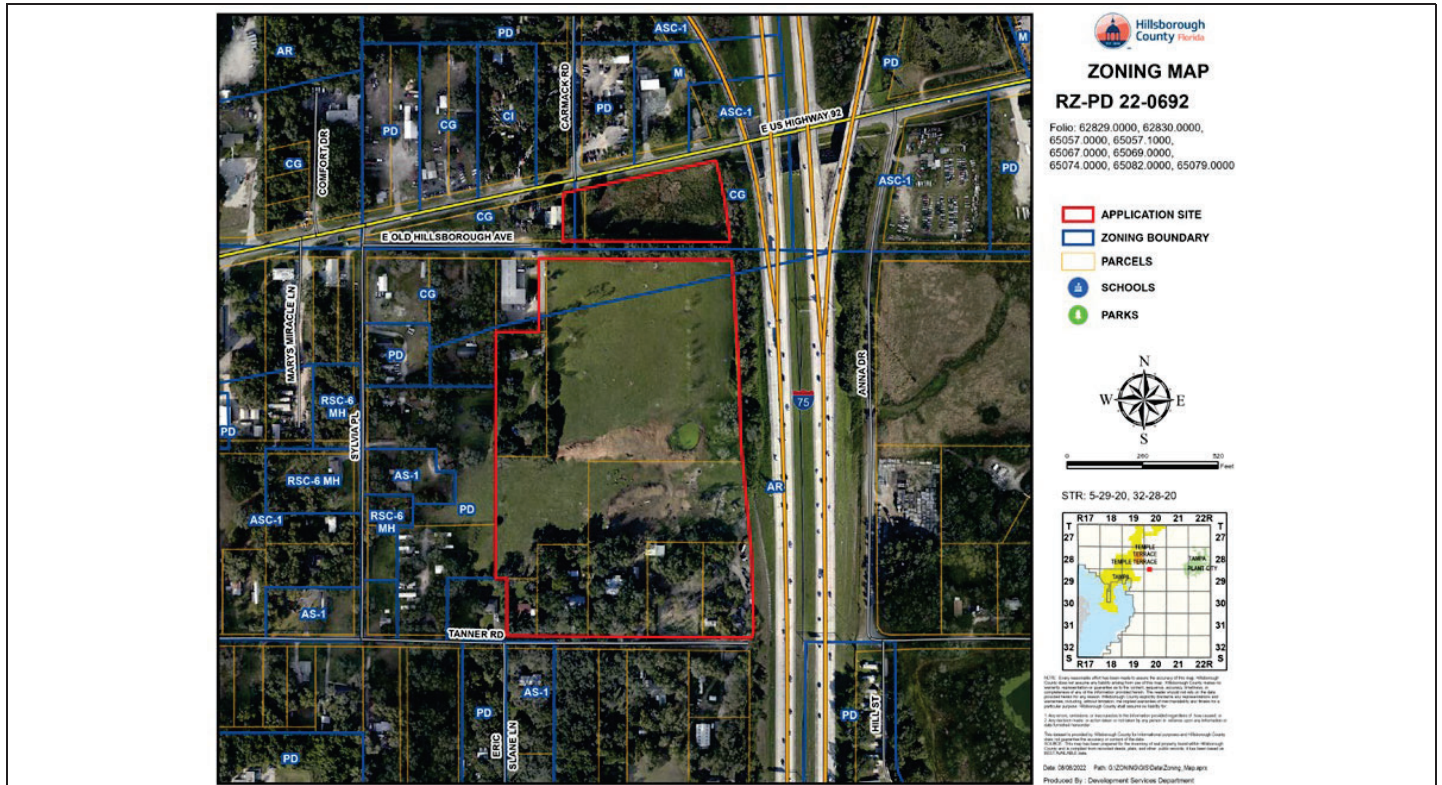
2.2 Future Land Use Map



Subject Site Future Land Use Category	Urban Mixed Use-20 (UMU-20)
Maximum Density/FAR	20 dwellings per gross acre (du/ga)/FAR: 1.0
Typical Uses	Residential, regional scale commercial, office and business park, research corporate park, light industrial, multi-purpose and clustered residential, or mixed use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	M	NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, & Industrial	Propane Supply
	PD 88-0052	2 du/ga/FAR: 0.20	Mixed Use Residential & Commercial	Mixed Use Residential & Commercial
	ASC-1	1 du/ga/FAR: NA	Agricultural & Single-Family	Memorial Park
South	ASC-1	1 du/ga/FAR: NA	Agricultural & Single-Family	Single-Family
	AR	1 du/5 ga/FAR: NA	Agricultural & Single-Family	Single-Family & Pasture
East	AR (PD 22-0683 Pending BOCC)	1 du/5 ga/FAR: NA (Pending: NA/FAR: 0.22)	Agricultural & Single-Family (Pending: Warehousing, Wholesale Distribution, Manufacturing, Processing, Production, & Professional Services)	Pasture
West	CG	NA/FAR: 0.27	Commercial & Service	Auto Repair & Service
	AR	1 du/5 ga/FAR: NA	Agricultural & Single-Family	Single-Family
	PD 92-0072	12 du/ga/FAR: NA	Mobile Home & RV Park	Pasture & Mobile Home Park

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Avenue	FDOT Principal Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner Road	County Local - Urban	2 Lanes <input checked="" 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
Interstate 75	FDOT Limited Access Arterial	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			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	1,281	152	152
Difference (+/1)	+1,234	+148	+147

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

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

Design Exception/Administrative Variance: Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction (90' AMSL)			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site access improvements in FDOT right-of-way. See report for conditions.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: Urban Mobility, Northeast Fire - Warehouse (unspecified size) Warehouse/Distribution (Per 1,000 s.f.) Mobility: \$1,239 Fire: \$34				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development would be developed with a maximum building coverage and floor area ratios of 0.33 (after FDOT ROW preservation) with 30-foot Type C buffers where the site adjoins the residential properties to the west as well as to the south where the subject property abuts Tanner Road. The minimum requirements of a of Type-C screening include:

- a. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line;
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and
- c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

In addition to the 30-foot Type C buffer, the building envelopes are also separated from the abutting residential properties to the west by a drive aisle with parking that is approximately 70 feet wide. The building envelopes will also be separated from Tanner Road with a drive aisle that is approximately 110 feet wide in addition to the 30-foot Type C buffer. The remaining boundaries of the subject property abut commercial properties used for vehicle repair and customization, 130 feet of right-of-way to the north, and 431 to 677 feet of right-of-way to east. Except for emergency ingress and egress, access will be restricted to E. Hillsborough Avenue and routed away from the neighboring residential properties.

The proposed variations to reduce the buffer width to accommodate a storm pond and to allow a PVC fence in lieu of a masonry wall would apply to the western boundary of the property. Due to the 30-foot Type C landscape buffer and additional building envelop separation, and the allowance of passenger vehicle parking only, staff finds the use of a 6-foot tall PVC fence would provide adequate screening between the proposed development and the residential properties. Additionally, the required landscaping plantings would be installed within the remaining reduced-width buffer area and would be able to achieve the similarly effective screening results.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 29, 2022.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan.
2. Development of the project shall be limited to no more than 380,000 square feet of gross floor area. Allowable uses are restricted to warehousing, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production.
3. Building setbacks shall be as follows:
Front: 30 feet;
Side: 30 feet; and
Rear: 30 feet.
4. The maximum building height shall be 45 feet.
5. The maximum impervious surface area of the project shall be 80 percent.
6. The maximum building coverage shall be 31 percent before FDOT right-of-way preservation and 33 percent after FDOT right-of-way preservation.
7. The site shall have one (1) vehicular access connection on Hillsborough Avenue and one (1) gated emergency access connection to Tanner Road.
8. With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, subject to FDOT approval:
 - a. Construct an eastbound right turn lane;
 - b. Construct a westbound left turn lane; and
 - c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
9. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/-50 feet of right-of-way along its Hillsborough Ave.
10. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve between +/-13 and +/-53 feet of right-of-way along a portion of its boundary along Interstate 75 as shown in the PD site plan.
11. The project shall provide vehicular and pedestrian cross access to folio# 65082.0100 within the bounding box shown on the PD site plan.
12. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
13. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
14. The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.
15. 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.

16. 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.
17. 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).
18. 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.
19. Natural Resources staff identified a number of significant trees on the site including Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site construction plan may be modified from the Certified Site Plan to avoid tree removal.
20. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
21. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback of 30 feet must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas.
22. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
23. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
24. 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.
25. 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:

A handwritten signature in black ink, appearing to read "J. Brian Grady". The signature is written over a faint, semi-transparent watermark that says "IntegrSign Desktop".

J. Brian Grady
Mon Sep 19 2022 14:25:35

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on September 19, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. David Smith spoke on behalf of the applicant. Mr. Smith presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Ms. Diana Keene stated she is concerned about the uses of the buildings, impacts to Tanner Road, and traffic on Highway 92. She stated she is not against the proposed rezoning but hopes it would not be ugly and would have some grass, trees, and landscaping. She stated the residents do not want noise or runoff or impacts to their water because they are all on wells and septic service. She stated she was concerned about the retention ponds and did not want to see water backed up on the Tanner Road residents.

Development Services Department

Mr. Grady responded to some of the issues Ms. Keene raised. He stated the proposed emergency access on Tanner Road is intended to be utilized primarily by emergency vehicles in the event the main access point gets blocked.

Applicant Rebuttal

Mr. Smith addressed some of the issues Ms. Keene raised, including management of stormwater and use of the buildings. He stated he would meet with Ms. Keene after the hearing to discuss her concerns and questions.

The hearing officer closed the hearing RZ-PD 22-0692.

C. EVIDENCE SUBMITTED

Mr. Grady submitted into the record at the hearing a revised staff report. Mr. Smith submitted into the record at the hearing a copy of the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property consists of nine parcels with a total of approximately 27.8 acres on East U.S. Highway 92, Tampa at the southwest corner of East U.S. Highway 92 and the intersection of I-4 and I-75.
2. The Subject Property's two northern-most parcels, folios 062829.0000 and 062830.0000, are within the Hillsborough Avenue Farms platted subdivision, Plat Book 27, page 102, recorded June 20, 1931 in the Hillsborough County, Florida Public Records.
3. The Hillsborough Avenue Farms plat, applicant's site plan, and aerial views on the Hillsborough County Property Appraiser's website all show the Subject Property's two northern-most parcels, folios 062829.0000 and 062830.0000, are situated on the north side of Old Hillsborough Avenue, a 60-foot-wide public right-of-way, and the Subject Property's remaining seven parcels are situated on the south side of the Old Hillsborough Avenue public right-of-way. Therefore, the record shows Old Hillsborough Avenue, a 60-foot-wide public right-of-way, separates the Subject Property's two northern-most parcels, folios 062829.0000 and 062830.0000, from the Subject Property's other seven parcels.
4. The applicant's site plan includes the Old Hillsborough Avenue right-of-way within the proposed Planned Development and site plan note 9 states "The existing Old Hillsborough Avenue right-of-way is within the project boundary and vacating of the right-of-way is requested." The Development Services Department staff report and the applicant's representative did not address whether the applicant has formally requested a vacating of the right-of-way. However, the Transportation Department's Agency Review Comment Sheet states "An unimproved segment of Old Hillsborough Ave. right of way traverses the property...The applicant has submitted a petition to vacate the right-of-way..."
5. The Subject Property is designated UMU-20 on the Future Land Use Map and is zoned CG and AR.

6. The Subject Property is located within the boundaries of the East Lake – Orient Park Community Plan and is within the Urban Services Area.
7. The area surrounding the Subject Property includes a mix of residential and commercial uses. Adjacent properties to the west include single-family homes, mobile home and RV park, and an auto repair and service use. Tanner Road is adjacent to the south of the Subject Property and single-family homes are located south of Tanner Road. U.S. Highway 92 is adjacent to the north, and commercial uses are located north of Highway 92. Interstate 75 is adjacent to the west of the Subject Property.
8. The applicant is requesting to rezone the Subject Property to Planned Development to allow for a maximum of 380,000 square feet of warehousing, wholesale distribution, manufacturing, processing, and production uses within two structures. The applicant's site plan shows a proposed Floor-Area-Ratio of .33, 30-foot setbacks on the front, side, and rear yards, and 30-foot buffers with Type C screening on the west where the Subject Property adjoins residential properties and on the south where the Subject Property abuts Tanner Road.
9. The applicant is requesting two PD variations¹, which include:
 - (1) Variation to LDC section 6.06.06.C.5., Screening Standard "C" to reduce the screening requirements to allow a PVC fence in lieu of a masonry wall along the Subject Property's western and southern boundaries.
 - (2) Variation to LDC section 6.06.06.A., "Buffers Between Incompatible Land Uses," to reduce effective buffer width along the Subject Property's west boundary where storm water ponds proposed to be located within the buffer area contain slopes steeper than 4:1.
10. The applicant is requesting a waiver to LDC section 6.01.01, Schedule of District Area, Height, Bulk, and Placement Regulations, footnote 11, to allow a PVC fence in lieu of a masonry wall where proposed non-residential buildings with a length of over 100 feet abut residential or agricultural districts.
11. Development Services Department staff found the proposed Planned Development rezoning compatible and approvable with conditions based on the applicant's general site plan submitted August 29, 2022.
12. Planning Commission staff found the proposed Planned Development is compatible with the surrounding development pattern, meets the intent of the East Lake-Orient Park Community Plan, will facilitate growth and economic

¹ The Development Services Department staff report characterizes these two PD variations as "Waiver(s) to the Land Development Code," however, the hearing transcript shows the hearing officer asked for clarification and Mr. Grady confirmed these requests are PD variations that require findings on the criteria enumerated at LDC section 5.03.06.C.6.b. (Hearing transcript p. 115, line 16 – p. 116, line 10.)

development in the Urban Services Area, and is consistent with the comprehensive plan.

13. Findings on variations pursuant to LDC section 5.03.06.C.6.:

- (1) **The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.**

Variation to LDC section 6.06.06.C.5., Screening Standard “C” to reduce the screening requirements to allow a PVC fence in lieu of a masonry wall along the Subject Property’s western and southern boundaries. Yes. The record evidence shows the proposed PVC fence material is more compatible with and aesthetically pleasing to the adjacent residential uses than a masonry wall. The record supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

Variation to LDC section 6.06.06.A., “Buffers Between Incompatible Land Uses,” to reduce the required buffer width along the western boundary where storm water ponds with slopes steeper than 4:1 are proposed to be located within the buffer area. Yes. The record evidence shows the storm water ponds within the buffer area will have a slope steeper than 4 to 1 because of the fill and grating necessary to capture and convey offsite stormwater drainage. The record supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

- (2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.**

Variation to LDC section 6.06.06.C.5., Screening Standard “C” to reduce the screening requirements to allow a PVC fence in lieu of a masonry wall along the Subject Property’s western and southern boundaries. Yes. The record evidence shows the proposed PVC fence material is more compatible with and aesthetically pleasing to the adjacent residential uses than a masonry wall. The variation is mitigated through provision of a PVC fence, landscaping, open space, and placement of stormwater ponds. The record supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

Variation to LDC section 6.06.06.A., “Buffers Between Incompatible Land Uses,” to reduce the required buffer width along the western boundary where storm water ponds proposed to be located within the buffer area contain slopes steeper than 4:1. Yes. The applicant’s site plan shows the effective buffer from adjacent properties on the Subject Property’s western

boundary will be 30-feet-wide, stormwater ponds and open space will be located within the buffer area, and a 6-foot-high PVC fence will be placed at the highest point for maximum screening. The record supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

(3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.

Variation to LDC section 6.06.06.C.5., Screening Standard “C” to reduce the screening requirements to allow a PVC fence in lieu of a masonry wall along the Subject Property’s western and southern boundaries. Yes. The applicant’s site plan shows adequate screening will be provided and the proposed PVC fence material is more compatible with and aesthetically pleasing to the adjacent residential uses than a masonry wall. The record supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

Variation to LDC section 6.06.06.A., “Buffers Between Incompatible Land Uses,” to reduce the required buffer width along the western boundary where storm water ponds proposed to be located within the buffer area contain slopes steeper than 4:1. Yes. The applicant’s site plan shows the effective buffer from adjacent properties on the Subject Property’s western boundary will be 30-feet-wide, stormwater ponds and open space will be located within the buffer area, and a 6-foot-high PVC fence will be placed at the highest point for maximum screening. The record supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

(4) The variation will not substantially interfere with or injure the rights of adjacent property owners.

Variation to LDC section 6.06.06.C.5., Screening Standard “C” to reduce the screening requirements to allow a PVC fence in lieu of a masonry wall along the Subject Property’s western and southern boundaries. The record evidence shows the proposed PVC fence material is more compatible with and aesthetically pleasing to the adjacent residential uses than a masonry wall. The variation is mitigated through provision of a PVC fence, landscaping, open space, and placement of stormwater ponds. The record supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

Variation to LDC section 6.06.06.A., “Buffers Between Incompatible Land Uses,” to reduce the required buffer width along the western boundary where storm water ponds proposed to be located within the buffer area contain slopes steeper than 4:1. The record evidence shows the storm water ponds within the buffer area will have a slope steeper than 4 to 1 because of the fill and grating necessary to capture and convey offsite stormwater drainage. The applicant’s site plan shows the effective buffer from adjacent properties on the Subject Property’s western boundary will be 30-feet-wide, stormwater ponds and open space will be located within the buffer area, and a 6-foot-high PVC fence will be placed at the highest point for maximum screening. The record supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The proposed Planned Development rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow for a maximum of 380,000 square feet of warehousing, wholesale distribution, manufacturing, processing, and production uses within two structures.

