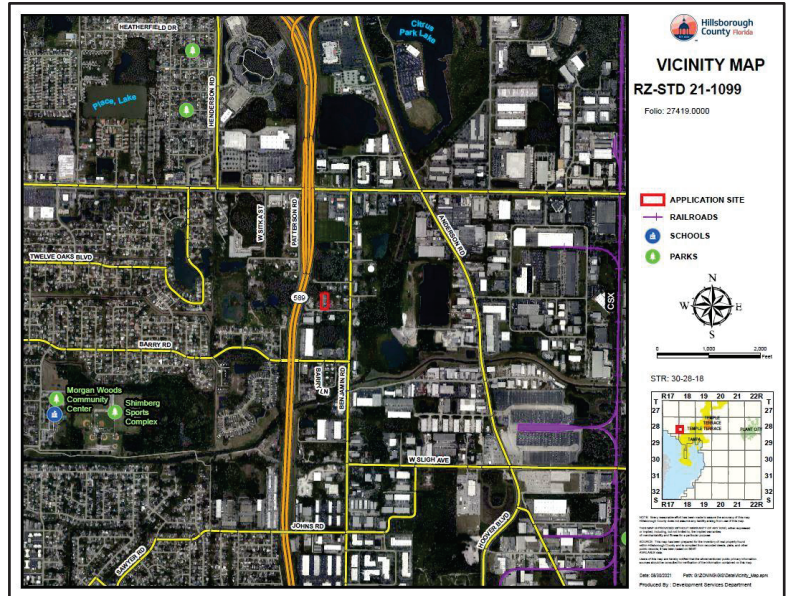


Rezoning Application: 21-1099
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021

1.0 APPLICATION SUMMARY

Applicant: RU Property Management Group, LLC
FLU Category: Light Industrial (LI)
Service Area: Urban
Site Acreage: 0.97
Community Plan Area: Town N' Country
Overlay: None



Introduction Summary:

The request is to rezone from the existing **Agricultural Industrial (AI)** zoning district to the proposed to **Manufacturing (M)** zoning district. The proposed zoning for M permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses.

Zoning:	Existing	Proposed
District(s)	AI	M
Typical General Use(s)	Agricultural	Industrial/Manufacturing
Acreage	0.97	0.97
Density/Intensity	Not Applicable (N/A)	0.75 Floor Area Ratio (F.A.R.)
Mathematical Maximum*	N/A	31,689 square feet

*number represents a pre-development approximation

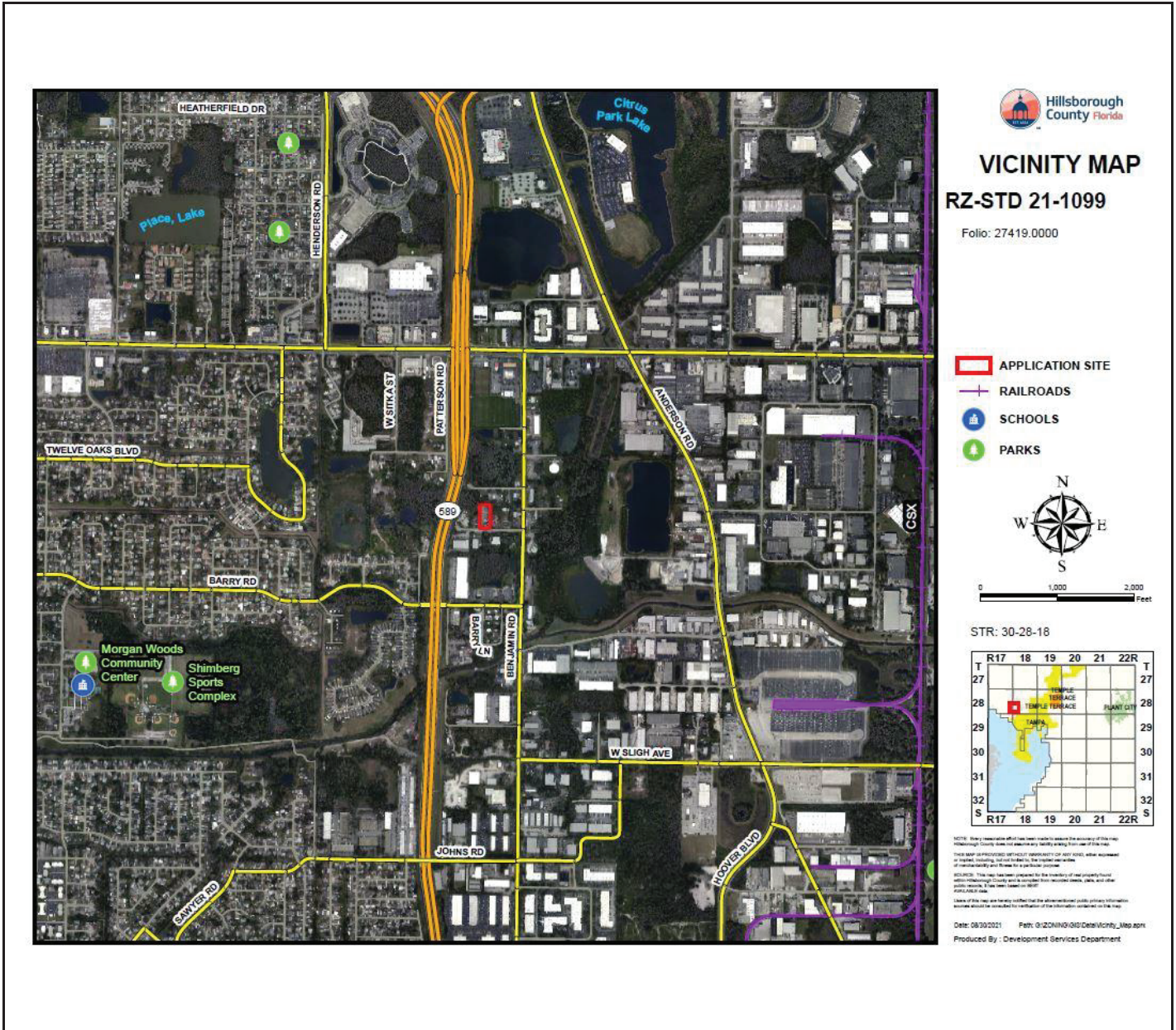
Development Standards:	Existing	Proposed
District(s)	AI	M
Lot Size / Lot Width	43,560 square feet (sf)/ 150 feet	20,000 sf/ 100'
Setbacks/Buffering and Screening	50' Front 15' Sides 50' Rear	30' – Front/ South 0' – Sides – West and East Boundaries 0' – Rear/ North
Height	50'	70'

Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



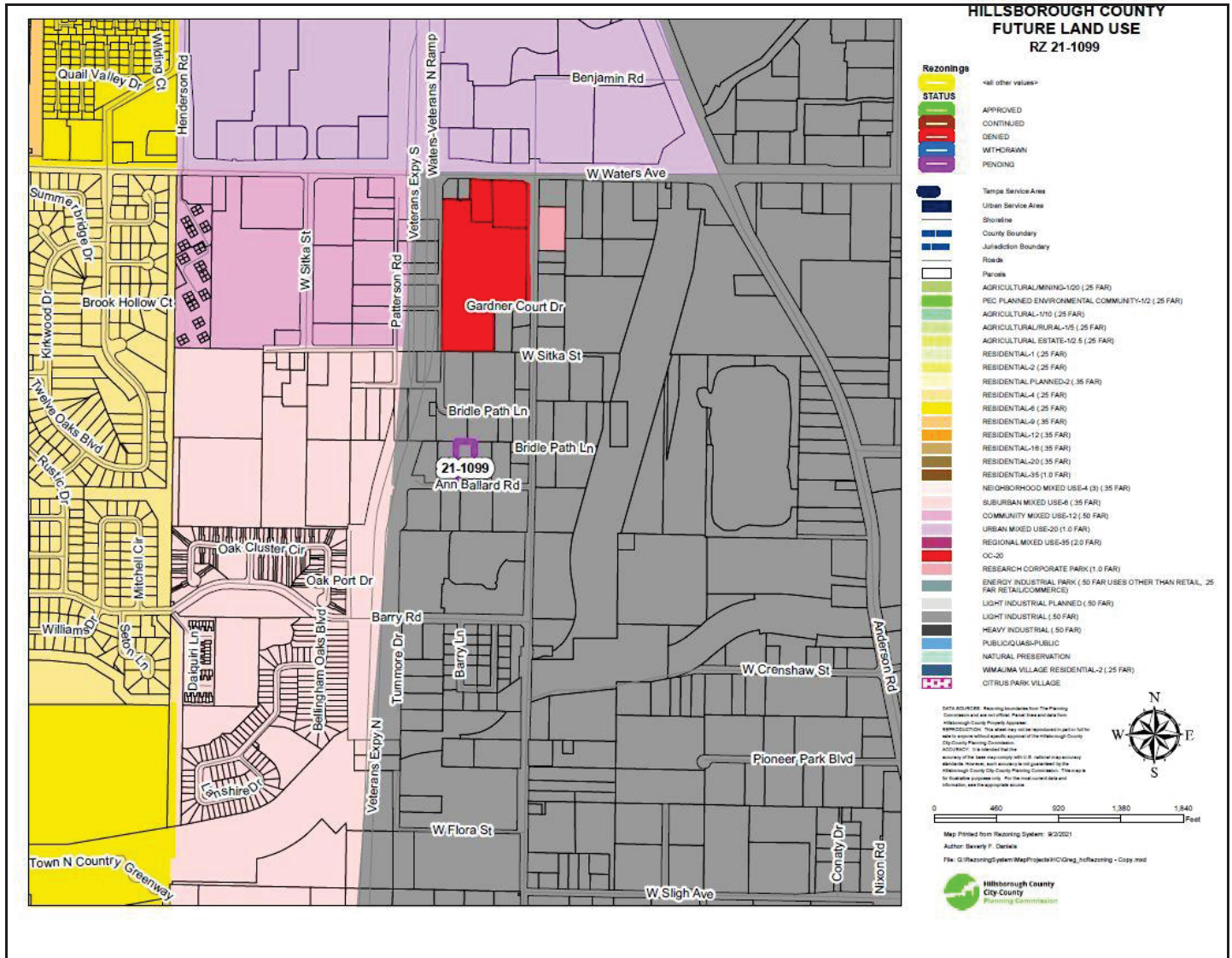
Context of Surrounding Area:

The site is surrounded by commercial, industrial, office and neighborhood-commercial type uses. The subject site is surrounded by Light Industrial (LI) Future Land Use (FLU) categories which permits which has the potential to permit light industrial, commercial, office, neighborhood-commercial and multi-purpose uses. The adjacent properties are zoned (M) Manufacturing (to the north, south and east); and (PD) Planned Development 89-0018 (to the west).