The applicant is requesting two PD variations, which include: (1) Variation to LDC section 6.06.06.C.5., Screening Standard “C” to reduce the screening requirements to allow a PVC fence in lieu of a masonry wall along the Subject Property’s western and southern boundaries. (2) Variation to LDC section 6.06.06.A., “Buffers Between Incompatible Land Uses,” to reduce effective buffer width along the Subject Property’s west boundary where

storm water ponds proposed to be located within the buffer area contain slopes steeper than 4:1.

The applicant is requesting a waiver to LDC section 6.01.01, Schedule of District Area, Height, Bulk, and Placement Regulations, footnote 11, to allow a PVC fence in lieu of a masonry wall where proposed non-residential buildings with a length of over 100 feet abut residential or agricultural districts.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request subject to:

1. Vacating the segment of Old Hillsborough Avenue 60-foot-wide right-of-way that bisects the Subject Property; and
2. The conditions set forth in the Development Services staff report based on the applicant's general site plan submitted August 29, 2022.

Pamela Jo Hatley
Pamela Jo Hatley PhD, AD
Land Use Hearing Officer

10-10-2022
Date:

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
September 19, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D5:
Application Number: RZ-PD 22-0692
Applicant: Arrow Capital, LLC
Location: SW corner of E US Highway 92 &
14 E I-75 S Ramp
Folio Number: 062829.0000 & Multiple
Acreage: 27.8 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: CG & AR
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item D-5
2 Rezoning-PD 22-0692. The applicant is Arrow
3 Capital, LLC. The request is to rezone from
4 Commercial General and AR to Planned Development.

5 Sam Ball with County Staff will provide
6 staff recommendation after presentation by the
7 applicant.

8 MR. SMITH: Good evening. David Smith, 401
9 East Jackson Street, 33601. I'm the director of
10 development and zoning for Stearns Weaver Miller
11 here on behalf of the applicant.

12 I have a copy of the PowerPoint and
13 presentation that I'd like to provide to you for
14 reference.

15 So good evening. This particular property --
16 if you'd go to the third slide, please. The
17 general location of this property is the corner of
18 I-75 -- actually, the southwest corner of I-75 and
19 U.S. 92.

20 This property as comprised of nine folio
21 numbers. It's an aggregation that has been
22 assembled in order to develop this project. While
23 they're single-family residential and pasture on
24 the existing property, you'll hear in just a second
25 that this is one of the most intense land use

1 categories in the entire county.

2 The adjacent zonings and uses surrounding us
3 are not surprisingly intense commercial development
4 along U.S. 92 corridor, and then it transitions to
5 pastures, single-family homes, very low density
6 development as it moves away from that
7 intersection.

8 This particular property -- if you'll go to
9 the request on the next two slides over -- excuse
10 me, I'm sorry. Back. No. One more forward.
11 Sorry. There we go. My directions aren't very
12 good there. Sorry about that.

13 The -- the zoning map is -- shows you that
14 we have CG zoning and AR on the subject property.
15 We're in the East Lake-Orient Park Community
16 Planning Area. We're within the Urban Service
17 Area.

18 As mentioned, we're also an activity center.
19 The activity center designated in the Comprehensive
20 Plan basically extends roughly one mile from the
21 intersection of U.S. 92 and I-75.

22 The activity center is important in this
23 case because it allows us to have a single-use
24 industrial project as opposed to requiring a mix of
25 two uses on the subject property. Again, the

1 Future Land Uses is Urban Mixed-Use-20. Next
2 slide, please.

3 As I said, the adjacent zonings in the
4 property are such that you have Manufacturing, some
5 PDs, and some Agricultural to the north and to the
6 south, you have low density, residential; clearly
7 an indication that this property is in transition
8 from the old rural activities and low density to
9 the urban densities anticipated by the
10 Comprehensive Plan.

11 To the east is I-75, but also there is a
12 companion PD 22-0683 that was just recently
13 approved by the Board of County Commissioners for
14 similar uses and also in the activity center. And
15 to the west, we have CG, AR, and also another
16 mobile home park and RV park. Next slide, please.

17 So the request is to allow a warehouse that
18 would either be with or without distribution
19 center. Also, a distribution tray, Manufacturing
20 processing, and production as permitted uses on the
21 property. The FAR is a .31.

22 Before the right-of-way preservation for
23 FDOT's widening of U.S. 92 and also the interstate
24 and .33 FAR after the preservation of those
25 right-of-ways.

1 The proposal is to construct two warehouse
2 buildings with internal drive aisles, stormwater
3 pond, and parking surfaces. We're eliminating the
4 building height to 45 feet. We have setbacks of
5 30-foot on front, side, and rear.

6 We allow a maximum impervious surface ratio
7 of 80 percent, and our access points are limited to
8 basically U.S. 92 because we would not want to be
9 taking industrial or manufacturing traffic,
10 distribution traffic through Tanner Road, which is
11 still a single-family residential road.

12 We will have an emergency access point to
13 satisfy the EMS and fire opportunities to the site
14 and also, for potentially for the fire department
15 and EMS to get through the site to people on Tanner
16 Road.

17 So when we look -- next slide, please. So we
18 look at the project. Basically lays out fairly
19 simple. One drive off of 92. Stormwater ponds
20 along the frontage. The frontage is, obviously,
21 where we have our reservation for FDOT
22 right-of-way.

23 We also have a little clip that will be
24 occurring along I-75. They're going to be doing a
25 lot of ramp work in the area. And this

1 accommodates that expansion. This site plan is
2 oriented so basically north, south, is left and
3 right as opposed to normal up and down.

4 Tanner Road is on the southern side of the
5 property. That is where we have our emergency
6 access and looking at -- if we go to the next
7 slide, please. If we look at the Comprehensive
8 Plan, the UMU-20 Future Land Use Category basically
9 anticipates more intense employment-generated
10 opportunities.

11 When you also look to the consistency with
12 the East Lake Orient Community Plan, they're
13 looking for these commercial corridors to provide
14 opportunities for business growth and jobs in East
15 Lake Orient Park community.

16 We do have some variations. While there
17 looks like there's several -- on the next slide,
18 please. There are only three and all of them
19 really relate to the buffers. Two of them relate
20 to one single variation, and that is to allow PV
21 fence in lieu of a masonry wall.

22 The third variation is to allow a reduction
23 in the effected buffer width along the western
24 boundary where stormwater ponds within the buffer
25 contain slopes steeper than four to one.

1 We had a long conversation with staff
2 regarding the appropriate way to word that
3 language. But the effect of it is, is that this
4 site's going to have to be filled from the west to
5 the east, and that will cause a higher end on the
6 west side of the property.

7 We do have a stormwater conveyance that
8 already comes through the property. So we're
9 having to route that around the land to make the
10 connection under I-75. But in order to do that, it
11 requires steeper slope stormwater ponds.

12 Little known in the definition of buffers,
13 it indicates that stormwater ponds are allowed to
14 be part of a buffer only when they have slopes of
15 four to one. And in our case, we'd be looking more
16 like two to one in those particular areas because
17 when you fill the site, you don't have the ability
18 to capture that water and bring it around.

19 So, however, we'll still have an effective
20 buffer because while the -- where we have slope of
21 greater than four to one, we will continue to have
22 a buffer beyond that that provides the effective
23 screening and the landscaping and the separation to
24 protect the adjacent uses. Go to the next slide.

25 This slide just provides for the

1 justification for the PVC fence instead of masonry
2 wall. Next slide. This is essentially the same
3 variation but for a different part of the Code to
4 allow the PVC fence as opposed to the masonry wall.

5 Variation request three. This one is where
6 we discuss the two to one that we would have versus
7 what is allowed for the stormwater pond and buffer
8 at four to one.

9 And all of this, again, relates to having to
10 take that off-site conveyance around the site to
11 get to the outfall that goes underneath the
12 interstate and allows to still raise the site and
13 have an effective buffer and screen. Next slide.

14 We did have a community engagement. We had
15 a community meeting on May 23rd. There was no
16 opposition mentioned at the -- during that
17 community meeting. It was lightly attended, I must
18 admit, but we did send out notices to all the
19 surrounding properties and had it at a convenient
20 location. Since that time, we've had a few calls,
21 but there were no objections voiced on those calls.

22 Again, a companion project very similar to
23 this and developed by the same applicant is just
24 recently approved across the I-75 on the eastern
25 side where Tanner Road continues. That was

1 approved on September 13th.

2 HEARING MASTER HATLEY: You say that was a
3 companion project. It's a similar use?

4 MR. SMITH: Well, we call it -- it's a
5 warehouse distribution use. As you've seen in
6 Hillsborough County, especially in the eastern
7 Hillsborough County, distribution centers and
8 warehousing facilities are very high demand right
9 now.

10 And this provides an opportunity for these
11 sites, which are very difficult to develop because
12 of their location. And we work very hard with the
13 EPC to work on the wetlands that were on the
14 eastern side of the property, as well as a little
15 bit of wetlands on the western side of the
16 property; to come up with a site plan that limits
17 their impacts and provides for reasonable use of
18 the development.

19 So in conclusion -- next slide --
20 Development Services recommends approval. Planning
21 Commission found the project consistent, and we
22 respectfully request your recommendation of
23 approval for this PD.

24 Our staff -- excuse me. Our team is online
25 and available to answer any questions. A

1 representative of the applicant is here as well.

2 HEARING MASTER HATLEY: All right.

3 MR. SMITH: Thank you.

4 HEARING MASTER HATLEY: Thank you. All
5 right.

6 Development -- Development Services, please.

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

9 The applicant is requesting to rezone a
10 27.8-acre property that is located in the East Lake
11 Orient Park Community Plan Area along the west side
12 Interstate 75 between Hillsborough Avenue and
13 Tanner Road from AR and CG to Planned Development,
14 to allow for a maximum of 380,000 square feet of
15 warehousing, wholesale distribution, manufacturing,
16 processing, and production uses within two
17 structures.

18 The surrounding zoning and development
19 pattern consists of a mix of residential and
20 commercial uses. The adjoining properties to the
21 west are developed for a mobile home park and an RV
22 park -- excuse me, a mobile home and an RV park.

23 Single-family and auto repair service
24 properties on the opposite side of Tanner right to
25 the south are developed single-family. To the east

1 is the abutting Interstate 75 right-of-way varies
2 from 431 to 677 feet. The property was subject of
3 a property on the other side of Interstate 75 was
4 approved as the applicant stated for similar use.

5 If approved, Planned Development would allow
6 for development warehousing with or without
7 distribution, manufacturing, processing,
8 production, and -- excuse me. That was for the PD
9 across the -- it was the same use.

10 To the north of East Hillsborough Avenue,
11 the properties are developed as a propane gas
12 supply company, a memorial park, and a mixed-use
13 site with residential and commercial activities.

14 After dedications, the Planned Development
15 would allow a maximum 380,000 square feet of gross
16 floor area, which would result in a floor area
17 ratio of 0.33.

18 The building height would be restricted to
19 45 feet with 30-foot setback from the front, rear,
20 and side property lines. A 30-foot Type C buffer
21 would also be required where the property abuts the
22 residential properties to the west.

23 In addition to the 30-foot Type C buffer,
24 the building envelopes are also separated from the
25 abutting residential properties to the west by a

1 drive aisle and with parking that's approximately
2 70 feet wide.

3 The building envelope will be separated from
4 Tanner Road of the drive aisle that is
5 approximately 110 feet wide, in addition to a
6 30-foot Type C buffer.

7 The remaining boundaries of the property
8 abut commercial properties, vehicle repair, and
9 customization; 130 feet of right-of-way to the
10 north, 131 to 677 feet of right-of-way of
11 Interstate 75 right-of-way to the east. And except
12 for emergency ingress/egress, access will be
13 restricted to East Hillsborough Avenue and routed
14 away from the neighbor and residential properties.
15 Excuse me.

16 The applicant's requesting variations from
17 LDC Section 6.06.06 and 6.01.01 to reduce the
18 buffer width to accommodate a storm pond and to
19 allow a PVC fence in lieu of a masonry wall that
20 would apply to the western boundary of the
21 property.

22 Due to the 30-foot Type C landscape buffer
23 and the additional building envelope separation
24 shown on the general development plan. Restriction
25 to passenger vehicle parking only. Staff finds the

1 use of the 6-foot-tall PVC fence will provide
2 adequate screening between the development and the
3 residential properties.

4 Additionally, the required landscape
5 plantings will still installed with remaining
6 reduced buffer width and would be able to achieve a
7 similar effective screening result.

8 So based on the Urban Mixed-Use Future Land
9 Use Classification, the surrounding zoning and
10 development pattern, the proposed uses development
11 standards for the Planned Development zoning --
12 excuse me. For the Planned Development zoning
13 district, staff finds the request approvable.

14 That concludes my presentation. I'm
15 available for any questions.

16 HEARING MASTER HATLEY: Mr. Ball, just on
17 the staff report on the front page, at the bottom
18 it refers to waivers to the Land Development Code,
19 and I just want to clarify that the -- those are
20 actually variations that require the Hearing Master
21 to make certain findings. Isn't that -- let me
22 clarify. Those are variances, not waivers. Right?

23 MR. BALL: Yes, ma'am. Well, I meant
24 variations, but yes, waivers.

25 HEARING MASTER HATLEY: There's a

1 difference. I have to make findings on variations.

2 MR. BALL: Oh, I'm sorry. They're not
3 variations. They're waivers to the LDC. I'm
4 sorry.

5 MR. GRADY: They are variations.

6 HEARING MASTER HATLEY: Okay. For me to
7 make findings?

8 MR. GRADY: Yes.

9 HEARING MASTER HATLEY: Thank you. All
10 right. Understood. All right.

11 Planning Commission, please.

12 MS. MASSEY: This is Jillian Massey with
13 Planning Commission staff.

14 The site has a Future Land Use designation of
15 Urban Mixed-Use-20 or UMU-20. It's in the Urban
16 Service Area and within the limits of the East Lake
17 Community Plan.

18 The subject site is surrounded on the west
19 and south by the UMU-20 Future Land Use Category.
20 Further to the east is I-75 with a portion
21 designated as Public, slash, Quasi-Public
22 institutions, Future Land Use Category. To the
23 north are properties designated as Community
24 Mixed-Use-12.

25 The proposed Planned Development is in the

1 Urban Service Area and is compatible with the
2 existing character and development in the area.
3 The site's existing land use is agricultural and
4 single-family detached residential.

5 The surrounding uses include heavy and light
6 commercial, vacant property, single-family,
7 detached, residential, mobile home parks, and
8 agricultural land lands.

9 The proposed use is compatible to the
10 established development pattern along the southern
11 property boundary of Tanner Road, which is 50-foot
12 right-of-way. The applicant provides for emergency
13 access only and a 30-foot buffer with a PVC fencing
14 adjacent to the Tanner Road.

15 The proposed Planned Development is
16 consistent with the economic development policies
17 as the proposal is industrial warehousing. This
18 use is typically associated with receiving goods or
19 short-term storage, possibly assembly and
20 distribution, which are all pretty traditional
21 jobs.

22 The subject site meets the intent of the
23 East Lake Orient Park Community Plan. The proposed
24 site plan is providing a 30-foot buffer with PVC
25 fencing along the southern and western property

1 boundaries. Limited to emergency vehicles only
2 along Tanner Road eliminating any commercial
3 trafficking encroachment into the residential area.

4 And based on these considerations, Planning
5 Commission staff finds the proposed Planned
6 Development consistent with the Future of
7 Hillsborough Comprehensive Plan for unincorporated
8 Hillsborough County subject to the conditions
9 proposed by the Development Services Department.
10 Thank you.

11 HEARING MASTER HATLEY: All right. Thank
12 you.

13 All right. Is there anyone here or online
14 who wishes to speak in support of this application?
15 All right. I do not hear anyone.

16 Is there anyone here or online who would
17 like to speak in opposition to this application?
18 Was there someone who wanted to speak in support of
19 opposition to this application?

20 MS. KEENE: My name is Diana Keene and I'm a
21 resident on Tanner Road.

22 MR. GRADY: Ma'am, could you provide your
23 address for the record?

24 MS. KEENE: Pardon?

25 MR. GRADY: Would you provide your address

1 for the record?

2 MS. KEENE: 10207 Tanner Road.

3 MR. GRADY: Thank you.

4 MS. KEENE: It's within walking distance of
5 this project.

6 Tanner Road does end in I-75, and all of a
7 sudden, we are having these two big projects. One
8 on one side of 75 and -- and one on the west. The
9 one on the west and the east.

10 And at the same time, this is going to add a
11 lot to our little community in there, and we do
12 have several homes. It is a neighborhood and we've
13 all been, you know, close and everything.

14 We've got kids in there that go to the
15 community church and to Mango school and all. And
16 my concern is the wide range of the usage of the
17 building. They can do almost anything in those
18 buildings. There's not much that they can't do,
19 except maybe open the theater or something like
20 that.

21 I'm concerned about Tanner Road. I know
22 they're saying they're going to have only an
23 emergency exit; that will be for fire trucks, EMS,
24 and things like that.

25 Because we live there, you know, it's going

1 to be -- it's going to be a big adjustment. I'm
2 not against it. I'm not against it. I would just
3 like them to consider that they are moving into our
4 neighborhood where there is lots of people.

5 And we're concerned about traffic even on
6 92. We have trouble getting out from Sylvia, which
7 exits from Tanner Road to 92. Sylvia Road does.
8 And between three and six you can't get out.

9 It's just traffic all the way up 92 and on
10 Falkenburg Road where Tanner exits, the same thing
11 there. Because we have a lot of -- not -- it is
12 commercial, but it has insurance companies and all
13 that that provide a lot of traffic in there.

14 I'm glad to see the growth. I hope it's not
15 going to be ugly. We would like for it to -- to,
16 you know, have some grass, some trees, and have it
17 landscaped. That's something that we're
18 comfortable with.

19 And just to take -- people are living there
20 and still wanting to live a life without a lot of
21 coming and going and noise and any kind of runoff
22 or anything that will obstruct our water uses. We
23 use -- we all have wells and we're not on sewage.

24 We have a lot of runoff that comes from
25 Falkenburg all the way down Tanner and will go into

1 where they're building the retention ponds and all.
2 And I'd hate to see them build ponds and all on the
3 west side that would back the water up on -- on the
4 people that live on Tanner Road and all.

5 I'm happy for the people that are selling
6 out. It's really a family -- family residential
7 road. Everybody on there was kind of related, and
8 that's how it got its name, Tanner Road, and we've
9 always been real proud of what we've done there and
10 all. And we'd like to keep a little bit of our
11 neighborhood. Thank you very much.

12 HEARING MASTER HATLEY: Thank you,
13 Ms. Keene. Please see the clerk right here and
14 sign in before you leave.

15 Is there anyone else who wish to speak in
16 opposition to this application? All right. I
17 don't hear anyone.

18 Development Services, anything further?

19 MR. GRADY: Just to -- in response to your
20 question about emergency access. The intent is to
21 utilize for primarily emergency vehicles.

22 Part of the purpose is for some reason its
23 access to the main access point gets blocked that
24 provides for an emergency access to get access to
25 the site in the event that the access point is

1 blocked for emergencies. I just wanted to note
2 that for the record.

3 HEARING MASTER HATLEY: Thank you,
4 Mr. Grady.

5 Applicant.

6 MR. SMITH: Thank you. David Smith for the
7 record.

8 HEARING MASTER HATLEY: Mr. Smith, I think
9 if you -- it would be helpful if you would clarify
10 the intended uses for the buildings and also
11 describe the water -- stormwater management.

12 MR. SMITH: Sure. And let me kind of do
13 that -- the simpler part first. So the stormwater
14 system is designed to basically take all the -- the
15 flow that's coming off-site, not to interrupt that,
16 and to carry it through its natural outfall.

17 The site's own stormwater retention are the
18 large ponds, excuse me, that will be along U.S. 92.
19 Those ponds are sized to take all the surface
20 runoff off of our buildings and our parking areas
21 collect those and also pop off.

22 I think the -- the one thing I would clarify
23 that I said to you earlier is that we would have
24 the stormwater conveyance, and it was coming around
25 the site from the west and then it was headed east.

1 And then it was going over to the interstate.

2 It actually goes just the opposite. The
3 higher part, it comes from the east, goes around
4 the building, gets picked up along U.S. 92, and
5 then it's discharged under the interstate.
6 Essentially, it's still the off-site conveyance
7 that we were discussing before.

8 Also, just a point that she didn't ask
9 relative to the appearance of the buildings and how
10 it's going to be developed. This site actually is
11 going to be cut down some.

12 So there will not be as much fill as
13 anticipated that the owner clarified for me that on
14 the west side of the site, that will have that
15 conveyance system that circulates around the
16 property but will actually cut the site down.

17 So even though when they have a 45-foot-tall
18 building, actually, there'll be a reduction in
19 the -- the current grade so that more of that
20 building will be down at grade and screened from
21 view by the landscaping and the trees that will be
22 in the buffer area.

23 With respect to the uses, we did have a wide
24 range of uses. Warehouse distribution was the
25 principal use, and that is in high demand.

1 However, we added to that the ability to have small
2 manufacturing operations and processing which may
3 be assembly operations, but we have performance
4 standards that have to be met relative to any
5 noise, dust, vibration. They're very limited on
6 what they can do in these areas to protect the
7 off-site uses.

8 So manufacturing, processing, and assembly
9 is just a term in the Code that deals with any type
10 of assembly operations, some manufacturing, any
11 type of product, and also the processing of
12 materials.

13 So it is a wide range and we apologize for
14 that being so wide of a range, but that is just a
15 typical category within the plan. I will meet with
16 the folks after. They do live down Sylvia on
17 Tanner Road that's further west. And therefore,
18 they weren't in the notice distance for the
19 community meeting.

20 And so just before you started to ask for
21 comments from the public, she was asking me -- you
22 know, she just had a lot of questions. I'll meet
23 with her after to discuss those and, hopefully,
24 make them feel a bit more comfortable as to what's
25 happening on-site.

1 HEARING MASTER HATLEY: All right, sir.

2 Thank you.

3 That closes the hearing on Rezoning-PD

4 22-0692.

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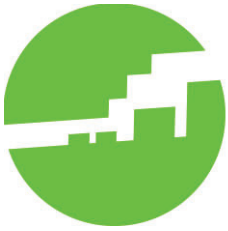
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 19, 2022	Petition: PD 22-0692
Report Prepared: September 6, 2022	<i>South of East Hillsborough Avenue, west of Interstate 75, north of Tanner Road, and west of Sylvia Place</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Urban Mixed Use-20 (20 du/ga; 1.00 FAR)
Service Area:	Urban
Community Plan:	East Lake-Orient Park
Rezoning Request:	Rezone from Commercial, General (CG), and Agricultural Rural (AR) to Planned Development (PD) for the construction of two (2) industrial warehouse buildings
Parcel Size (Approx.):	27.8 +/- acres
Street Functional Classification:	Tanner Road- Local Road Interstate-75- Principal Arterial Sylvia Place- Local Road Hillsborough Avenue East- Principal Arterial
Locational Criteria:	N/A
Evacuation Area:	Northern portion located in Evacuation Zone E



Context

- The subject site is 27.8 +/- acres located north of Tanner Road, west of Interstate 75, south of East Hillsborough Avenue, and west of Sylvia Place. The site is in the Urban Service Area and within the limits of the East Lake-Orient Park Community Plan.
- The site has a Future Land Use designation of Urban Mixed Use-20 (UMU-20), with typical uses such as residential, regional scale commercial uses such as a mall, office, and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. The site is not subject to commercial locational criteria as it is in the UMU-20 FLU category.
- The Urban Mixed Use-20 Future Land Use category is located to the west, south, and southeast of the subject site. Located to the east is the right-of-way for Interstate 75 with a portion of the right-of-way designated as Public / Quasi Public (P/QP). To the north, across East Hillsborough Avenue, are properties designated as Community Mixed Use-12 (CMU-12).
- The subject site's existing land use contains a mixture of agricultural and single-family detached residential uses. The portion of the subject site located to the north of Old Hillsborough Avenue is vacant. Surrounding uses, based on Property Appraiser data, include heavy and light commercial to the north, Interstate 75 to the east, a mixture of single-family detached residential uses, a mobile home park, light industrial and light commercial uses to the west, and agricultural and single-family detached residential uses.
- The applicant is requesting to rezone the property from Agricultural Rural (AR) and Commercial, General (CG) to Planned Development (PD) to allow for a maximum of 380,000 square feet of Warehousing, Wholesale Distribution, Manufacturing, Processing, and Production uses, located in two structures.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning 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.*

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: *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.*

Economic Development: Industrial and Heavy Commercial Uses, Research Corporate Parks And Tourist/Leisure Industries

A healthy, stable economy contributes to the economic well-being of all Hillsborough County residents and makes possible a sound tax base sufficient to achieve the County's Comprehensive Plan. Desirable economic growth will contribute to, and be characterized by: full, productive, stable employment; high economic returns (wages and benefits) on individual labor effort; a minimal rate of poverty; and cost containment of basic living expenses for all residents.

Strategies that generally enhance desirable economic growth include:

- *encouraging the retention, expansion or attraction of export-base businesses—firms that provide goods or services to markets beyond the Tampa Bay metropolitan area. These traditionally include many manufacturers, but may also include services, such as, financial service firms, universities, certain health services and tourism. Universities represent an ideal export-based firm—they not only sell four-year degrees to students from outside the metropolitan area, but they require their customers to purchase four years of food, lodging and other living expenses. This strategy may extend to key members of a significant industry cluster.*
- *stimulating the development of import-substitution businesses—often smaller, sometimes home-based, firms that may fill an important “missing link” in the local economy, or may help lower costs by providing a less expensive, or more accessible, neighborhood supplier.*
- *providing better educational and work-force training to optimize the opportunities and productivity of the local work force.*
- *offering more affordable options for transportation, day care, medical, housing and energy to low income communities, thereby improving their economic well-being, while creating a more reliable workforce and a greater consumer base.*

To maximize Hillsborough County's economic potential while minimizing land use conflicts, it is advisable to identify specific, strategic geographic areas best suited to accommodate businesses chosen for their contribution to desirable economic growth and then provide incentives to encourage such businesses in these “economic development areas”.

Objective 26: *The County shall identify specific target industry clusters, target industries, and target businesses; shall establish corresponding “economic development areas” and shall provide incentives for the location of desirable economic growth in these areas.*

Policy 26.5: *Non-industrial land uses shall be restricted or prohibited in the industrial land use categories, and economic development areas will be preserved for employment centers, except as provided in Policy 26.6.*

Policy 26.7: *A site plan controlled zoning district shall be required for all new and expanded industrial uses, other than government owned or leased facilities, located on major water bodies as identified on the Future Land Use Map.*

Objective 36: *Employment centers shall be planned throughout the Interstate 75 corridor that will preserve employment opportunities (office and industrial), and residential opportunities shall be limited in each of the plan categories within one mile (east and west) from the Interstate 75 corridor in order to promote opportunities for all segments of the population to live and work within the corridor, regardless of age, sex, race and income.*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

ENVIRONMENTAL AND SUSTAINABILITY ELEMENT

Wetlands and Floodplain Resources

Objective 3.5: *Apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

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

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

Policy 3.5.6: All wetland and/or other surface water mitigation projects must comply with the State Uniform Mitigation Assessment Method (UMAM). Mitigation projects must demonstrate the restoration of the ecological values provided by the functions performed by impacted wetlands and/or other surface waters unless a previous evaluation method was authorized by the appropriate regulatory agencies.

Policy 3.5.7: Wetlands and/or other surface waters shall be designated as conservation or preservation on all development plans and plats.

Policy 3.5.8: Establish setbacks and buffers based on current science for protecting the hydrologic and biologic integrity of wetlands/other surface waters, including the Hillsborough County Wetland Ecological Buffers study published February 2012.

LIVABLE COMMUNITIES ELEMENT

East Lake-Orient Park

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

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

Staff Analysis of Goals Objectives and Policies:

The subject site is 27.8+/- acres located north of Tanner Road, west of Interstate -75, south of East Hillsborough Avenue, and west of Sylvia Place. The site is in the Urban Service Area and within the limits of the East Lake Community Plan. The applicant is requesting to rezone the property from Agricultural Rural (AR) and Commercial, General (CG) to Planned Development (PD) for the construction of two (2) industrial warehouse buildings with a total maximum square footage of 380,000.

The site has a Future Land Use designation of Urban Mixed Use-20 (UMU-20). The UMU-20 Future Land Use category intends to designate areas that are urban in intensity and dense in uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. Typical uses are residential, regional scale commercial uses such as a mall, office, and business park uses, research corporate park uses, light industrial, multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations. The subject site is surrounded on the west and south by the UMU-20 Future Land Use category. Further to the east is Interstate-75 with a portion designated as Public / Quasi Public/ Institutions FLU category. To the north are properties designated as Community Mixed Use-12 (CMU-12).

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The

proposed PD is in the Urban Service Area and is compatible with the existing character and development in the area. The subject site's existing land use is agricultural and single-family detached residential. Surrounding uses include heavy and light commercial, vacant properties, single-family detached residential, mobile home park, and agricultural lands.

Objective 8 and Policy 8.1 outlines the maximum level of intensity or density and range of permitted land uses allowed and planned for an area, and the character of each land use category. The proposed PD for industrial warehouse use meets the intent of the UMU-20 Future Land Use category. The proposed site plan shows an FAR of 0.33 which does not exceed the 1.00 FAR allowed in the UMU-20.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.5, and 17.7, which outlines neighborhood protection policies, placement of non-residential uses, and the gradual transition between unlike uses. The proposed PD is consistent with these policies. The property is in the UMU-20 FLU category which is not subject to Commercial Location Criteria. The proposed use is comparable to the established development pattern. Along the southern property boundary is Tanner Road which is a 50-foot right-of-way. The applicant provides for an emergency access only and a 30-foot buffer with PVC fencing adjacent to Tanner Road.

Regarding transportation related impacts, Planning Commission staff, at the time of submittal, had not received transportation comments, therefore, the Planning Commission staff finding did not consider transportation comments for the analysis of the request.

Economic Development Objective 26, Policy 26.5, and 26.7 in the FLUE indicate the need to encourage industrial uses as it contributes to the economic well-being of Hillsborough County residents. Industrial uses contribute to economic growth and productive stable employment opportunities. The proposed PD is consistent with the economic development policies as the proposed is industrial warehousing. This use is typically associated with receiving goods, short-term storage, possible assembly, and distribution, which all would produce additional jobs.

The proposed use will be compatible with the surrounding development pattern, which consists of light industrial uses, consistent with Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC), which discusses how new development shall be compatible with the established character of the surrounding area.

The subject property has wetlands on site. Per the Conservation Element Objective 3.5, Policies 3.5.1, 3.5.2, 3.5.4, 3.5.6, 3.5.7 and 3.5.8 wetland impacts are to be avoided to the further extent possible. Environmental Protection Commission (EPC) has been given the authority to review and mitigate for wetland impacts. The EPC has provided an Agency Comment dated August 15, 2022, indicating that no resubmittal is required at this time.

The subject site meets the intent of the East Lake-Orient Park Community Plan. The proposed site plan is providing a 30-foot buffer with PVC fencing along southern and western property boundaries. Access is limited to emergency vehicles only along Tanner Road, eliminating any commercial traffic encroachment into the residential area. Finally, the proposed development supports economic development within the Urban Service Area and is compatible with existing surrounding uses.