2.0 LAND USE MAP SET AND SUMMARY DATA

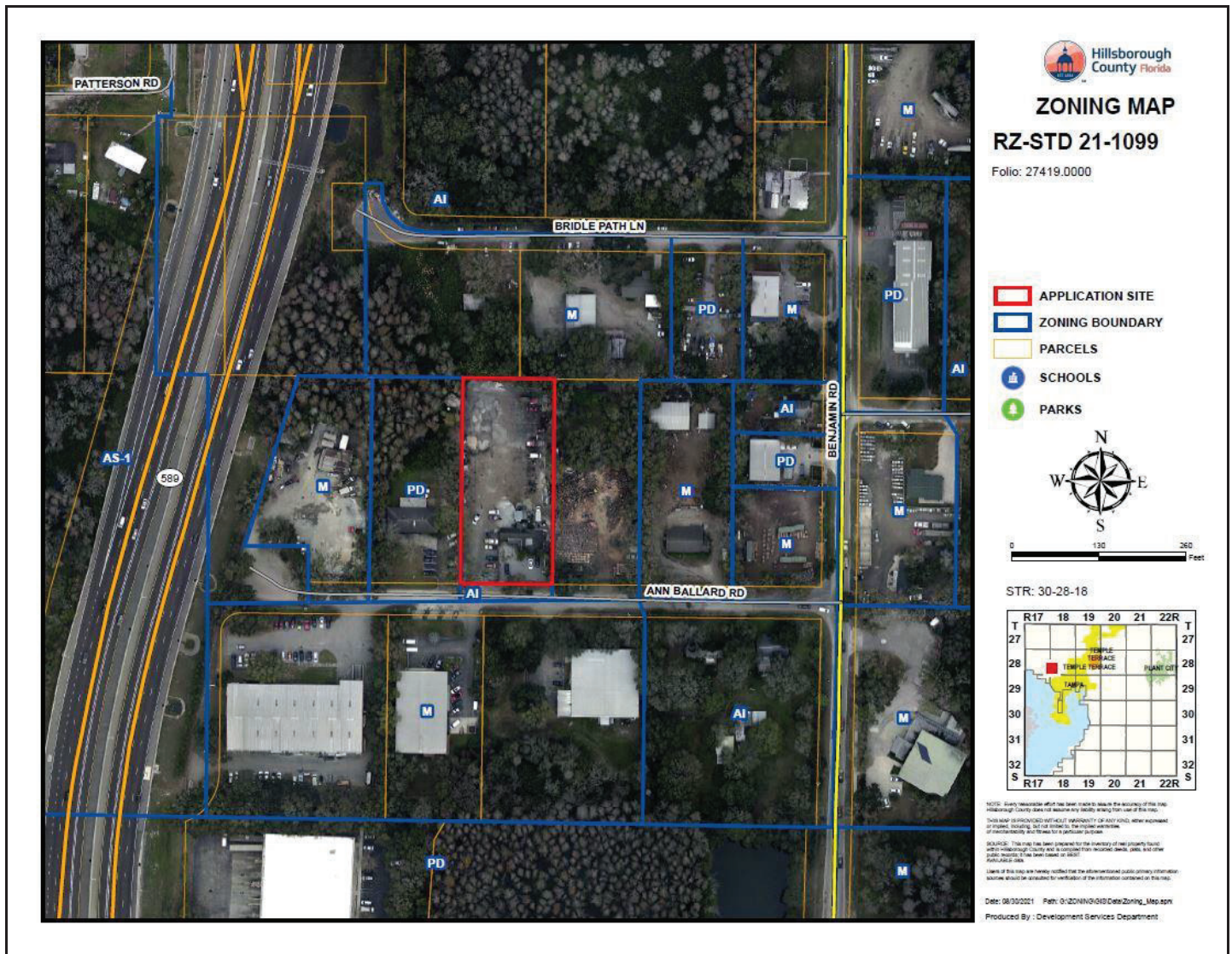
2.2 Future Land Use Map



Subject Site Future Land Use (FLU) Category:	Light Industrial (LI)
Maximum Density/F.A.R.:	0.75 F.A.R.
Typical Uses:	Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, rural scale retail establishments, and recreational facilities. Rural scale neighborhood commercial uses pursuant to locational criteria in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	0.75 F.A.R.	Industrial/Manufacturing	Office
South	M	0.75 F.A.R.	Industrial/Manufacturing	Office

Rezoning Application: 21-1099
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021



**Hillsborough
 County Florida**

Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	M	0.75 F.A.R.	Office	Vacant
West	PD 89-0018	0.75 F.A.R.	General Commercial, Office and Personal Services	Office

Rezoning Application: 21-1099
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021



**Hillsborough
County Florida**

Development Services Department

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)

Not Applicable

APPLICATION NUMBER: PD 21-1099

ZHM HEARING DATE: October 18, 2021

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
Ann Ballard 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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,209	74	161
Proposed	123	19	21
Difference (+/-)	-1,086	-55	-140

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This agency has no comments.
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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: No Comments Provided.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<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 site is surrounded by commercial, industrial, office and neighborhood-commercial type uses. The subject site is surrounded by Light Industrial (LI) Future Land Use (FLU) categories which permits which has the potential to permit light industrial, commercial, office, neighborhood-commercial and multi-purpose uses.

The adjacent properties are zoned (M) Manufacturing (to the north, south and east); and (PD) Planned Development 89-0018 (to the west).

The size and depth of the subject parcel in relation to other adjacent office, neighborhood-commercial and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the agricultural and residential uses/zoning districts in the area.


The site is located within the County’s Wastewater Service Area; and located in with the City of Tampa ‘s Water Service Area. Respectively, the subject property will be served by the City of Tampa for Water and The County for Wastewater.

5.2 Recommendation

Based on the above considerations, staff finds the proposed **M** zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Oct 6 2021 13:48:38</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Town and Country/ Northwest

DATE: 10/05/2021
AGENCY/DEPT: Transportation
PETITION NO: STD 21-1099

<input type="checkbox"/>	This agency has no comments.
<input checked="" type="checkbox"/>	This agency has no objection.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,086 average daily trips, 55 trips in the a.m. peak hour, and 140 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 0.96 acres from Agricultural Industrial (AI) to Manufacturing (M). The site is located +/- 432 feet west the of the intersection of Ann Ballard Rd. and Benjamin Rd. The Future Land Use designation of the site is LI.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, 31,000 sf Nursery (Wholesale) (ITE code 818)	1,209	74	161

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 31,000 sf General Manufacturing (ITE Code 140)	123	19	21

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,086	-55	-140

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,086 average daily trips, 55 trips in the a.m. peak hour, and 140 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Ann Ballard Rd., a 2-lane, undivided, Hillsborough County maintained local roadway with +/- 10-foot travel lanes. Along the project frontage of the subject site, Ann Ballard Rd. lies within a +/- 48-foot-wide right-of-way. There is no sidewalk or bike lanes along the north side of Ann Ballard Rd. in the vicinity of the proposed project.