Overall, Planning Commission staff finds that the proposed PD would allow for light industrial uses that would facilitate growth within the Urban Service Area and supports the vision of the East Lake-Orient Park Community Plan. The proposed PD would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0692

<all other values>

Rezoning

STATUS

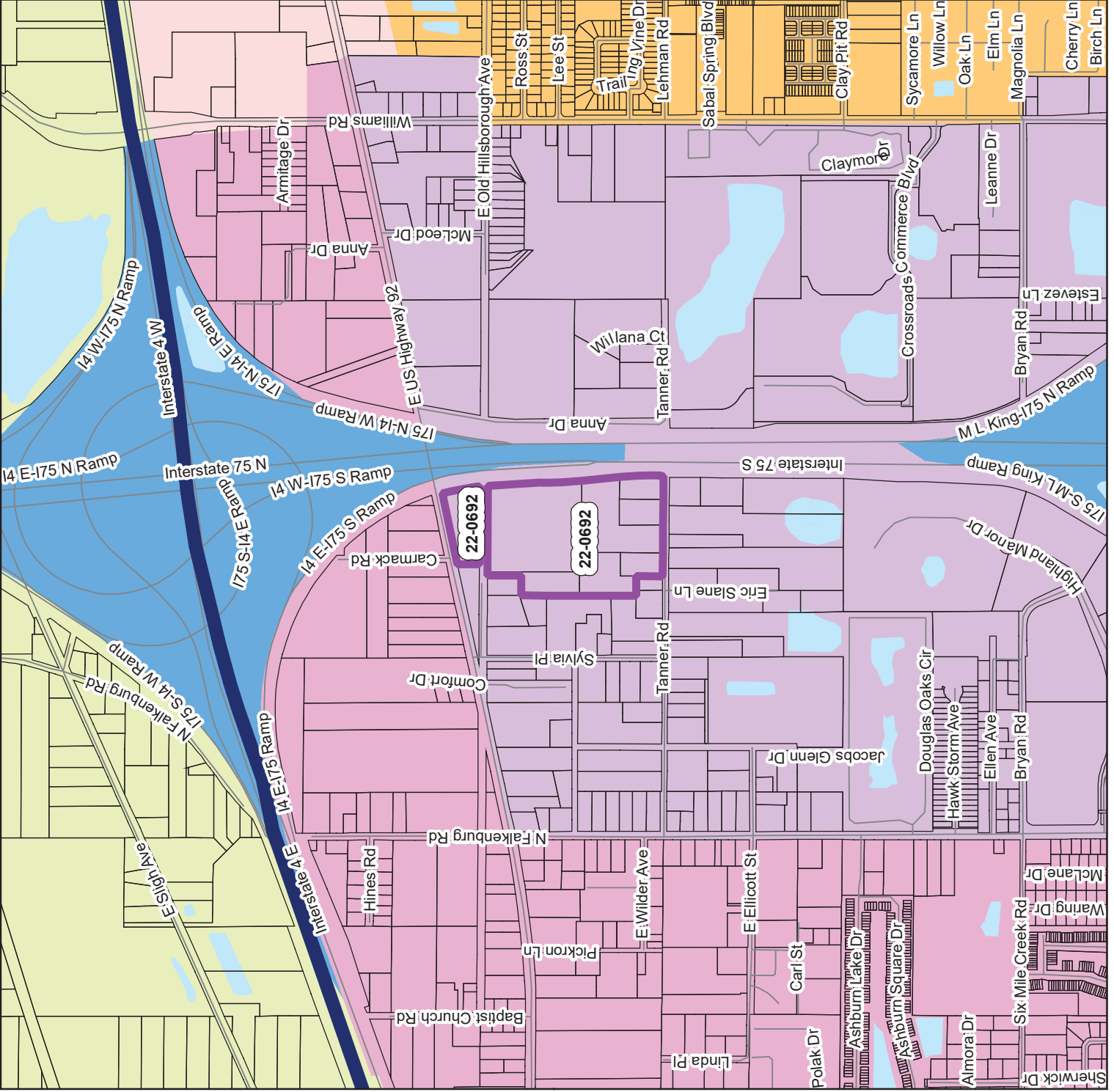
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa 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/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 3/29/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCG\Reg_HZ\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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: TANNER WEST

Zoning File: RZ-PD (22-0692) Modification: None

Atlas Page: None Submitted: 10/18/22

To Planner for Review: 10/18/22 Date Due: ASAP

Contact Person: Jacob T Cremer Phone: 813-223-4800/ jcremer@stearnsweaver.com/cwalden@stearnsweaver.com

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

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

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

Reviewed by: Sam Ball Date: 10-18-22

Date Agent/Owner notified of Disapproval: 10-18-22



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/08/2022
REVISED: 9/19/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: PD 22-0692

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

CONDITIONS OF APPROVAL

- The site shall have one (1) vehicular access connection on Hillsborough Ave. and one (1) gated emergency access connection to Tanner Rd.
- With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, subject to FDOT approval:
 - Construct an eastbound right turn lane;
 - Construct a westbound left turn lane; and
 - Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/-50 feet of right-of-way along its Hillsborough Ave.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve between +/-13 and +/-53 feet of right-of-way along a portion of its boundary along Interstate 75 as shown in the PD site plan.
- The project shall provide vehicular and pedestrian cross access to folio#65082.0100 within the bounding box shown on the PD site plan.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The subject property fronts Hillsborough Ave. and is bounded by Interstate 75 to the west and Tanner Rd. to the south. Additionally, the subject property is traversed by an unimproved section of Old Hillsborough Ave. right of way. The applicant is requesting to rezone the +/- 27.8-acre site from Agricultural Rural (AR), Commercial General (CG) to Planned Development (PD). The proposed PD is seeking approval of ~~351,000~~

380,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production. The future land use designation is Urban Mixed Use 20 (UMU-20).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 5 Single Family Detached Dwelling Unit (ITE LUC 210)	47	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 380,000 Sq Ft Industrial Park (ITE LUC 130)	1,281	152	152

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+1,234	+148	+147

The proposed change will result in an increase in potential maximum trips of 1,234 daily trips, 148 peak hour trips in the AM and 147 peak hour trips in the PM.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Hillsborough Ave. is a substandard, undivided 2-lane, arterial roadway maintained by FDOT. The roadway consists of +/- 24-foot lanes and a total of +/- 33 feet of pavement, lying within a +/- 80-foot wide right-of-way along the project’s northern boundary. There is a sidewalk on the south side and bicycle lanes on both sides along project frontage.

Hillsborough Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Per FDOT’s request the applicant is providing 50 feet of right-of way preservation along the Hillsborough Ave. frontage.

Tanner Rd. is a substandard local roadway, maintained by the County, that is characterized by an +/- 20-foot paved surface lying within a range of +/- 44 and 50 feet of right-of-way along the project’s southern boundary. There are no sidewalks or bicycle facilities present along Tanner Rd. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12’ travel lanes within 54’ minimum right of way for a non-Residential Development. The proposed PD site plan includes only a gated emergency access to Tanner Rd. Therefore, the developer will not be required to improve Tanner Rd. to standard.

An unimproved segment of Old Hillsborough Ave. right of way traverses the property. It is not on the Hillsborough county corridor preservation plan or on the Hillsborough county functional classification map. The applicant has submitted a petition to vacate the right-of-way and will not access the improved portion of Old Hillsborough Ave. that terminates at the project’s western boundary. As such no improvements are required.

FDOT RIGHT OF WAY CORRIDOR PRESERVATION

As described above Hillsborough Ave., a state roadway facility, is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. As such the applicant is providing 50 feet of right of way preservation along the project’s Hillsborough Ave. project frontage per FDOT’s request.

Interstate 75 abuts the subject property’s eastern boundary and is identified on the Hillsborough County Corridor Preservation Plan as a future 10-lane facility. As such the applicant is providing a right of way preservation area, along a +/-900-foot portion of the site’s eastern boundary, ranging between +/-13 and +/-50 feet wide.

Only those interim uses allowed by the Hillsborough County LDC, Sec. 5.11.09 shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, And building setbacks shall be calculated from the future right-of-way line.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access connection on Hillsborough Ave. and a gated emergency access to Tanner Rd.

As per FDOT comments and the applicant’s submitted site access analysis, the developer will be required to make the following site access improvements at the Hillsborough Ave. access connection:

- a. Construct an eastbound right turn lane;
- b. Construct a westbound left turn lane; and
- c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.

Cross access is proposed to the foilo#65082.0100 to the west within a cross access bounding box identified in the PD site plan.

The applicant will be required to construct a sidewalk along the site frontage on Tanner Rd. consistent with Section 6.03.03 of the Land Development Code.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

ROADWAY LEVEL OF SERVICE

Tanner Rd. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92	WILLIAMS RD	US HWY 301	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Ave.	FDOT Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner Rd.	County Local - Urban	2 Lanes <input checked="" 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
Interstate 75	FDOT Limited Access Arterial	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	47	4	5
Proposed	1,281	152	152
Difference (+/-)	+1,234	+148	+147

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

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

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

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	Site access improvements in FDOT right-of-way. See report for conditions.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

February 22nd, 2022

THIS DOCUMENT IS NOT A PERMIT APPROVAL.
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER 8/22/2022.

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date:	February 22, 2022	State Road #:	93 A	State Road#:	600
Time:	10:30 AM	Section ID #:	10 075 000	Section ID #:	10 030 000
Applicant:	Mike Raysor	Mile Post:	MP 26.395	Mile Post:	7.72
Project:	Tanner Rd Warehousing	Road Class:	7	Road Class:	5
Location:	Anna Dr. & US 92	MPH:	30 MPH	MPH:	55 MPH
County:	Hillsborough	DW/Sig Spacing:	125' 1320'	DW/Sig Spacing:	440' 2640'
Folio:	65056, 65057-0 & 0100,65059+	Median Spacing:	330' 660'	Median Spacing:	660' 2640'

Dear Mr. Raysor,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- We disapprove the concept as presented with the following considerations
- We approve the concept as presented with the following conditions/considerations.
- We are prepared to continue the review of the concept as presented with the following considerations.
- We approve of the concept as submitted and we invite you to submit a permit application package to the

Permit Office with engineering drawings that reflect the concept proposed in this meeting.

- We are prepared to continue the review of the concept with the District Variance Committee.

Conditions For State Road Access Proposal:

This project proposes new access to SR 93A (frontage road), a class 7 roadway, with a posted speed limit of 30 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 125' driveway spacing, 330' directional, 660' full median opening spacing, and 1320' signal spacing requirements. Therefore, connections would be considered **conforming** in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. Proposing new access to Anna Dr. and US 92 for warehousing on the property located on both sides of I-75 on the south side of US 92.
2. Will need to coordinate with Project Managers for FDOT project #'s **429251-1** (Amber Russo), 435792-1, **435749-1** (Craig Fox), **445317-2** (ramp work- Emanuel "Manny" Flores)
3. Will need an **access** and **drainage** permit.
4. Any work done on or to the state road will require a **construction agreement** accompanied with a cost estimate, a bond for the approved cost, and liability insurance.
5. The following comments are for the **western** side of the Interstate:
 - a. Preserve ≈ 50' minimum of land for ROW expansion for widening project. The PM can provide exact dimensions.
 - b. Build a right turn lane based off 50 MPH if space allows.
 - c. Provide cross access to Norb's Automotive (northern neighbor near front of property).
 - d. Sidewalk connections needed internally with one to the state road.
 - e. Driveway to have 50' radii and minimum of 30' throat depth.
 - f. Driveway connection to the state road must have 3 lanes. One inbound and two outbound, one left out and one right out.
 - g. Re-stripe/extend the "no passing zone" (going to the west) all the way to Falkenburg.
6. The following comments are for the **eastern** side of the Interstate:
 - a. Add a left turn lane onto Anna Dr. that extends to the western lot.
 - b. If enough ROW is available, build a right turn lane onto Anna Dr. as well.
 - c. If space allows, make Anna Dr. a 3-lane intersection like on the west side.
 - d. Widen Anna Dr. to a minimum of 24' + full shoulders that wrap around and tie into US 92
 - e. Sidewalk connection to the state road will be required.
 - f. Driveway and road must have 50' radii, up to 100' if desired.
7. Plans need to reflect 50 MPH design speed for a rural roadway standards.
8. A traffic study will be required.
9. Provide existing and proposed drainage basin maps and a narrative for the work being proposed.
10. Run all (35) 14.86 storms.
11. Will need an easement for the piping in ROW.
12. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
13. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.

- b. 24" thermoplastic white stop bar, equal to the lane width, placed 4' behind crosswalk.
- c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
- d. Double yellow 6" lane separation lines.
- e. Add a "right turn only" sign (FTP-55R-06 or FTP-52-06) below the stop sign if applicable.
- f. Place a directional arrow(s) 25' behind the stop bar.
- g. Warning mats to be red in color, unless specified otherwise.
- h. All markings on concrete or light surfaces are to be high contrast (white with black border).
- i. All striping within and approaching the FDOT R/W shall be thermoplastic.



- 14. **Include a copy of this letter in the application submittal.**
- 15. **Plans shall be per the current Standard Plans/manuals/publications at time of permit approval.**
- 16. **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
- 17. **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. Contact the Permits Department for more details and contact information.
- 18. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. **All Associated FDOT Permit #(s)**
 - b. **SR # (& Local Road Name) and Road Section ID #**
 - c. **Mile Post # and Lt or Rt Roadway**
 - d. **Roadway Classification # and Speed Limit (MPH)**
- 19. All plans and applicable documents submitted in OSP need to be **signed and sealed**.

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth**

Favorable review of the plans proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The pre-application meeting is an opportunity to check the proposed plans for compliance and constructability, and to look at any options, potential obstacles, or unforeseen issues. The review findings are non-binding and are subject to change. Unfavorable review generally means that a permit application, based on the design proposed, would likely be denied, and we would not encourage submitting a permit application with the unfavorable proposal. The applicant's Engineer of Record is responsible for the technical accuracy of the plans.

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.

If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me.

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

Mecale' Roth

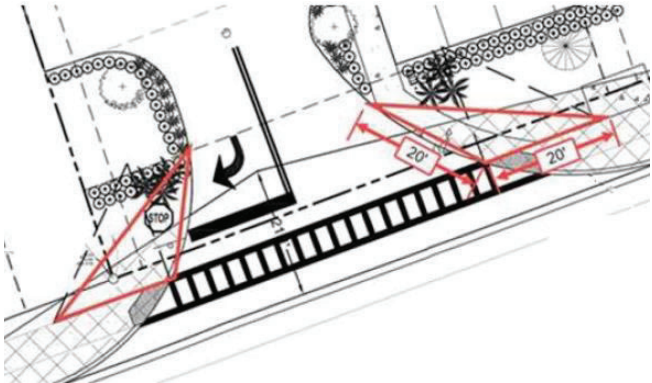
Permit Coordinator II
Tampa Operations
Office - 813-612-3237
M-Th 7 AM- 5:30 PM

Meeting Attendees:

Guests-	Mike Raysor	mdr@raysor-transportation.com
	Iman Haddad	iman@arrowcapital.com
	Amber Tomasiello	amber@oteroengineering.com
	David Smith	
FDOT-	Dave Skrelunas	david.skreluas@dot.state.fl.us
	Todd Croft	todd.croft@dot.state.fl.us
	Mecale' Roth	mecale.roth@dot.state.fl.us
	Lisa Strout	lisa.strout@dot.state.fl.us
	Dan Santos	daniel.santos@dot.state.fl.us
	Lindsey Mineer	lindsey.miner@dot.state.fl.us
	Antonius Lebrun	antonius.lebrun@dot.state.fl.us
	Ana Zea	ana.zea@dot.state.fl.us
	Amber Russo	amber.russo@dot.state.fl.us
	Craig Fox	craig.fox@dot.state.fl.us
	Ahmad Chehab	ahmad.chehab@dot.state.fl.us

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop signpost) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)





LEGEND

- PDOT IMPROVEMENTS
- EXIST R/W LINE
- POTENTIAL R/W LINE
- POTENTIAL CONTAMINATION SITES
- NHPP ELIGIBLE LISTED
- SHIPWRECK ELIGIBLE LISTED
- OBJECT ELIGIBLE LISTED
- POTENTIAL BUSINESS RELOCATION
- NUMBER OF RELOCATIONS WITHIN PARCEL
- POTENTIAL RESIDENTIAL RELOCATION
- NUMBER OF RELOCATIONS WITHIN PARCEL
- NUMBER OF RELOCATIONS WITHIN PARCEL

DATE	DESCRIPTION	DATE	REVISIONS

ENGINEER OF RECORD Derek D. Dean, PE Inwood Consulting Engineers, Inc. Certificate of Authorization No. 7774 3000 Boyera Drive, Suite 206, Dade, Florida 33265 P: 407.497.8899	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	ROAD NO. 600	COUNTY MILLSBOROUGH	FINANCIAL PROJECT ID 435749-1-22-01	SHEET NO.
US 92 / SR 600				PLAN SHEETS SEG I	
PREFERRED ALIGNMENT					

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
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 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: August 15, 2022</p> <p>PETITION NO.: 22-0692</p> <p>EPC REVIEWER: Mike Thompson</p> <p>CONTACT INFORMATION: (813) 627-2600 X1219</p> <p>EMAIL: thompson@epchc.org</p>	<p>COMMENT DATE: August 4, 2022</p> <p>PROPERTY ADDRESS: Tanner Rd</p> <p>FOLIO #: multiple</p> <p>STR: 32-28S-20E</p>
<p>REQUESTED ZONING: PD</p>	
FINDINGS	
WETLANDS PRESENT	Yes
SITE INSPECTION DATE	June 13, 2022
WETLAND LINE VALIDITY	Valid
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Eastern portion of the site
REVISED EPC COMMENTS	
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

Environmental Excellence in a Changing World

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

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/ egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The 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 site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for the distribution warehouse development. A wetland impact and mitigation application has been received and is under review.
- 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.

cc: jcollier@stearnsweaver.com

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** September 12, 2022

Agency: Natural Resources **Petition #:** 22-0692

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site construction plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees. **This statement should be identified as a condition of the rezoning.**
3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback of 30' must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas.
4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

Continued

5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

6. 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.



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 05/20/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Arrow Captial, LLC

PETITION NO: 22-0692

LOCATION: various, see below

FOLIO NO: various, see below

Estimated Fees:

Warehouse/Distribution

(Per 1,000 s.f.)

Mobility: \$1,239

Fire: \$34

Project Summary/Description:

Urban Mobility, Northeast Fire - Warehouse (unspecified size)

Folios: 62829.0000 62830.0000 65057.0000 65082.0000 65074.0000 65057.1000 65067.0000
65069.0000

Addresses: 10345 E Hwy 92; 10313 Old Hillsborough Ave; 10402, 10404, 10406 Tanner Rd

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 13 Apr. 2022

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

APPLICANT: Jacob Cremer

PETITION NO: RZ-PD 22-0692

LOCATION: Not listed

**FOLIO NO: 62829.0000, 62830.0000, 65057.0000,
65082.0000, 65074.0000, 65057.1000, 65067.0000,
65069.0000**

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



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: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 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
September 19, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D5:
Application Number: RZ-PD 22-0692
Applicant: Arrow Capital, LLC
Location: SW corner of E US Highway 92 &
14 E I-75 S Ramp
Folio Number: 062829.0000 & Multiple
Acreage: 27.8 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: CG & AR
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item D-5
2 Rezoning-PD 22-0692. The applicant is Arrow
3 Capital, LLC. The request is to rezone from
4 Commercial General and AR to Planned Development.

5 Sam Ball with County Staff will provide
6 staff recommendation after presentation by the
7 applicant.

8 MR. SMITH: Good evening. David Smith, 401
9 East Jackson Street, 33601. I'm the director of
10 development and zoning for Stearns Weaver Miller
11 here on behalf of the applicant.