Ann Ballard Rd. is not shown on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated that access to the site will be from Ann Ballard Rd. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

LEVEL OF SERVICE (LOS)

Ann Ballard Rd. is not a regulated roadway and not is included in the 2020 Level of Service (LOS) report.

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

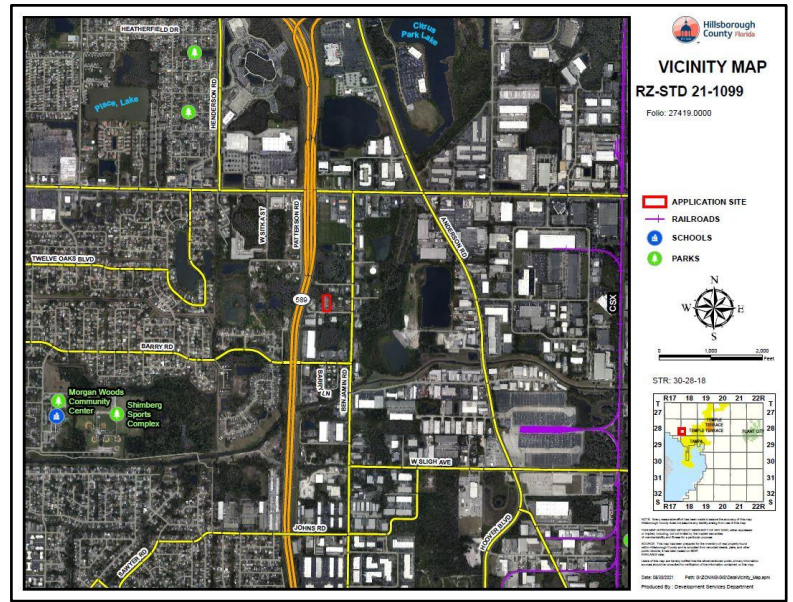
Application number:	RZ STD 21-1099
Hearing date:	October 18, 2021
Applicant:	RU Project Management Group, LLC
Request:	Rezone to M
Location:	7706 Ann Ballard Road, Tampa North side of Ann Ballard Road, west of Benjamin Road
Parcel size:	0.97 acres +/-
Existing zoning:	Agricultural Industrial
Future land use designation:	Light Industrial (0.75 FAR)
Service area:	Urban
Community planning area:	Town 'n Country

A. APPLICATION REVIEW

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

1.0 APPLICATION SUMMARY

Applicant: RU Property Management Group, LLC
FLU Category: Light Industrial (LI)
Service Area: Urban
Site Acreage: 0.97
Community Plan Area: Town N' Country
Overlay: None



Introduction Summary:

The request is to rezone from the existing **Agricultural Industrial (AI)** zoning district to the proposed to **Manufacturing (M)** zoning district. The proposed zoning for M permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses.

Zoning:	Existing	Proposed
District(s)	AI	M
Typical General Use(s)	Agricultural	Industrial/Manufacturing
Acreage	0.97	0.97
Density/Intensity	Not Applicable (N/A)	0.75 Floor Area Ratio (F.A.R.)
Mathematical Maximum*	N/A	31,689 square feet

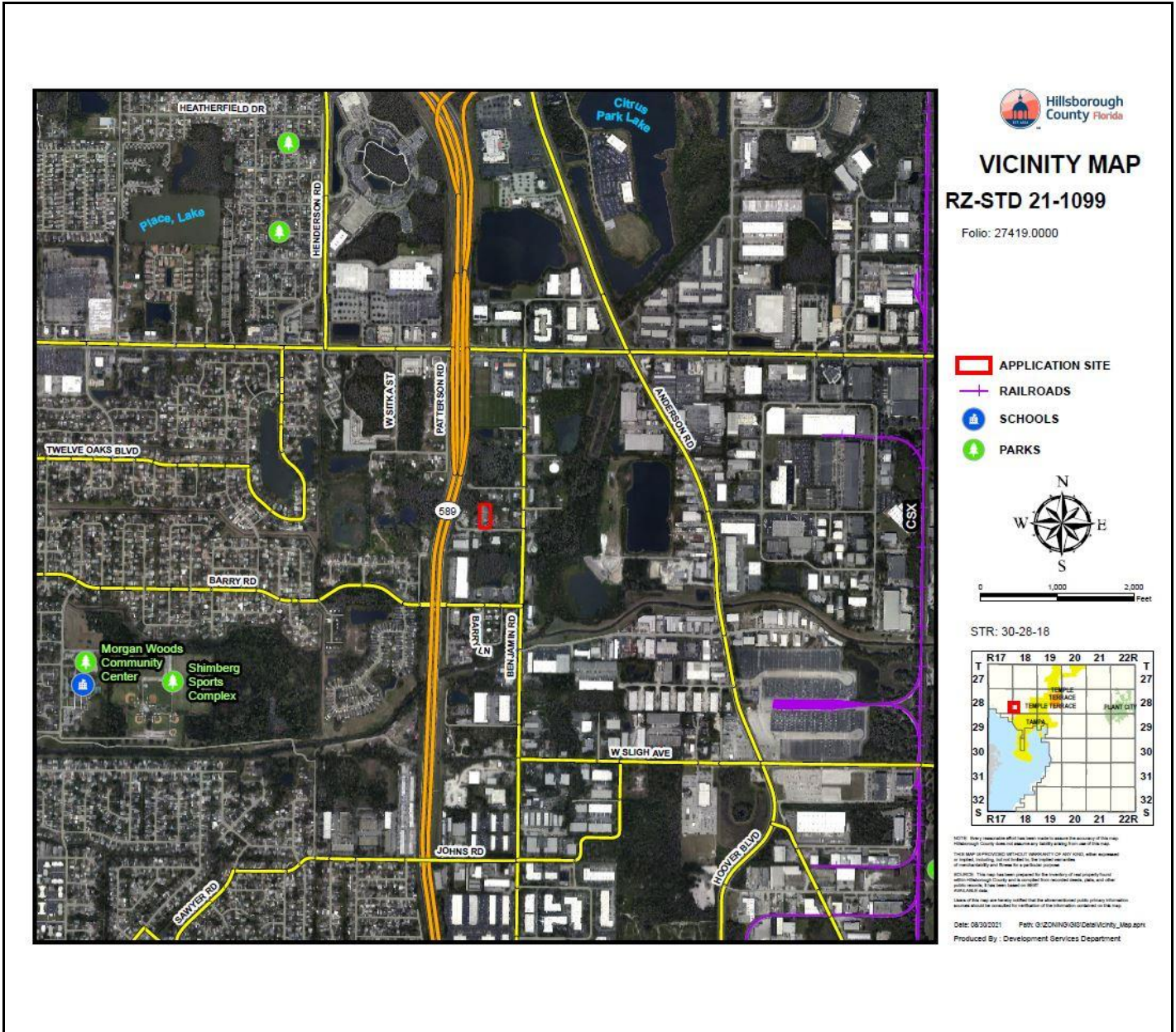
*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AI	M
Lot Size / Lot Width	43,560 square feet (sf)/ 150 feet	20,000 sf/ 100'
Setbacks/Buffering and Screening	50' Front 15' Sides 50' Rear	30' – Front/ South 0' – Sides – West and East Boundaries 0' – Rear/ North
Height	50'	70'