12 I have a copy of the PowerPoint and
13 presentation that I'd like to provide to you for
14 reference.

15 So good evening. This particular property --
16 if you'd go to the third slide, please. The
17 general location of this property is the corner of
18 I-75 -- actually, the southwest corner of I-75 and
19 U.S. 92.

20 This property as comprised of nine folio
21 numbers. It's an aggregation that has been
22 assembled in order to develop this project. While
23 they're single-family residential and pasture on
24 the existing property, you'll hear in just a second
25 that this is one of the most intense land use

1 categories in the entire county.

2 The adjacent zonings and uses surrounding us
3 are not surprisingly intense commercial development
4 along U.S. 92 corridor, and then it transitions to
5 pastures, single-family homes, very low density
6 development as it moves away from that
7 intersection.

8 This particular property -- if you'll go to
9 the request on the next two slides over -- excuse
10 me, I'm sorry. Back. No. One more forward.
11 Sorry. There we go. My directions aren't very
12 good there. Sorry about that.

13 The -- the zoning map is -- shows you that
14 we have CG zoning and AR on the subject property.
15 We're in the East Lake-Orient Park Community
16 Planning Area. We're within the Urban Service
17 Area.

18 As mentioned, we're also an activity center.
19 The activity center designated in the Comprehensive
20 Plan basically extends roughly one mile from the
21 intersection of U.S. 92 and I-75.

22 The activity center is important in this
23 case because it allows us to have a single-use
24 industrial project as opposed to requiring a mix of
25 two uses on the subject property. Again, the

1 Future Land Uses is Urban Mixed-Use-20. Next
2 slide, please.

3 As I said, the adjacent zonings in the
4 property are such that you have Manufacturing, some
5 PDs, and some Agricultural to the north and to the
6 south, you have low density, residential; clearly
7 an indication that this property is in transition
8 from the old rural activities and low density to
9 the urban densities anticipated by the
10 Comprehensive Plan.

11 To the east is I-75, but also there is a
12 companion PD 22-0683 that was just recently
13 approved by the Board of County Commissioners for
14 similar uses and also in the activity center. And
15 to the west, we have CG, AR, and also another
16 mobile home park and RV park. Next slide, please.

17 So the request is to allow a warehouse that
18 would either be with or without distribution
19 center. Also, a distribution tray, Manufacturing
20 processing, and production as permitted uses on the
21 property. The FAR is a .31.

22 Before the right-of-way preservation for
23 FDOT's widening of U.S. 92 and also the interstate
24 and .33 FAR after the preservation of those
25 right-of-ways.

1 The proposal is to construct two warehouse
2 buildings with internal drive aisles, stormwater
3 pond, and parking surfaces. We're eliminating the
4 building height to 45 feet. We have setbacks of
5 30-foot on front, side, and rear.

6 We allow a maximum impervious surface ratio
7 of 80 percent, and our access points are limited to
8 basically U.S. 92 because we would not want to be
9 taking industrial or manufacturing traffic,
10 distribution traffic through Tanner Road, which is
11 still a single-family residential road.

12 We will have an emergency access point to
13 satisfy the EMS and fire opportunities to the site
14 and also, for potentially for the fire department
15 and EMS to get through the site to people on Tanner
16 Road.

17 So when we look -- next slide, please. So we
18 look at the project. Basically lays out fairly
19 simple. One drive off of 92. Stormwater ponds
20 along the frontage. The frontage is, obviously,
21 where we have our reservation for FDOT
22 right-of-way.

23 We also have a little clip that will be
24 occurring along I-75. They're going to be doing a
25 lot of ramp work in the area. And this

1 accommodates that expansion. This site plan is
2 oriented so basically north, south, is left and
3 right as opposed to normal up and down.

4 Tanner Road is on the southern side of the
5 property. That is where we have our emergency
6 access and looking at -- if we go to the next
7 slide, please. If we look at the Comprehensive
8 Plan, the UMU-20 Future Land Use Category basically
9 anticipates more intense employment-generated
10 opportunities.

11 When you also look to the consistency with
12 the East Lake Orient Community Plan, they're
13 looking for these commercial corridors to provide
14 opportunities for business growth and jobs in East
15 Lake Orient Park community.

16 We do have some variations. While there
17 looks like there's several -- on the next slide,
18 please. There are only three and all of them
19 really relate to the buffers. Two of them relate
20 to one single variation, and that is to allow PV
21 fence in lieu of a masonry wall.

22 The third variation is to allow a reduction
23 in the effected buffer width along the western
24 boundary where stormwater ponds within the buffer
25 contain slopes steeper than four to one.

1 We had a long conversation with staff
2 regarding the appropriate way to word that
3 language. But the effect of it is, is that this
4 site's going to have to be filled from the west to
5 the east, and that will cause a higher end on the
6 west side of the property.

7 We do have a stormwater conveyance that
8 already comes through the property. So we're
9 having to route that around the land to make the
10 connection under I-75. But in order to do that, it
11 requires steeper slope stormwater ponds.

12 Little known in the definition of buffers,
13 it indicates that stormwater ponds are allowed to
14 be part of a buffer only when they have slopes of
15 four to one. And in our case, we'd be looking more
16 like two to one in those particular areas because
17 when you fill the site, you don't have the ability
18 to capture that water and bring it around.

19 So, however, we'll still have an effective
20 buffer because while the -- where we have slope of
21 greater than four to one, we will continue to have
22 a buffer beyond that that provides the effective
23 screening and the landscaping and the separation to
24 protect the adjacent uses. Go to the next slide.

25 This slide just provides for the

1 justification for the PVC fence instead of masonry
2 wall. Next slide. This is essentially the same
3 variation but for a different part of the Code to
4 allow the PVC fence as opposed to the masonry wall.

5 Variation request three. This one is where
6 we discuss the two to one that we would have versus
7 what is allowed for the stormwater pond and buffer
8 at four to one.

9 And all of this, again, relates to having to
10 take that off-site conveyance around the site to
11 get to the outfall that goes underneath the
12 interstate and allows to still raise the site and
13 have an effective buffer and screen. Next slide.

14 We did have a community engagement. We had
15 a community meeting on May 23rd. There was no
16 opposition mentioned at the -- during that
17 community meeting. It was lightly attended, I must
18 admit, but we did send out notices to all the
19 surrounding properties and had it at a convenient
20 location. Since that time, we've had a few calls,
21 but there were no objections voiced on those calls.

22 Again, a companion project very similar to
23 this and developed by the same applicant is just
24 recently approved across the I-75 on the eastern
25 side where Tanner Road continues. That was

1 approved on September 13th.

2 HEARING MASTER HATLEY: You say that was a
3 companion project. It's a similar use?

4 MR. SMITH: Well, we call it -- it's a
5 warehouse distribution use. As you've seen in
6 Hillsborough County, especially in the eastern
7 Hillsborough County, distribution centers and
8 warehousing facilities are very high demand right
9 now.

10 And this provides an opportunity for these
11 sites, which are very difficult to develop because
12 of their location. And we work very hard with the
13 EPC to work on the wetlands that were on the
14 eastern side of the property, as well as a little
15 bit of wetlands on the western side of the
16 property; to come up with a site plan that limits
17 their impacts and provides for reasonable use of
18 the development.

19 So in conclusion -- next slide --
20 Development Services recommends approval. Planning
21 Commission found the project consistent, and we
22 respectfully request your recommendation of
23 approval for this PD.

24 Our staff -- excuse me. Our team is online
25 and available to answer any questions. A

1 representative of the applicant is here as well.

2 HEARING MASTER HATLEY: All right.

3 MR. SMITH: Thank you.

4 HEARING MASTER HATLEY: Thank you. All
5 right.

6 Development -- Development Services, please.

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

9 The applicant is requesting to rezone a
10 27.8-acre property that is located in the East Lake
11 Orient Park Community Plan Area along the west side
12 Interstate 75 between Hillsborough Avenue and
13 Tanner Road from AR and CG to Planned Development,
14 to allow for a maximum of 380,000 square feet of
15 warehousing, wholesale distribution, manufacturing,
16 processing, and production uses within two
17 structures.

18 The surrounding zoning and development
19 pattern consists of a mix of residential and
20 commercial uses. The adjoining properties to the
21 west are developed for a mobile home park and an RV
22 park -- excuse me, a mobile home and an RV park.

23 Single-family and auto repair service
24 properties on the opposite side of Tanner right to
25 the south are developed single-family. To the east

1 is the abutting Interstate 75 right-of-way varies
2 from 431 to 677 feet. The property was subject of
3 a property on the other side of Interstate 75 was
4 approved as the applicant stated for similar use.

5 If approved, Planned Development would allow
6 for development warehousing with or without
7 distribution, manufacturing, processing,
8 production, and -- excuse me. That was for the PD
9 across the -- it was the same use.

10 To the north of East Hillsborough Avenue,
11 the properties are developed as a propane gas
12 supply company, a memorial park, and a mixed-use
13 site with residential and commercial activities.

14 After dedications, the Planned Development
15 would allow a maximum 380,000 square feet of gross
16 floor area, which would result in a floor area
17 ratio of 0.33.

18 The building height would be restricted to
19 45 feet with 30-foot setback from the front, rear,
20 and side property lines. A 30-foot Type C buffer
21 would also be required where the property abuts the
22 residential properties to the west.

23 In addition to the 30-foot Type C buffer,
24 the building envelopes are also separated from the
25 abutting residential properties to the west by a

1 drive aisle and with parking that's approximately
2 70 feet wide.

3 The building envelope will be separated from
4 Tanner Road of the drive aisle that is
5 approximately 110 feet wide, in addition to a
6 30-foot Type C buffer.

7 The remaining boundaries of the property
8 abut commercial properties, vehicle repair, and
9 customization; 130 feet of right-of-way to the
10 north, 131 to 677 feet of right-of-way of
11 Interstate 75 right-of-way to the east. And except
12 for emergency ingress/egress, access will be
13 restricted to East Hillsborough Avenue and routed
14 away from the neighbor and residential properties.
15 Excuse me.

16 The applicant's requesting variations from
17 LDC Section 6.06.06 and 6.01.01 to reduce the
18 buffer width to accommodate a storm pond and to
19 allow a PVC fence in lieu of a masonry wall that
20 would apply to the western boundary of the
21 property.

22 Due to the 30-foot Type C landscape buffer
23 and the additional building envelope separation
24 shown on the general development plan. Restriction
25 to passenger vehicle parking only. Staff finds the

1 use of the 6-foot-tall PVC fence will provide
2 adequate screening between the development and the
3 residential properties.

4 Additionally, the required landscape
5 plantings will still installed with remaining
6 reduced buffer width and would be able to achieve a
7 similar effective screening result.

8 So based on the Urban Mixed-Use Future Land
9 Use Classification, the surrounding zoning and
10 development pattern, the proposed uses development
11 standards for the Planned Development zoning --
12 excuse me. For the Planned Development zoning
13 district, staff finds the request approvable.

14 That concludes my presentation. I'm
15 available for any questions.

16 HEARING MASTER HATLEY: Mr. Ball, just on
17 the staff report on the front page, at the bottom
18 it refers to waivers to the Land Development Code,
19 and I just want to clarify that the -- those are
20 actually variations that require the Hearing Master
21 to make certain findings. Isn't that -- let me
22 clarify. Those are variances, not waivers. Right?

23 MR. BALL: Yes, ma'am. Well, I meant
24 variations, but yes, waivers.

25 HEARING MASTER HATLEY: There's a

1 difference. I have to make findings on variations.

2 MR. BALL: Oh, I'm sorry. They're not
3 variations. They're waivers to the LDC. I'm
4 sorry.

5 MR. GRADY: They are variations.

6 HEARING MASTER HATLEY: Okay. For me to
7 make findings?

8 MR. GRADY: Yes.

9 HEARING MASTER HATLEY: Thank you. All
10 right. Understood. All right.

11 Planning Commission, please.

12 MS. MASSEY: This is Jillian Massey with
13 Planning Commission staff.

14 The site has a Future Land Use designation of
15 Urban Mixed-Use-20 or UMU-20. It's in the Urban
16 Service Area and within the limits of the East Lake
17 Community Plan.

18 The subject site is surrounded on the west
19 and south by the UMU-20 Future Land Use Category.
20 Further to the east is I-75 with a portion
21 designated as Public, slash, Quasi-Public
22 institutions, Future Land Use Category. To the
23 north are properties designated as Community
24 Mixed-Use-12.

25 The proposed Planned Development is in the

1 Urban Service Area and is compatible with the
2 existing character and development in the area.
3 The site's existing land use is agricultural and
4 single-family detached residential.

5 The surrounding uses include heavy and light
6 commercial, vacant property, single-family,
7 detached, residential, mobile home parks, and
8 agricultural land lands.

9 The proposed use is compatible to the
10 established development pattern along the southern
11 property boundary of Tanner Road, which is 50-foot
12 right-of-way. The applicant provides for emergency
13 access only and a 30-foot buffer with a PVC fencing
14 adjacent to the Tanner Road.

15 The proposed Planned Development is
16 consistent with the economic development policies
17 as the proposal is industrial warehousing. This
18 use is typically associated with receiving goods or
19 short-term storage, possibly assembly and
20 distribution, which are all pretty traditional
21 jobs.

22 The subject site meets the intent of the
23 East Lake Orient Park Community Plan. The proposed
24 site plan is providing a 30-foot buffer with PVC
25 fencing along the southern and western property

1 boundaries. Limited to emergency vehicles only
2 along Tanner Road eliminating any commercial
3 trafficking encroachment into the residential area.

4 And based on these considerations, Planning
5 Commission staff finds the proposed Planned
6 Development consistent with the Future of
7 Hillsborough Comprehensive Plan for unincorporated
8 Hillsborough County subject to the conditions
9 proposed by the Development Services Department.
10 Thank you.

11 HEARING MASTER HATLEY: All right. Thank
12 you.

13 All right. Is there anyone here or online
14 who wishes to speak in support of this application?
15 All right. I do not hear anyone.

16 Is there anyone here or online who would
17 like to speak in opposition to this application?
18 Was there someone who wanted to speak in support of
19 opposition to this application?

20 MS. KEENE: My name is Diana Keene and I'm a
21 resident on Tanner Road.

22 MR. GRADY: Ma'am, could you provide your
23 address for the record?

24 MS. KEENE: Pardon?

25 MR. GRADY: Would you provide your address

1 for the record?

2 MS. KEENE: 10207 Tanner Road.

3 MR. GRADY: Thank you.

4 MS. KEENE: It's within walking distance of
5 this project.

6 Tanner Road does end in I-75, and all of a
7 sudden, we are having these two big projects. One
8 on one side of 75 and -- and one on the west. The
9 one on the west and the east.

10 And at the same time, this is going to add a
11 lot to our little community in there, and we do
12 have several homes. It is a neighborhood and we've
13 all been, you know, close and everything.

14 We've got kids in there that go to the
15 community church and to Mango school and all. And
16 my concern is the wide range of the usage of the
17 building. They can do almost anything in those
18 buildings. There's not much that they can't do,
19 except maybe open the theater or something like
20 that.

21 I'm concerned about Tanner Road. I know
22 they're saying they're going to have only an
23 emergency exit; that will be for fire trucks, EMS,
24 and things like that.

25 Because we live there, you know, it's going

1 to be -- it's going to be a big adjustment. I'm
2 not against it. I'm not against it. I would just
3 like them to consider that they are moving into our
4 neighborhood where there is lots of people.

5 And we're concerned about traffic even on
6 92. We have trouble getting out from Sylvia, which
7 exits from Tanner Road to 92. Sylvia Road does.
8 And between three and six you can't get out.

9 It's just traffic all the way up 92 and on
10 Falkenburg Road where Tanner exits, the same thing
11 there. Because we have a lot of -- not -- it is
12 commercial, but it has insurance companies and all
13 that that provide a lot of traffic in there.

14 I'm glad to see the growth. I hope it's not
15 going to be ugly. We would like for it to -- to,
16 you know, have some grass, some trees, and have it
17 landscaped. That's something that we're
18 comfortable with.

19 And just to take -- people are living there
20 and still wanting to live a life without a lot of
21 coming and going and noise and any kind of runoff
22 or anything that will obstruct our water uses. We
23 use -- we all have wells and we're not on sewage.

24 We have a lot of runoff that comes from
25 Falkenburg all the way down Tanner and will go into

1 where they're building the retention ponds and all.
2 And I'd hate to see them build ponds and all on the
3 west side that would back the water up on -- on the
4 people that live on Tanner Road and all.

5 I'm happy for the people that are selling
6 out. It's really a family -- family residential
7 road. Everybody on there was kind of related, and
8 that's how it got its name, Tanner Road, and we've
9 always been real proud of what we've done there and
10 all. And we'd like to keep a little bit of our
11 neighborhood. Thank you very much.

12 HEARING MASTER HATLEY: Thank you,
13 Ms. Keene. Please see the clerk right here and
14 sign in before you leave.

15 Is there anyone else who wish to speak in
16 opposition to this application? All right. I
17 don't hear anyone.

18 Development Services, anything further?

19 MR. GRADY: Just to -- in response to your
20 question about emergency access. The intent is to
21 utilize for primarily emergency vehicles.

22 Part of the purpose is for some reason its
23 access to the main access point gets blocked that
24 provides for an emergency access to get access to
25 the site in the event that the access point is

1 blocked for emergencies. I just wanted to note
2 that for the record.

3 HEARING MASTER HATLEY: Thank you,
4 Mr. Grady.

5 Applicant.

6 MR. SMITH: Thank you. David Smith for the
7 record.

8 HEARING MASTER HATLEY: Mr. Smith, I think
9 if you -- it would be helpful if you would clarify
10 the intended uses for the buildings and also
11 describe the water -- stormwater management.

12 MR. SMITH: Sure. And let me kind of do
13 that -- the simpler part first. So the stormwater
14 system is designed to basically take all the -- the
15 flow that's coming off-site, not to interrupt that,
16 and to carry it through its natural outfall.

17 The site's own stormwater retention are the
18 large ponds, excuse me, that will be along U.S. 92.
19 Those ponds are sized to take all the surface
20 runoff off of our buildings and our parking areas
21 collect those and also pop off.

22 I think the -- the one thing I would clarify
23 that I said to you earlier is that we would have
24 the stormwater conveyance, and it was coming around
25 the site from the west and then it was headed east.

1 And then it was going over to the interstate.

2 It actually goes just the opposite. The
3 higher part, it comes from the east, goes around
4 the building, gets picked up along U.S. 92, and
5 then it's discharged under the interstate.
6 Essentially, it's still the off-site conveyance
7 that we were discussing before.

8 Also, just a point that she didn't ask
9 relative to the appearance of the buildings and how
10 it's going to be developed. This site actually is
11 going to be cut down some.

12 So there will not be as much fill as
13 anticipated that the owner clarified for me that on
14 the west side of the site, that will have that
15 conveyance system that circulates around the
16 property but will actually cut the site down.

17 So even though when they have a 45-foot-tall
18 building, actually, there'll be a reduction in
19 the -- the current grade so that more of that
20 building will be down at grade and screened from
21 view by the landscaping and the trees that will be
22 in the buffer area.

23 With respect to the uses, we did have a wide
24 range of uses. Warehouse distribution was the
25 principal use, and that is in high demand.

1 However, we added to that the ability to have small
2 manufacturing operations and processing which may
3 be assembly operations, but we have performance
4 standards that have to be met relative to any
5 noise, dust, vibration. They're very limited on
6 what they can do in these areas to protect the
7 off-site uses.

8 So manufacturing, processing, and assembly
9 is just a term in the Code that deals with any type
10 of assembly operations, some manufacturing, any
11 type of product, and also the processing of
12 materials.

13 So it is a wide range and we apologize for
14 that being so wide of a range, but that is just a
15 typical category within the plan. I will meet with
16 the folks after. They do live down Sylvia on
17 Tanner Road that's further west. And therefore,
18 they weren't in the notice distance for the
19 community meeting.

20 And so just before you started to ask for
21 comments from the public, she was asking me -- you
22 know, she just had a lot of questions. I'll meet
23 with her after to discuss those and, hopefully,
24 make them feel a bit more comfortable as to what's
25 happening on-site.

1 HEARING MASTER HATLEY: All right, sir.

2 Thank you.

3 That closes the hearing on Rezoning-PD

4 22-0692.

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1 Hearing.

2 Item A-12, Major Mod Application 22-0686.

3 This application is being continued by the
4 applicant to the September 19, 2022, Zoning Hearing
5 Master Hearing.

6 Item A-13, Rezoning-PD 22-0692. This
7 application is being continued by the applicant to
8 the September 19, 2022, Zoning Hearing Master
9 Hearing.

10 Item A-14, RZ-PD 22-0696. This application
11 is out of order to be heard and is being continued
12 to the September 19, 2022, Zoning Hearing Master
13 Hearing.

14 Item A-15, Rezoning-PD 22-0853. This
15 application is being continued by the applicant to
16 the September 19, 2022, Zoning Hearing Master
17 Hearing.

18 Item A-16, Major Mod Application 22-0860.
19 This application is being continued by the
20 applicant to the September 19, 2022, Zoning Hearing
21 Master Hearing.

22 Item A-17, Rezoning 22-0864. This
23 application is out of order to be heard and is
24 being continued to the September 19, 2022, Zoning
25 Hearing Master Hearing.

1 being continued to the August 15, 2022, Zoning
2 Hearing Master Hearing.

3 Item A-20, Rezoning-PD 22-0688. This
4 application is being withdrawn from the Zoning
5 Hearing Master Hearing process.

6 Item A-21, Rezoning-PD 22-0692. This
7 application is being continued by the applicant to
8 the August 15, 2022, Zoning Hearing Master Hearing.

9 Item A-22, Rezoning-PD 22-0696. This
10 application is out of order to be heard and is
11 being continued to the August 15, 2022, Zoning
12 Hearing Master Hearing.

13 Item A-23, Rezoning-PD 22-0719. This
14 application is out of order to be heard and is
15 being continued to the September 19, 2022, Zoning
16 Hearing Master Hearing.

17 Item A-24, Rezoning-PD 22-0853. This
18 application is being continued by the applicant to
19 the August 15th, 2022, Zoning Hearing Master
20 Hearing.

21 Item A-28 [A-25], Rezoning-Pd 22-0857. This
22 application is out of order to be heard and is
23 being continued to the October 17, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-26, Rezoning-PD 22-0859. This

1 Item A-30, Rezoning-PD 22-0688. This
2 application is being continued by the applicant to
3 the July 25th, 2022, Zoning Hearing Master Hearing.

4 Item A-31, Rezoning-PD 22-0692. This
5 application is being continued by the applicant to
6 the July 25th, 2022, Zoning Hearing Master Hearing.

7 Item A-32, Rezoning-PD 22-0696. This
8 application is out of order to be heard and is
9 being continued to the July 25th, 2022, Zoning
10 Hearing Master Hearing.

11 Item A-33, Rezoning-Standard 22-0698. This
12 application is out of order to be heard and is
13 being continued to the July 25th, 2022, Zoning
14 Hearing Master Hearing.

15 And item A-34, Rezoning-Standard 22-0789.
16 This application is being continued by the
17 applicant to the July 25th, 2022, Zoning Hearing
18 Master Hearing.

19 That concludes all withdrawals and
20 continuances.

21 HEARING MASTER HATLEY: Thank you,
22 Mr. Grady.

23 All right. I'm going to read some meeting
24 procedures for tonight. First of all, the agenda
25 tonight consists of items that will require a



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 9/19/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0461 VS	PLEASE PRINT NAME Addie Clark MAILING ADDRESS 400 N. Ashley Dr. #1100 CITY Tampa STATE FL ZIP 33602 PHONE
APPLICATION # RZ 22-0688 VS	PLEASE PRINT NAME David Wright MAILING ADDRESS P.O. Box 273417 CITY Tampa STATE FL ZIP 33688 PHONE
APPLICATION # RZ 22-0927	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2 nd Ave S. #451 CITY St. Pete STATE FL ZIP 33701 PHONE 804-4760
APPLICATION # RZ 22-1670	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2 nd Ave S. #451 CITY St Pete STATE FL ZIP 33701 PHONE 804-4760
APPLICATION # RZ 22-1105	PLEASE PRINT NAME John LaRocca MAILING ADDRESS 101 E. Kennedy Blvd. St 2420 CITY Tampa STATE FL ZIP 33602 PHONE 813-695-0469
APPLICATION # RZ 22-1240 VS	PLEASE PRINT NAME Rhea Lopes MAILING ADDRESS 4762 Del Sol Blvd. CITY Sarasota STATE FL ZIP 34243 PHONE

DATE/TIME: 9/19/2022HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-0313	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>8138178492</u>
APPLICATION # RZ 22-0437	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # RZ 22-0684	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5051</u>
APPLICATION # RZ 22-0684	PLEASE PRINT NAME <u>Justin Wright</u> MAILING ADDRESS <u>13421 Glen Harwell Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-391-6088</u>
APPLICATION # RZ 22-0684	PLEASE PRINT NAME <u>Amanda Wright</u> MAILING ADDRESS <u>13421 Glen Harwell Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-385-9012</u>
APPLICATION # RZ 22-0684	PLEASE PRINT NAME <u>Janet D. Lorton</u> MAILING ADDRESS <u>12722 Flint Lake Drive</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-382-33592</u> <u>5709</u>

DATE/TIME: 9/19/2022HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-0692</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222-5011</u>
APPLICATION # <u>RZ 22-0692</u>	PLEASE PRINT NAME <u>DIANA Keene</u> MAILING ADDRESS <u>16207 Tamlier Rd</u> CITY <u>TAMPAH</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813 786-0723</u>
APPLICATION # <u>RZ 22-0864</u>	PLEASE PRINT NAME <u>William J. Mollay</u> MAILING ADDRESS <u>885 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____
APPLICATION # <u>RZ 22-0864</u>	PLEASE PRINT NAME <u>Isabelle Albent</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE ⁸¹³ <u>331-0974</u>
APPLICATION # <u>RZ 22-0864</u>	PLEASE PRINT NAME <u>Marilyn Beavis</u> MAILING ADDRESS <u>14215 RR Magdalene Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 245-⁴²⁵⁸425</u>
APPLICATION # <u>RZ 22-0864</u>	PLEASE PRINT NAME <u>Suzette Murphree</u> MAILING ADDRESS <u>13805 Cherry Creek Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-695-3971</u>

DATE/TIME: 9/19/2022HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Jarrad Bragg</u> MAILING ADDRESS <u>801 E Chapman Rd.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-731-2113</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>SAVANNAH GROOMS</u> MAILING ADDRESS <u>14225 Lake Magdalene Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-466-8582</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Hope Hamilton</u> MAILING ADDRESS <u>2413 Clark road</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>813</u> PHONE <u>766-1861</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Brent Lawson</u> MAILING ADDRESS <u>116 Cashin (th Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33546</u> PHONE _____
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Andrea Albert</u> MAILING ADDRESS <u>4510 3rd st CIR W #313</u> CITY <u>Bradenton</u> STATE <u>FL</u> ZIP <u>34207</u> PHONE <u>941-465-0422</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Samuel Amos</u> MAILING ADDRESS <u>3327 Tipoli Blvd</u> CITY <u>Punta Gorda</u> STATE <u>FL</u> ZIP <u>33950</u> PHONE <u>763-360-0411</u>

SEPTEMBER 19, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 19, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduces staff and reviews changes/withdrawals/continuances.

D.3. RZ 22-0461

▶ Brian Grady, Development Services, calls RZ 22-0461.

▶ Addie Clark, applicant rep, requests continuance.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/continues RZ 22-0461.

C.1. RZ 22-0698

▶ Brian Grady, calls RZ 22-0698.

▶ David Wright, applicant rep, requests continuance.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/continues RZ 22-0698.

C.2. RZ 22-0927

▶ Brian Grady, Development Services, calls RZ 22-0927.

▶ Todd Pressman, applicant rep, requests continuance.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/continues RZ 22-0927.

C.4. RZ 22-1096

▶ Brian Grady, Development Services, calls RZ 22-1096 and requests continuance.

▶ Pamela Jo Hatley, ZHM, questions to Development Services.

MONDAY, SEPTEMBER 19, 2022

- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/continues RZ 22-1096.

D.7. MM 22-1112

- ▶ Brian Grady, Development Services, calls MM 22-1112 staff continuance
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/continues MM 22-1112.
- ▶ Brian Grady, Development Services, continues changes/withdrawals/continuances.
- ▶ Pamela Jo Hatley, ZHM, overview of ZHM process.
- ▶ Cameron Clark, Senior Assistant County Attorney, overview of oral argument/ZHM process.
- ▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.3. RZ 22-1070

- ▶ Brian Grady, Development Services, calls RZ 22-1070.
- ▶ Todd Pressman, applicant rep, presents testimony.
- ▶ Chris Grandlienard, Development Services, staff report.
- ▶ Jillian Massey, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1070.

C.5. RZ 22-1105

- ▶ Brian Grady, Development Services, calls RZ 22-1105.
- ▶ John LaRocca, applicant rep, presents testimony.
- ▶ Chris Granlienard, Development Services, staff report.

MONDAY, SEPTEMBER 19, 2022

▶ Jillian Massey, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1105.

C.6. RZ 22-1240

▶ Brian Grady, Development Services, calls RZ 22-1240.

▶ Rhea Lopes, applicant rep, presents testimony.

▶ Isis Brown, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1240.

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

D.1. MM 22-0313

▶ Brian Grady, Development Services, calls MM 22-0313.

▶ Patricia Ortiz, applicant rep, presents testimony.

▶ Pamela Jo Hatley, ZHM, questions applicant rep.

▶ Patricia Ortiz, applicant rep, answers ZHM questions and continues testimony.

▶ Pamela Jo Hatley, ZHM, questions to applicant rep.

▶ Patricia Ortiz, applicant rep, answers ZHM questions and continues testimony.

▶ Tim Lampkin, Development Services, staff report.

▶ Pamela Ho Hatley, ZHM, questions to Development Services.

▶ Tim Lampkin, Development Services, answers ZHM questions.

▶ Jillian Massey, Planning Commission, staff report.

MONDAY, SEPTEMBER 19, 2022

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep.

▶ Patricia Ortiz, applicant rep, provides rebuttal.

▶ Pamela Jo Hatley, ZHM, closes RZ 22-0313.

D.2. RZ 22-0433

▶ Brian Grady, Development Services, calls RZ 22-0433.

▶ David Wright, applicant rep, presents testimony.

▶ Tim Lampkin, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0433.

D.4. RZ 22-0684

▶ Brian Grady, Development Services, calls RZ 22-0684.

▶ Jacob Cremer, applicant rep, presents testimony.

▶ Justin Wright, applicant rep, presents testimony.

▶ Pamela Jo Hatley, ZHM, questions to applicant rep.

▶ Justin Wright, applicant rep, answers ZHM questions and continues testimony.

▶ Amanda Wright, applicant rep, presents testimony

▶ Jacob Cremer, applicant rep, continues testimony.

▶ Israel Monsanto, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents.

▶ Janet Lorton, proponent, presents testimony.

MONDAY, SEPTEMBER 19, 2022

- ▶ Pamela Jo Hatley, ZHM, calls opponents/Development Services.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services
- ▶ Israel Monsanto, Development Services, answers ZHM questions.
- ▶ Jacob Cremer, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, statement for record.
- ▶ Jacob Cremer, applicant rep, answers ZHM statement for record.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-0684.

D.5. RZ 22-0692

- ▶ Brian Grady, Development Services, calls RZ 22-0692.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ David Smith, applicant rep, answers ZHM questions and continues testimony.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Sam Ball, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Jillian Massey, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents
- ▶ Diana Keene, proponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, calls opponents/Development Services.
- ▶ Brian Grady, Development Services, statement for record.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ David Smith, applicant rep, answers ZHM questions and provides rebuttal.

MONDAY, SEPTEMBER 19, 2022

▶ Pamela Jo Hatley, ZHM, closes RZ 22-0692.

D.6. RZ 22-0864

▶ Brian Grady, Development Services, calls RZ 22-0864.

▶ William Molloy, applicant rep, presents testimony.

▶ Isabelle Albert, applicant rep, presents testimony.

▶ Michelle Heinrich, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents.

▶ Marilyn Bearss, proponent, presents testimony.

▶ Suzette Murphree, proponent, presents testimony.

▶ Jarrod Bragg, proponent, presents testimony.

▶ Savannah Grooms, proponent, presents testimony.

▶ Hope Hamilton, proponent, presents testimony.

▶ Barry Lawrence, proponent, presents testimony.

▶ Andrea Albert, proponent, presents testimony.

▶ Samuel Amos, proponent, presents testimony.

▶ Pamela Jo Hatley, ZHM, calls opponents/Development Services/applicant rep.

▶ Isabelle Albert, Development Services, provides rebuttal.

▶ Pamela Jo Hatley, ZHM, questions to applicant rep

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

▶ Pamela Jo Hatley, ZHM, questions to Development Services.

▶ Brian Grady, Development Services, questions to applicant rep.

MONDAY, SEPTEMBER 19, 2022

▶ Isabelle Albert, applicant rep, answers Development Services questions and continues rebuttal.

▶ Brian Grady, Development Services, statement for record.

▶ James Ratliff, Development Services Transportation, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers Development Services Transportation questions.

▶ James Ratliff, Development Services Transportation, statement for record.

▶ Isabelle Albert, applicant rep, continues rebuttal.

▶ James Ratliff, Development Services Transportation, statement for record.

▶ Isabelle Albert, applicant rep, continues rebuttal.

▶ Pamela Jo Hatley, ZHM, calls closes RZ 22-0864.

ADJOURNMENT

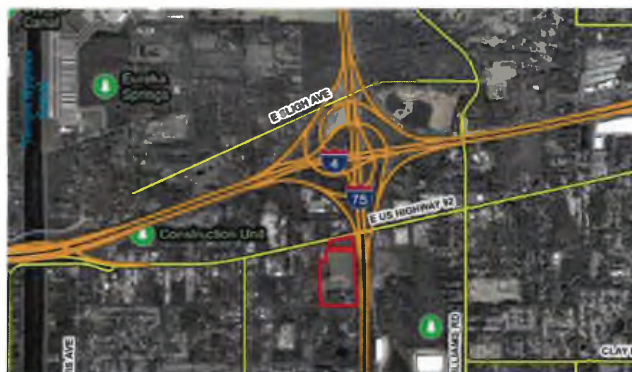
▶ Pamela Jo Hatley, ZHM, adjourns meeting.