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



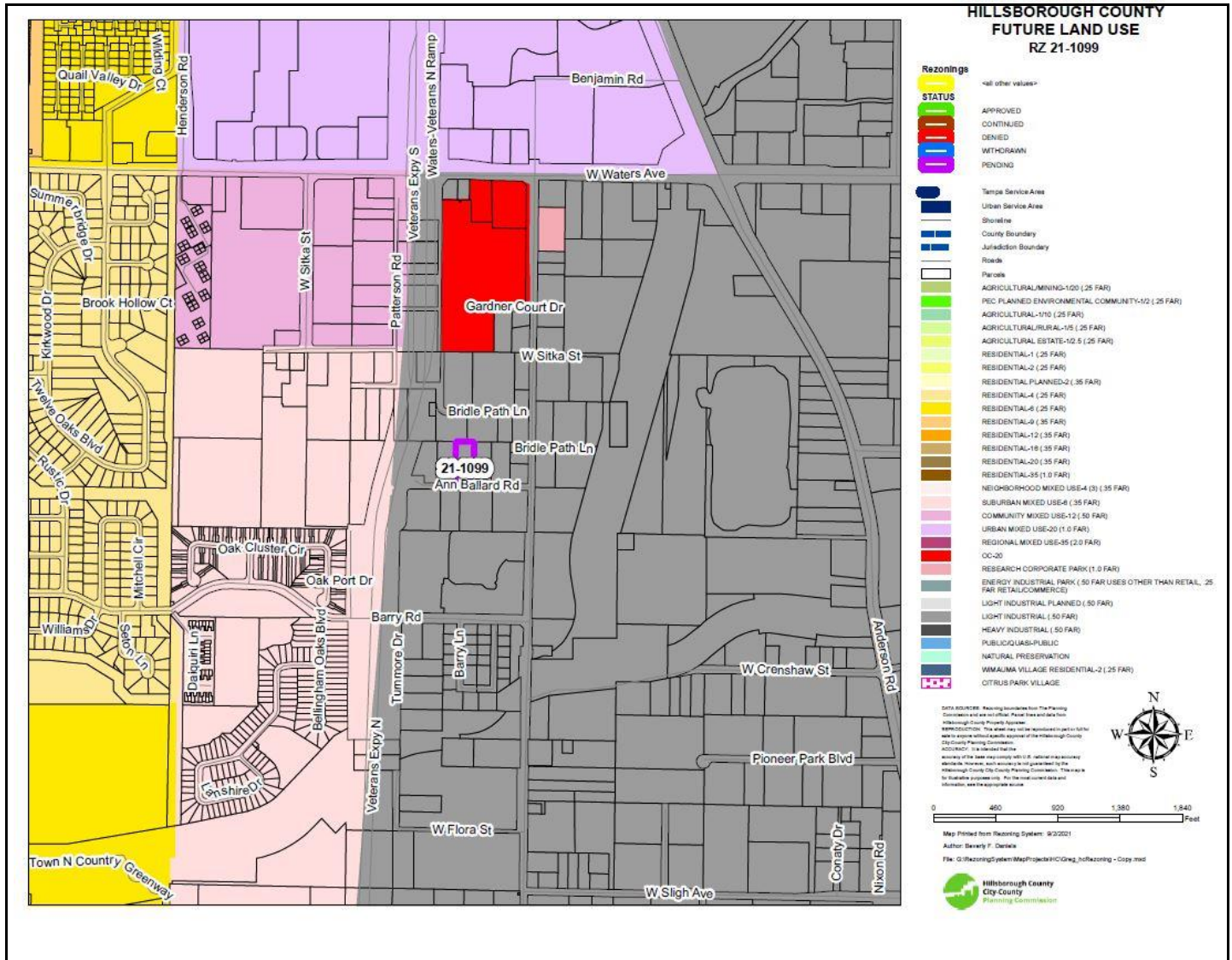
Context of Surrounding Area:

The site is surrounded by commercial, industrial, office and neighborhood-commercial type uses. The subject site is surrounded by Light Industrial (LI) Future Land Use (FLU) categories which permits which has the potential to permit light industrial, commercial, office, neighborhood-commercial and multi-purpose uses. The adjacent properties are zoned (M) Manufacturing (to the north, south and east); and (PD) Planned Development 89-0018 (to the west).