Rezoning Application: PD 22-0692
Zoning Hearing Master Date: September 19, 2022
BOCC Land Use Meeting Date: November 3, 2022

1.0 APPLICATION SUMMARY

Applicant: Arrow Capital, LLC
FLU Category: UMU-20
Service Area: Urban
Site Acreage: 27.8
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary

The applicant is requesting to rezone a 27.8 acre property, located west of Interstate 75 between E. Hillsborough Avenue and Tanner Road, from Agricultural Rural (AR) and Commercial, General (CG) to Planned Development (PD) to allow for a maximum of 380,000 square feet of warehousing, wholesale distribution, manufacturing, processing, and production uses within two structures.

Table with 4 columns: Zoning, Existing, Proposed. Rows include District(s), Typical General Use(s), Acreage, Density/Intensity, and Mathematical Maximum*.

*number represents a pre-development approximation

Table with 4 columns: Development Standards, Existing, Proposed. Rows include District(s), Lot Size / Lot Width, Setbacks/Buffering and Screening, and Height.

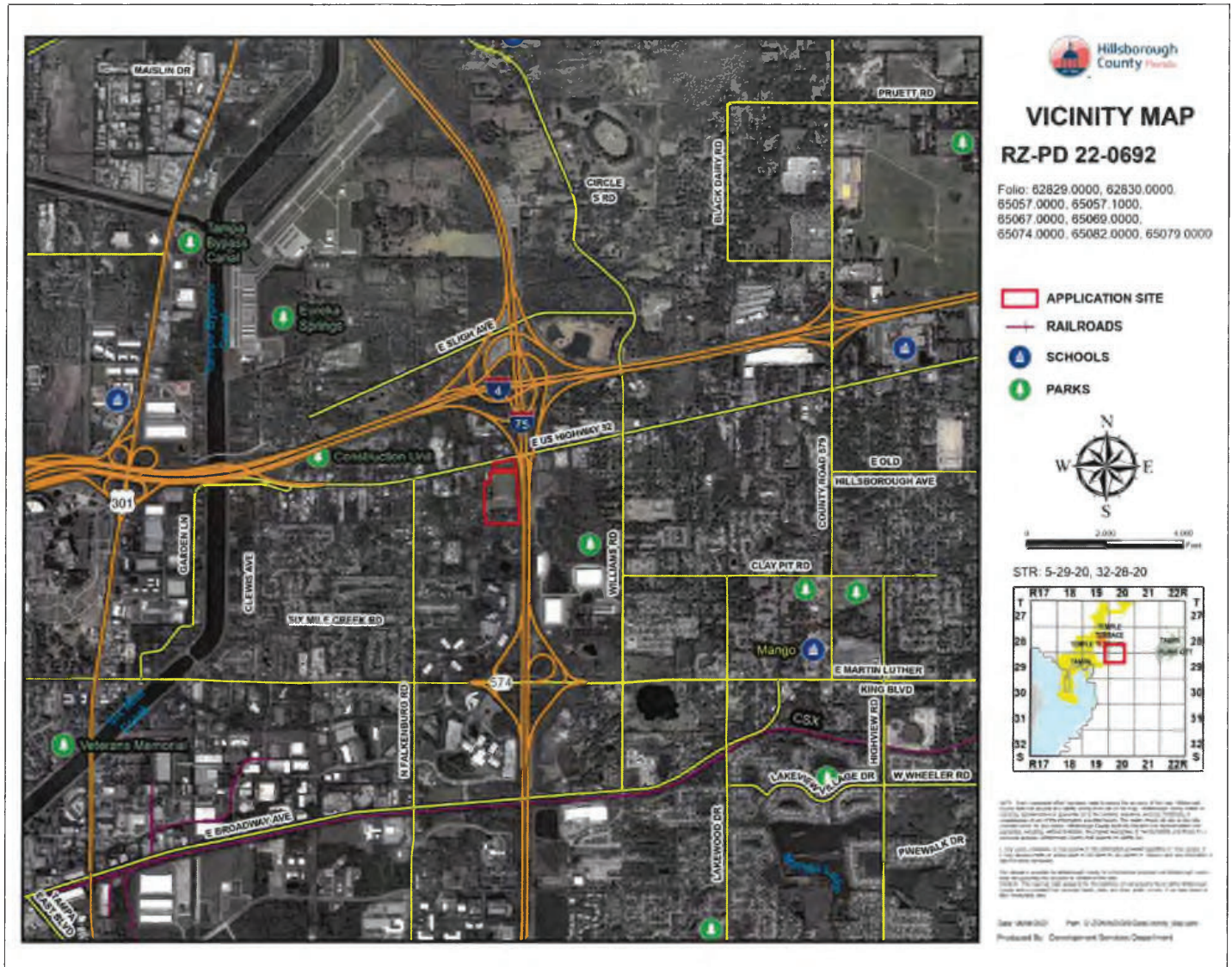
Table with 2 columns: Additional, Waiver(s) to the Land Development Code. Content includes PD Variation(s) and specific waiver requests.

Table with 2 columns: Planning Commission Recommendation (Consistent) and Development Services Recommendation (Approvable, subject to proposed conditions).

Application No. RZ 22-0692
Name: Brian Grady
Entered at Public Hearing: 247
Exhibit # 1 Date: 9/19/2022

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

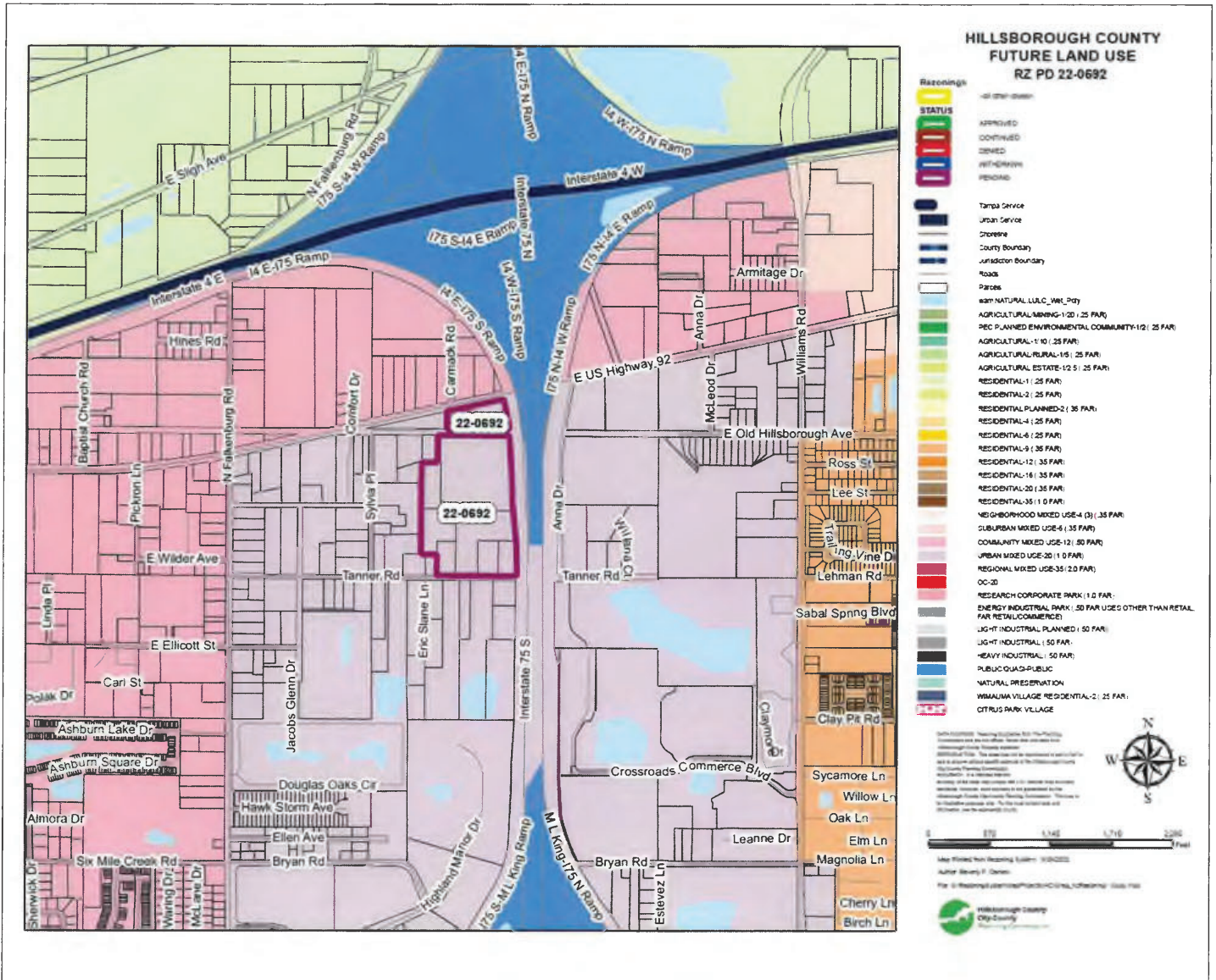


Context of Surrounding Area:

The property is located at the southwest corner of E. Hillsborough Avenue and Interstate 75. The uses in the immediate vicinity are a mix of residential and commercial. The adjoining properties to the west are developed for a mobile home and RV park, single-family, and auto repair and service. The properties opposite of Tanner Road to the south are developed for single family. The Interstate-75 right-of-way width varies from 431 to 677 feet. To the east of Interstate 75, the property is the subject of a pending rezoning to from AR to PD (22-0683). If approved, PD 22-0683 would allow for the development of a warehousing with or without distribution, wholesale distribution, manufacturing, processing, production, & professional services facility with up to 215,000. To the north of E. Hillsborough Avenue, the properties are developed as a propane gas supply company, a memorial park, and a mixed use site with residential and commercial activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

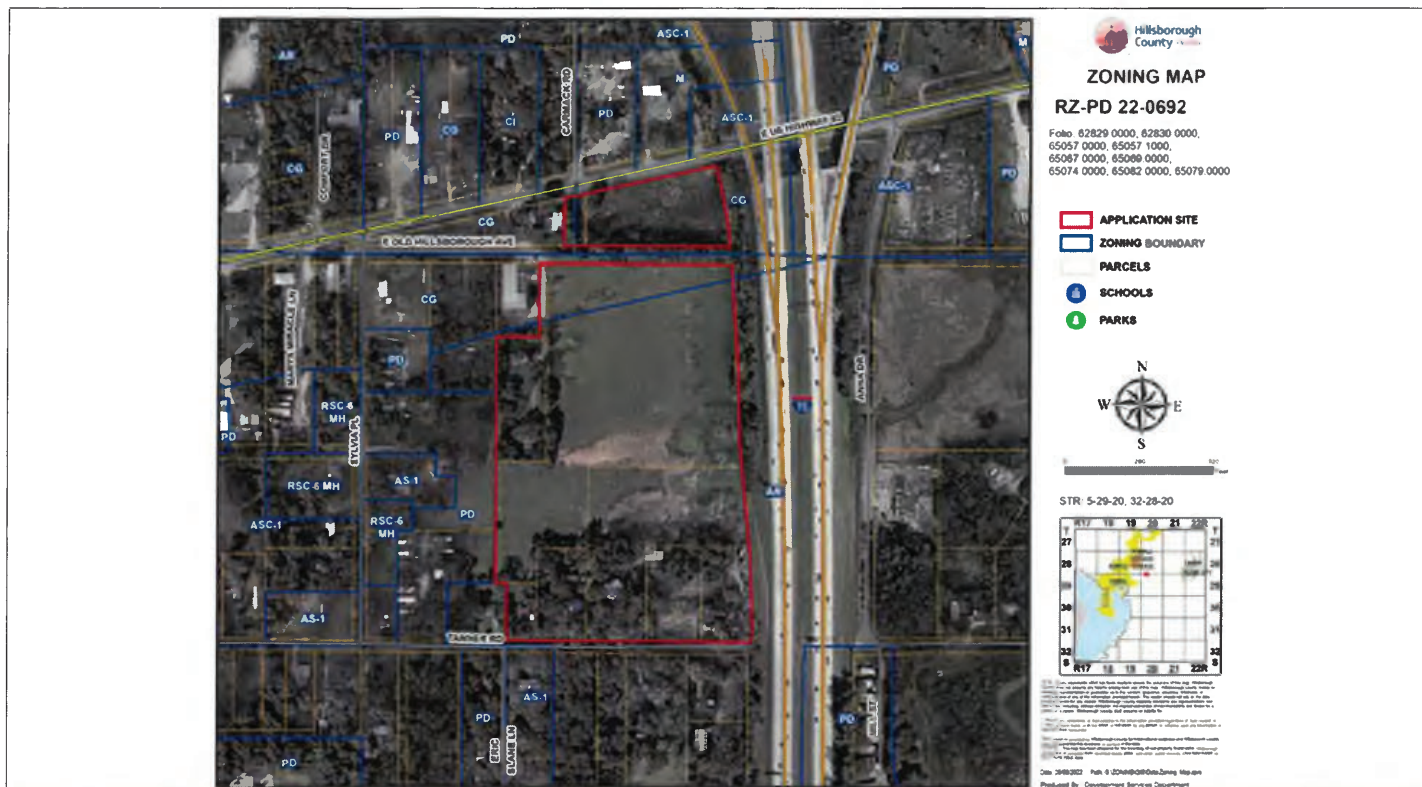
2.2 Future Land Use Map



Subject Site Future Land Use Category	Urban Mixed Use-20 (UMU-20)
Maximum Density/FAR	20 dwellings per gross acre (du/ga)/FAR: 1.0
Typical Uses	Residential, regional scale commercial, office and business park, research corporate park, light industrial, multi-purpose and clustered residential, or mixed use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

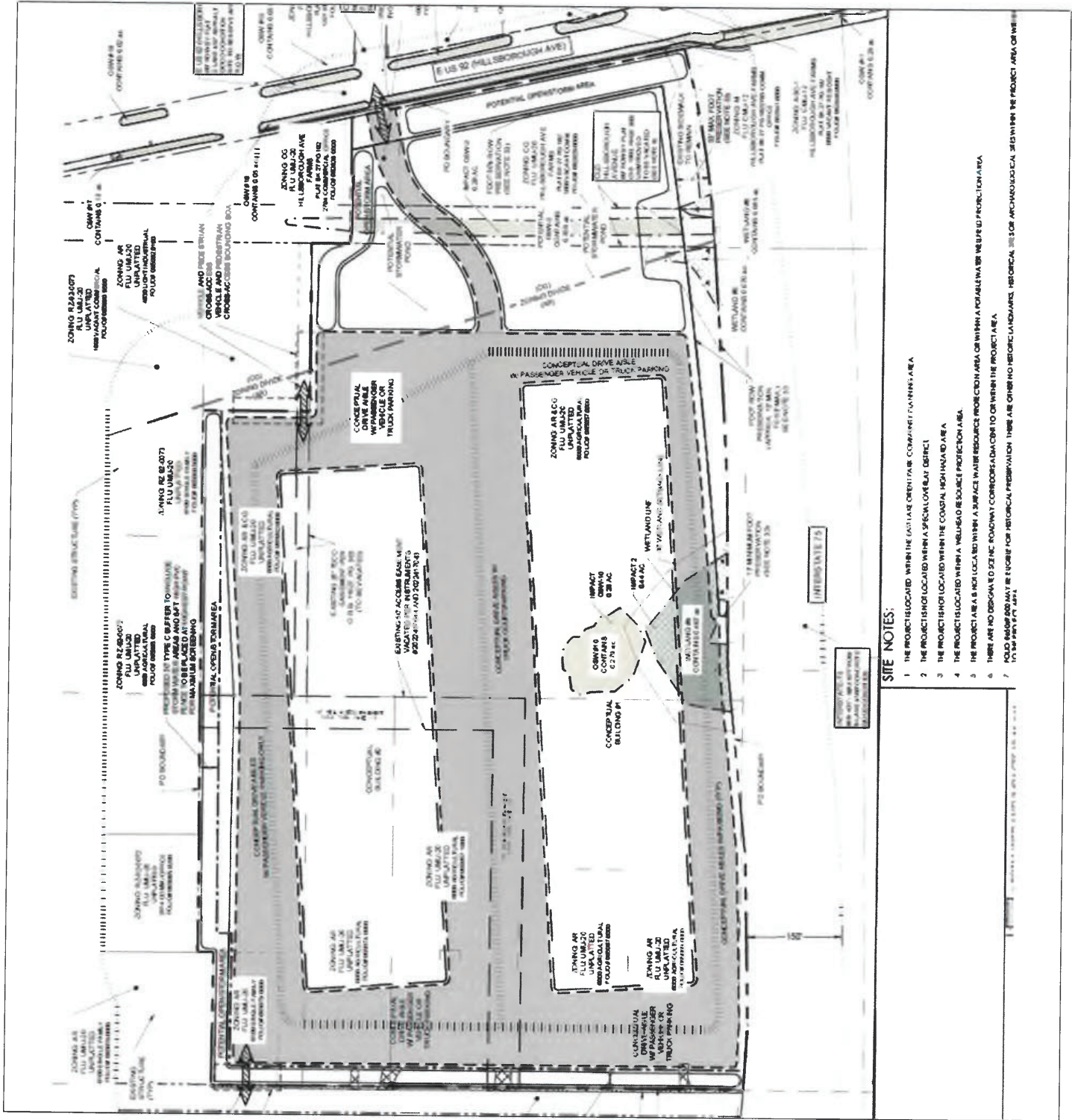


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	M	NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, & Industrial	Propane Supply
	PD 88-0052	2 du/ga/FAR: 0.20	Mixed Use Residential & Commercial	Mixed Use Residential & Commercial
	ASC-1	1 du/ga/FAR: NA	Agricultural & Single-Family	Memorial Park
South	ASC-1	1 du/ga/FAR: NA	Agricultural & Single-Family	Single-Family
	AR	1 du/5 ga/FAR: NA	Agricultural & Single-Family	Single-Family & Pasture
East	AR (PD 22-0683 Pending BOCC)	1 du/5 ga/FAR: NA (Pending: NA/FAR: 0.22)	Agricultural & Single-Family (Pending: Warehousing, Wholesale Distribution, Manufacturing, Processing, Production, & Professional Services)	Pasture
West	CG	NA/FAR: 0.27	Commercial & Service	Auto Repair & Service
	AR	1 du/5 ga/FAR: NA	Agricultural & Single-Family	Single-Family
	PD 92-0072	12 du/ga/FAR: NA	Mobile Home & RV Park	Pasture & Mobile Home Park