2.0 LAND USE MAP SET AND SUMMARY DATA

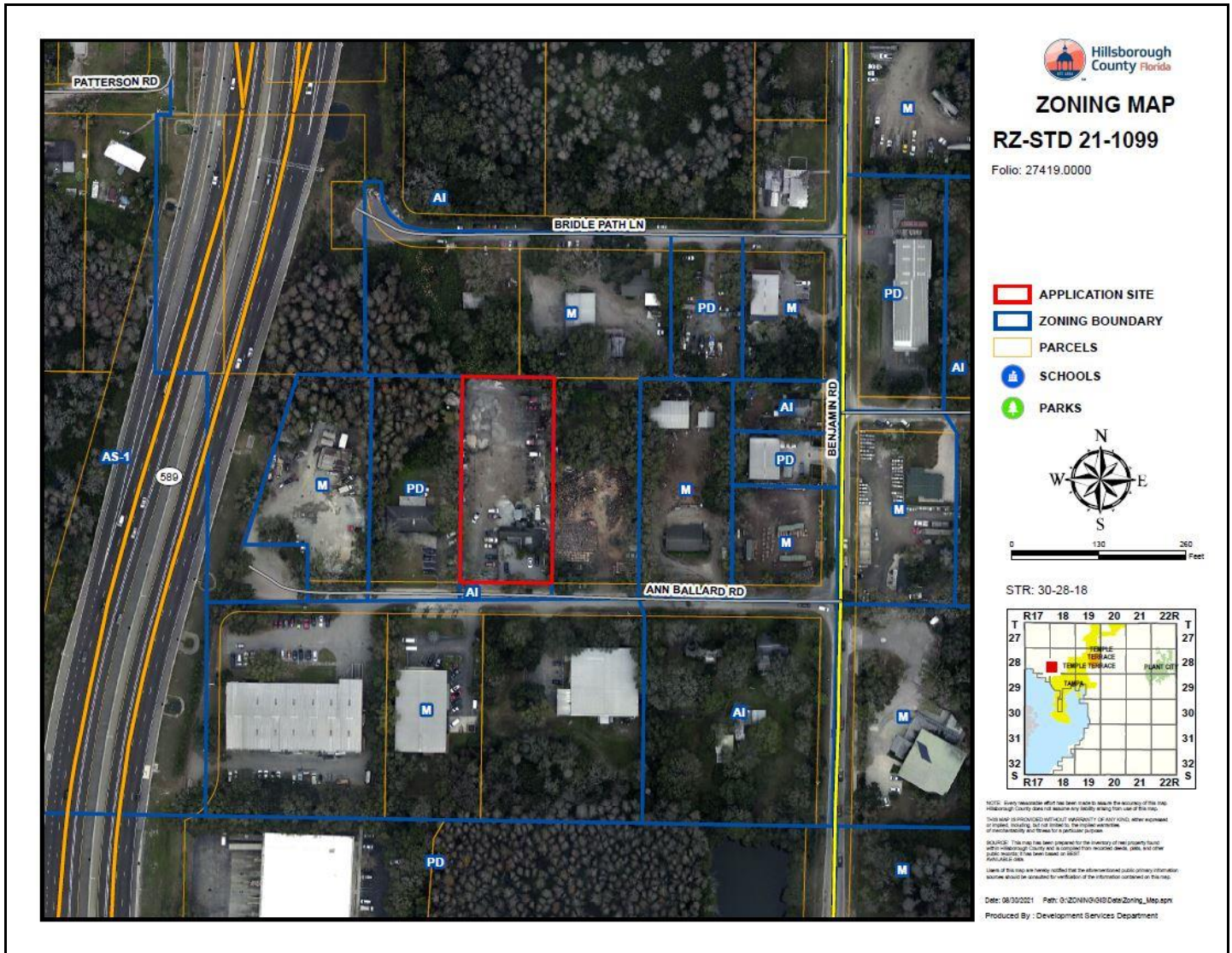
2.2 Future Land Use Map



Subject Site Future Land Use (FLU) Category:	Light Industrial (LI)
Maximum Density/F.A.R.:	0.75 F.A.R.
Typical Uses:	Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, rural scale retail establishments, and recreational facilities. Rural scale neighborhood commercial uses pursuant to locational criteria in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	0.75 F.A.R.	Industrial/Manufacturing	Office
South	M	0.75 F.A.R.	Industrial/Manufacturing	Office

Rezoning Application: 21-1099
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021



**Hillsborough
 County Florida**

Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	M	0.75 F.A.R.	Office	Vacant
West	PD 89-0018	0.75 F.A.R.	General Commercial, Office and Personal Services	Office

Rezoning Application: 21-1099
Zoning Hearing Master Date: October 18, 2021
BOCC Land Use Meeting Date: December 14, 2021



**Hillsborough
County Florida**

Development Services Department

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)

Not Applicable

APPLICATION NUMBER: PD 21-1099

ZHM HEARING DATE: October 18, 2021

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
Ann Ballard 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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,209	74	161
Proposed	123	19	21
Difference (+/-)	-1,086	-55	-140

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.	
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This agency has no comments.	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 					
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Service Area/ Water & Wastewater	<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	<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		
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					
Impact/Mobility Fees: No Comments Provided.					
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission	<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<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 site is surrounded by commercial, industrial, office and neighborhood-commercial type uses. The subject site is surrounded by Light Industrial (LI) Future Land Use (FLU) categories which permits which has the potential to permit light industrial, commercial, office, neighborhood-commercial and multi-purpose uses.

The adjacent properties are zoned (M) Manufacturing (to the north, south and east); and (PD) Planned Development 89-0018 (to the west).

The size and depth of the subject parcel in relation to other adjacent office, neighborhood-commercial and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the agricultural and residential uses/zoning districts in the area.


The site is located within the County’s Wastewater Service Area; and located in with the City of Tampa ‘s Water Service Area. Respectively, the subject property will be served by the City of Tampa for Water and The County for Wastewater.

5.2 Recommendation

Based on the above considerations, staff finds the proposed **M** zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Oct 6 2021 13:48:38</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on October 18, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Ruth Londono of RU Project management Group spoke on behalf of the owner. She stated the owner is requesting to rezone the subject property from Agricultural Intensive to Manufacturing. She stated the rezoning is consistent with the Future Land Use designation of Light Industrial. She displayed a map graphic and described the subject property and surrounding properties. She stated the owners also own two adjacent parcels north of the subject property and one adjacent parcel east of the subject property. She stated those three parcels were zoned to Manufacturing in 2017.

Development Services Department

Ms. Isis Brown, 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.

Mr. Robert Briesacher stated he owns the Overhead Door Company at 7701 Ann Ballard. He stated the applicant is not in manufacturing but is a trucking company. He stated they have ruined the roads and wetlands. He stated the applicant wants to run trucks from Ann Ballard in and out on Bridle Path, and it is dangerous. He stated they have been cited for zoning violations and the sheriff's department has been to the site multiple times. He stated there are no manufacturers on Ann Ballard or Bridle Path. He stated his company is a distributor and the neighbors are a locksmith company.

Mr. Marcio Vieira stated he is at 7703 Ann Ballard Road, across the street from the applicant. He stated the applicant is destroying the roads and he is tremendously impacted. He stated the trucks go on his driveway too and it is disturbing and dangerous. He stated trucks park in front and it is hard to get in and out of the building sometimes. He stated he is a commercial janitorial business. He stated he would show pictures of his

phone. Mr. Grady told Mr. Vieira he could not display the photographs if he could not submit them to the record. Mr. Vieira stated he submitted complaints already.

Development Services Department

Mr. Grady stated the M zoning district does permit other uses besides manufacturing. He stated the zoning district allows a full range of other commercial uses. He stated the rezoning is the first step of any kind of development process and an applicant would have to also go through Site Development Review to bring the site into compliance with the site development requirements.

The hearing officer asked Mr. Grady whether a trucking business is an allowed use in the Manufacturing zoning district. Mr. Grady answered it is an allowed use.

Applicant Rebuttal

Ms. Londono displayed a photograph of Ann Ballard Road and pointed out the end of the road at the Veterans Expressway. She stated there are big trucks using the road because that is an allowed use in the area. The hearing officer asked Ms. Londono whether the truck in the photograph was one of the applicant's trucks. Ms. Londono stated it was not. She stated the truck belongs to the property at the end of the road, 7701 Ann Ballard. Ms. Londono explained the applicant owns parcels to the north of the Subject Property on Bridle Path Lane. She stated the applicant uses those parcels to access between Ann Ballard and Bridle Path. Ms. Londono stated the applicant has been working with Code Enforcement to address the citations, and the only open case right now is for the rezoning hearing. The hearing officer asked Ms. Londono whether the open Code Enforcement case was for improper use of the zoning on the subject property. Ms. Londono confirmed it was. Ms. Londono stated there are no issues with the wetlands.

The hearing officer closed the hearing on RZ PD 21-1099.

C. EVIDENCE SUBMITTED

No additional documentary evidence was submitted into the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property is approximately 0.97 acres located at 7706 Ann Ballard Road, on the north side of Ann Ballard Road west of Benjamin Road.
2. The Subject Property is currently zoned Agricultural Industrial.
3. The Subject Property is designated Light Industrial on the comprehensive plan Future Land Use Map.
4. The Subject Property is in the Urban Service Area and is within the boundaries of Town 'n Country Community Plan.

5. The Subject Property is surrounded by commercial, industrial, office, and neighborhood-commercial uses. Properties adjacent to the Subject Property to the north, south, and east are zoned Manufacturing, and to the west are zoned Planned Development 89-0018. The Subject Property is surrounded by properties designated Light Industrial on the Future Land Use map.
6. The applicant has requested a rezoning to Manufacturing.
7. The proposed rezoning is compatible with surrounding land uses and consistent with the comprehensive plan.

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

The 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

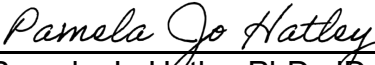
A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2021). 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, and opposition testimony, there is substantial competent evidence demonstrating the requested 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 has requested a rezoning from AI to M.

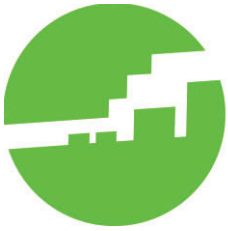
H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

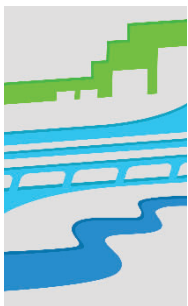
November 3, 2021

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 18, 2021 Report Prepared: October 7, 2021	Petition: RZ 21-1099 7706 Ann Ballard Road <i>North side of Ann Ballard Road, west of Benjamin Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Light Industrial (LI: 0.75 FAR)
Service Area	Urban
Community Plan:	Town and Country
Requested Zoning:	Agricultural Industrial-(AI) to Manufacturing (M)
Parcel Size (Approx.):	0.96 acres +/-
Street Functional Classification:	Ann Ballard Road – Local Benjamin Road – Collector
Locational Criteria	N/A
Evacuation Zone	The subject property is in Evacuation Zone D



Context

- The approximately 0.96+/- acre subject site is located on the north side of Ann Ballard Road, west of Benjamin Road. The subject site is located within the Urban Service Area and is within the limits of the Town and Country Community Plan.
- The site's Future Land Use designation is Light Industrial (LI), which includes typical uses such as processing, manufacturing, recycling, and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria.
- The subject site is developed with a single-family home. Other uses in the immediate area include a light commercial use to the west, developed with an office. There is light industrial use on the south side of Ann Ballard Road developed with a warehouse. The parcel directly to the east is vacant and there is a mobile home and a landscaping company north of the site.
- The subject site is currently zoned Agricultural Industrial (AI). The immediate area is predominately zoned Manufacturing (M), with the exception of the site to the west, which is zoned Planned Development (PD) and developed with an office.
- The applicant is requesting to rezone the subject site from Agricultural Industrial (AI) to Manufacturing (M) to allow for the storage of material and truck parking.

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

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.*

Neighborhood/Community Development

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

Policy 16.3: *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*

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

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.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) 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.*

Staff Analysis of Goals, Objectives, and Policies

The applicant is requesting to rezone the subject site from Agricultural Industrial (AI) to Manufacturing (M) to allow the storage of materials and truck parking. The proposed use is consistent with the Light Industrial (LI) Future Land use classification.