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)



SITE NOTES:

1. THE PROJECT IS LOCATED WITHIN THE (L) ILLINOIS CROWNED CORN PLANNING AREA.
2. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL OVERLAY DISTRICT.
3. THE PROJECT IS NOT LOCATED WITHIN THE CONSERVATION HIGHWAY AREA.
4. THE PROJECT IS LOCATED WITHIN A WETLAND RESOURCE PROTECTION AREA.
5. THE PROJECT AREA IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA OR WITHIN A POTENTIAL WETLAND RESOURCE PROTECTION AREA.
6. THERE ARE NO DESIGNATED SCENIC ROADWAY CORRIDORS TO CROSS WITHIN THE PROJECT AREA.
7. FLOOD HAZARD ZONING IS NOT APPLICABLE TO THIS PROJECT. THERE ARE OTHER HISTORIC LANDMARKS, HISTORICAL OR ARCHITECTURAL RESOURCES WITHIN THE PROJECT AREA OR WITHIN THE SURROUNDING AREA.

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Avenue	FDOT Principal Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner Road	County Local - Urban	2 Lanes <input checked="" 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
Interstate 75	FDOT Limited Access Arterial	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			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	1,281	152	152
Difference (+/1)	+1,234	+148	+147

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

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

Design Exception/Administrative Variance: Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction (90' AMSL)				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site access improvements in FDOT right-of-way. See report for conditions.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: Urban Mobility, Northeast Fire - Warehouse (unspecified size) Warehouse/Distribution (Per 1,000 s.f.) Mobility: \$1,239 Fire: \$34				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed development would be developed with a maximum building coverage and floor area ratios of 0.33 (after FDOT ROW preservation) with 30-foot Type C buffers where the site adjoins the residential properties to the west as well as to the south where the subject property abuts Tanner Road. The minimum requirements of a of Type-C screening include:

- a. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line;
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and
- c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

In addition to the 30-foot Type C buffer, the building envelopes are also separated from the abutting residential properties to the west by a drive aisle with parking that is approximately 70 feet wide. The building envelopes will also be separated from Tanner Road with a drive aisle that is approximately 110 feet wide in addition to the 30-foot Type C buffer. The remaining boundaries of the subject property abut commercial properties used for vehicle repair and customization, 130 feet of right-of-way to the north, and 431 to 677 feet of right-of-way to east. Except for emergency ingress and egress, access will be restricted to E. Hillsborough Avenue and routed away from the neighboring residential properties.

The proposed variations to reduce the buffer width to accommodate a storm pond and to allow a PVC fence in lieu of a masonry wall would apply to the western boundary of the property. Due to the 30-foot Type C landscape buffer and additional building envelop separation, and the allowance of passenger vehicle parking only, staff finds the use of a 6-foot tall PVC fence would provide adequate screening between the proposed development and the residential properties. Additionally, the required landscaping plantings would be installed within the remaining reduced-width buffer area and would be able to achieve the similarly effective screening results.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 29, 2022.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan.
2. Development of the project shall be limited to no more than 380,000 square feet of gross floor area. Allowable uses are restricted to warehousing, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production.
3. Building setbacks shall be as follows:
 - Front: 30 feet;
 - Side: 30 feet; and
 - Rear: 30 feet.
4. The maximum building height shall be 45 feet.
5. The maximum impervious surface area of the project shall be 80 percent.
6. The maximum building coverage shall be 31 percent before FDOT right-of-way preservation and 33 percent after FDOT right-of-way preservation.
7. The site shall have one (1) vehicular access connection on Hillsborough Avenue and one (1) gated emergency access connection to Tanner Road.
8. With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, subject to FDOT approval:
 - a. Construct an eastbound right turn lane;
 - b. Construct a westbound left turn lane; and
 - c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
9. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/-50 feet of right-of-way along its Hillsborough Ave.
10. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve between +/-13 and +/-53 feet of right-of-way along a portion of its boundary along Interstate 75 as shown in the PD site plan.
11. The project shall provide vehicular and pedestrian cross access to folio# 65082.0100 within the bounding box shown on the PD site plan.
12. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
13. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
14. The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.
15. 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.

16. 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.
17. 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).
18. 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.
19. Natural Resources staff identified a number of significant trees on the site including Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site construction plan may be modified from the Certified Site Plan to avoid tree removal.
20. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
- ~~19-21.~~ Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback of 30 feet must be maintained around these areas which shall be designated on all future plan submittals ~~and where land alterations are restricted.~~ Proposed land alterations are restricted within the wetland setback areas.
- ~~20-22.~~ Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- ~~21-23.~~ The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- ~~22-24.~~ 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.
- ~~23-25.~~ 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.


APPLICATION NUMBER: PD 22-0692

ZHM HEARING DATE: September 19, 2022

BOCC LUM MEETING DATE: November 3, 2022

Case Reviewer: Sam Ball

Zoning Administrator Sign Off:



Brian Grady
Mon Sep 19 2022 14:25:35

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

APPLICATION NUMBER: PD 22-0692

ZHM HEARING DATE: September 19, 2022

BOCC LUM MEETING DATE: November 3, 2022

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/08/2022
REVISED: 9/19/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: PD 22-0692

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

CONDITIONS OF APPROVAL

- The site shall have one (1) vehicular access connection on Hillsborough Ave. and one (1) gated emergency access connection to Tanner Rd.
- With the initial increment of development, the developer shall implement the following site access improvements on Hillsborough Ave. at the project access connection, subject to FDOT approval:
 - Construct an eastbound right turn lane;
 - Construct a westbound left turn lane; and
 - Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/-50 feet of right-of-way along its Hillsborough Ave.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve between +/-13 and +/-53 feet of right-of-way along a portion of its boundary along Interstate 75 as shown in the PD site plan.
- The project shall provide vehicular and pedestrian cross access to folio#65082.0100 within the bounding box shown on the PD site plan.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site arrival points to all building entrances and parking areas.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- The applicant will be required to construct a sidewalk along the site roadway frontages consistent with Section 6.03.03 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The subject property fronts Hillsborough Ave. and is bounded by Interstate 75 to the west and Tanner Rd. to the south. Additionally, the subject property is traversed by an unimproved section of Old Hillsborough Ave. right of way. The applicant is requesting to rezone the +/- 27.8-acre site from Agricultural Rural (AR), Commercial General (CG) to Planned Development (PD). The proposed PD is seeking approval of ~~351,000~~

380,000 square feet of warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production. The future land use designation is Urban Mixed Use 20 (UMU-20).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 5 Single Family Detached Dwelling Unit (ITE LUC 210)	47	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 380,000 Sq Ft Industrial Park (ITE LUC 130)	1,281	152	152

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+1,234	+148	+147

The proposed change will result in an increase in potential maximum trips of 1,234 daily trips, 148 peak hour trips in the AM and 147 peak hour trips in the PM.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Hillsborough Ave. is a substandard, undivided 2-lane, arterial roadway maintained by FDOT. The roadway consists of +/- 24-foot lanes and a total of +/- 33 feet of pavement, lying within a +/- 80-foot wide right-of-way along the project's northern boundary. There is a sidewalk on the south side and bicycle lanes on both sides along project frontage.

Hillsborough Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Per FDOT's request the applicant is providing 50 feet of right-of way preservation along the Hillsborough Ave. frontage.

Tanner Rd. is a substandard local roadway, maintained by the County, that is characterized by an +/- 20-foot paved surface lying within a range of +/- 44 and 50 feet of right-of-way along the project's southern boundary. There are no sidewalks or bicycle facilities present along Tanner Rd. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12' travel lanes within 54' minimum right of way for a non-Residential Development. The proposed PD site plan includes only a gated emergency access to Tanner Rd. Therefore, the developer will not be required to improve Tanner Rd. to standard.

An unimproved segment of Old Hillsborough Ave. right of way traverses the property. It is not on the Hillsborough county corridor preservation plan or on the Hillsborough county functional classification map. The applicant has submitted a petition to vacate the right-of-way and will not access the improved portion of Old Hillsborough Ave. that terminates at the project's western boundary. As such no improvements are required.

FDOT RIGHT OF WAY CORRIDOR PRESERVATION

As described above Hillsborough Ave., a state roadway facility, is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. As such the applicant is providing 50 feet of right of way preservation along the project's Hillsborough Ave. project frontage per FDOT's request.

Interstate 75 abuts the subject property's eastern boundary and is identified on the Hillsborough County Corridor Preservation Plan as a future 10-lane facility. As such the applicant is providing a right of way preservation area, along a +/-900-foot portion of the site's eastern boundary, ranging between +/-13 and +/-50 feet wide.

Only those interim uses allowed by the Hillsborough County LDC, Sec. 5.11.09 shall be permitted within the preserved right-of way. The right-of-way preservation area shall be shown on all future site plans, And building setbacks shall be calculated from the future right-of-way line.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access connection on Hillsborough Ave. and a gated emergency access to Tanner Rd.

As per FDOT comments and the applicant's submitted site access analysis, the developer will be required to make the following site access improvements at the Hillsborough Ave. access connection:

- a. Construct an eastbound right turn lane;
- b. Construct a westbound left turn lane; and
- c. Construct the driveway connection to have 3 lanes: one (1) inbound and two (2) outbound with one left out and one right out.

Cross access is proposed to the foilo#65082.0100 to the west within a cross access bounding box identified in the PD site plan.

The applicant will be required to construct a sidewalk along the site frontage on Tanner Rd. consistent with Section 6.03.03 of the Land Development Code.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

ROADWAY LEVEL OF SERVICE

Tanner Rd. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92	WILLIAMS RD	US HWY 301	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Ave.	FDOT Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Tanner Rd.	County Local - Urban	2 Lanes <input checked="" 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
Interstate 75	FDOT Limited Access Arterial	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	47	4	5
Proposed	1,281	152	152
Difference (+/-)	+1,234	+148	+147

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

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

Notes:

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

Notes:

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	Site access improvements in FDOT right-of-way. See report for conditions.

Application No. RZ 22-0692
Name: David Smith
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 9/19/2022



STEARNS
WEAVER
MILLER



OTERO ENGINEERING
Civil & Environmental Engineers

Planned Development PD 22-0692

Hillsborough County
Zoning Hearing Master
September 19, 2022

Team Members

- **Applicant:** Arrow Capital, LLC
- **Civil Engineer:** Amber Tomasiello, P.E. – Otero Engineering, Inc.
- **Traffic Engineer:** Michael Raysor, P.E. – Raysor Transportation Consulting
- **Legal and Land Planning:** Stearns Weaver Miller, PA
 - Jacob T. Cremer, Esq.
 - Nicole A. Neugebauer, Esq.
 - David M. Smith, MBA

General Location

- +/- 27.8 acre property located west of I-75 and south of E. US Hwy 92
- Folios 62829.0000, 62830.0000, 65057.0000, 65082.0000, 65074.0000, 65057.1000, 65067.0000, 65069.0000, and 65079.0000
- Current land use: single family residential, mobile homes, agricultural, and some vacant sections.



Zoning and Future Land Use

- Existing Zoning: CG and AR
- Future Land Use: UMU-20
- Subject to East Lake-Orient Park Community Planning Area
- Within the Urban Service Area

Zoning Map



Future Land Use Map



Adjacent Zonings and Uses

Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	M	NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, & Industrial	Propane Supply
	PD 88-0052	2 du/ga/FAR: 0.20	Mixed Use Residential & Commercial	Mixed Use Residential & Commercial
	ASC-1	1 du/ga/FAR: NA	Agricultural & Single-Family	Memorial Park
South	ASC-1	1 du/ga/FAR: NA	Agricultural & Single-Family	Single-Family
	AR	1 du/5 ga/FAR: NA	Agricultural & Single-Family	Single-Family & Pasture
	AR (PD 22-0683 Pending BOCC)	1 du/5 ga/FAR: NA (Pending: NA/FAR: 0.22)	Agricultural & Single-Family (Pending: Warehousing, Wholesale Distribution, Manufacturing, Processing, Production, & Professional Services)	Pasture
West	CG	NA/FAR: 0.27	Commercial & Service	Auto Repair & Service
	AR	1 du/5 ga/FAR: NA	Agricultural & Single-Family	Single-Family
	PD 92-0072	12 du/ga/FAR: NA	Mobile Home & RV Park	Pasture & Mobile Home Park

Request

- Allow warehouse, with or without distribution center, wholesale distribution (trade), manufacturing, processing, and production as permitted uses on the Property at a proposed FAR of 0.31 (before FDOT ROW preservation)/0.33 (after FDOT ROW preservation);
- Construct two warehouse buildings, internal drive aisles, a stormwater pond, and parking surfaces;
- Limit the building height to 45 feet;
- Enforce a 30-foot front, side, and rear yard setback;
- Allow a maximum impervious surface ratio of 80%; and
- Provide one full access point to the north, one emergency access point to the south, and one vehicle and pedestrian cross-access to the northwest.

Comprehensive Plan Consistency

- Consistent with the proposed UMU-20 Future Land Use Category.
- Property is in the USA and according to Objective 1 of the Future Land Use Element, 80% of the County's growth should be in the USA.
- The UMU-20 Future Land Use category permits residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects.
- Policy 19.1 does not apply because the Project is within a ½ mile of an identified Community Activity Center (the Hillsborough Avenue/I-75 Community Activity Center) and the Project is exclusively industrial.
- Consistent with the East Lake Orient Community Plan because the East Lake Orient Area "is comprised of urban, suburban, and rural residences, commercial corridors, and industrial uses." Furthermore, a goal in the East Lake Orient Community Plan is to "provide opportunities for business growth and jobs in the East Lake-Orient park community."

PD Variations

1. Vary LDC Section 6.06.06(C)(5) to reduce the screening requirements in order to construct a PVC fence in lieu of a masonry wall as part of “Type C” buffers.
2. Vary LDC Section 6.01.01 to allow for a PVC fence in lieu of a masonry wall (if applicable); and
3. Vary LDC Section 6.06.06 to allow a reduction in effective buffer width along the western boundary where storm water ponds within buffer contain slopes steeper than 4:1.

Variation – Request #1

1. Vary LDC Section 6.06.06(C)(5) to reduce the screening requirements in order to construct a PVC fence in lieu of a masonry wall as part of “Type C” buffers.
 - Justification: the PVC fence material is more compatible and aesthetically pleasing to the surrounding commercial and residential environment. Adequate screening will still be provided because the applicant is providing a different fence material that is more aesthetically pleasing and common in commercial and residential areas.

Variation – Request #2

2. Vary LDC Section 6.01.01 to allow for a PVC fence in lieu of a masonry wall (if applicable).
 - Justification: the PVC fence material is more compatible and aesthetically pleasing to the surrounding commercial and residential environment. Adequate screening will still be provided because the applicant is providing a different fence material that is more aesthetically pleasing and common in commercial and residential areas.

Variation – Request #3

3. Vary LDC Section 6.06.06 to allow a reduction in effective buffer width along the western boundary where storm water ponds within buffer contain slopes steeper than 4:1.
 - Justification: The reduction is requested to recognize the change in topography of the site and the requirement to capture offsite drainage at grade with the site being filled east of the conveyance/capture at grade. The effective property line separation width and screening will still be provided and include a fence and required landscaping.

Community Engagement

- The applicant held a community meeting on May 23, 2022.
- The applicant has also received a couple of phone calls but no objections to the project.
- A companion project on the east side of Interstate-75, REZ 22-0683, similarly received no opposition and was approved on September 13, 2022 on consent by the Hillsborough County Board of County Commissioners.

Conclusion

- Development Services staff recommends **approval**.
- Planning Commission found the Project **consistent**.
- We respectfully request your recommendation of approval of RZ-PD 22-0692.



**PARTY OF
RECORD**

NONE