The proposed rezoning also meets the intent of the neighborhood compatibility policies outlined in Objective 16 and Policy 16.3 of the Future Land Use Element. The subject site is located in an area where existing uses are intense in nature and the existing development pattern consists predominately of manufacturing zoned parcels.

The proposed rezoning meets the intent of Objective 26 and its accompanying policy 26.5 which promote industrial uses to further the economic development of Hillsborough County. Policy 26.5 limits non-industrial uses within industrial land use categories. Manufacturing is a permitted use within the Light Industrial Future Land Use Category and is therefore consistent with the development expected in this category.

Goal 12, Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) of the FLUE provides policy guidance on new development recognizing the existing character of the area and maintaining compatibility with it. In this case, the rezoning request would add additional industrial uses to an area that is predominately industrial fitting in with the existing character of the area.

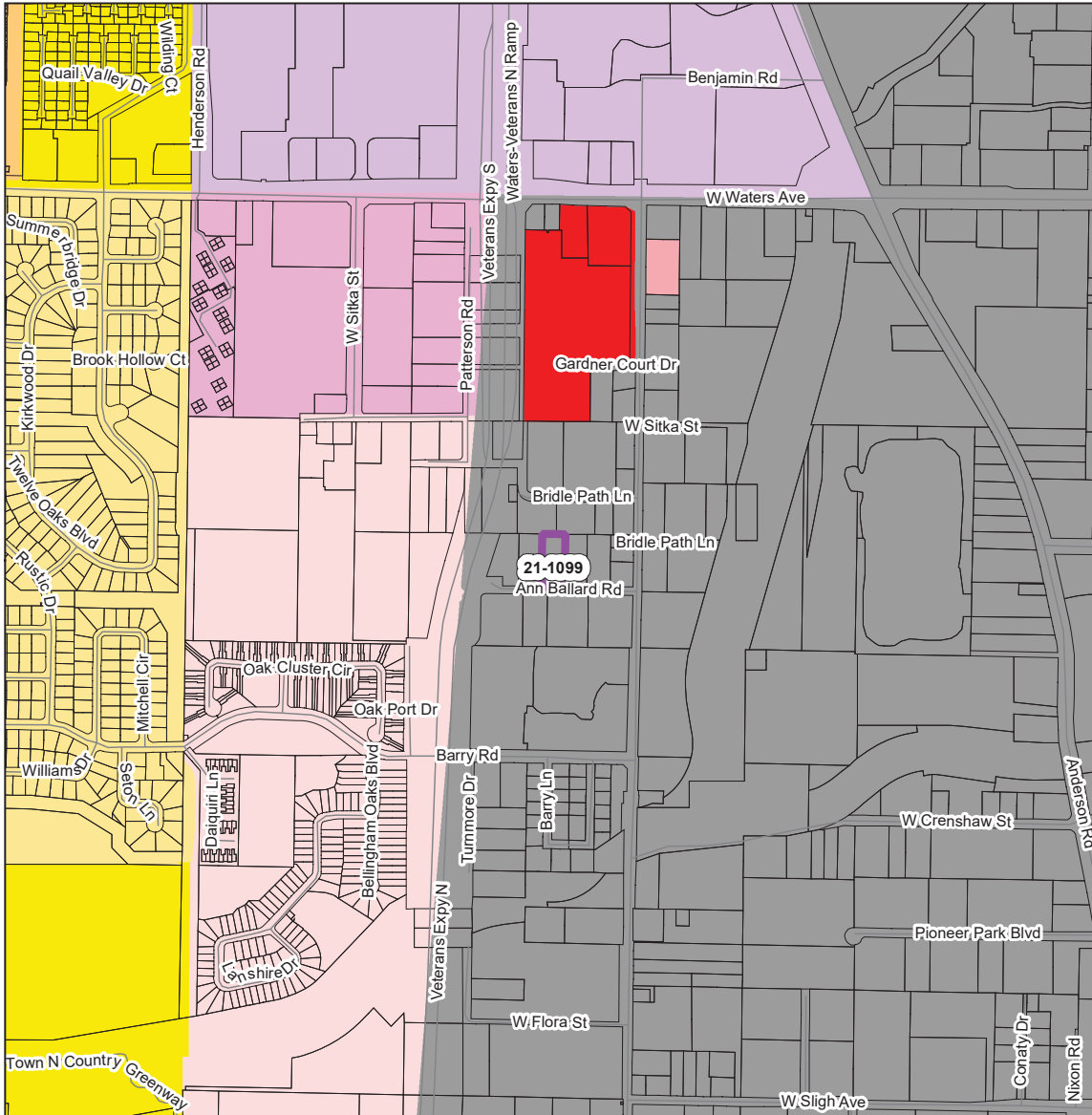
The subject site is located within the limits of the Town and Country Community Plan. There are no policies within the community plan that are applicable to this request.

Overall Planning Commission staff find that the proposed rezoning from Agricultural Industrial (AI) to Manufacturing (M) consistent with the Comprehensive Plan for Unincorporated Hillsborough County and will provide development that is compatible with the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 21-1099



- Rezoning**
- <all other values>
- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service Area
 - Urban Service Area
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
 - AGRICULTURAL/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - 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/QUASI-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.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

Map Printed from Rezoning System: 9/2/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\H\G\Greg_hcRezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Town and Country/ Northwest

DATE: 10/05/2021
AGENCY/DEPT: Transportation
PETITION NO: STD 21-1099

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | This agency has no comments. |
| <input checked="" type="checkbox"/> | This agency has no objection. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,086 average daily trips, 55 trips in the a.m. peak hour, and 140 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 0.96 acres from Agricultural Industrial (AI) to Manufacturing (M). The site is located +/- 432 feet west the of the intersection of Ann Ballard Rd. and Benjamin Rd. The Future Land Use designation of the site is LI.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, 31,000 sf Nursery (Wholesale) (ITE code 818)	1,209	74	161

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 31,000 sf General Manufacturing (ITE Code 140)	123	19	21

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,086	-55	-140

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,086 average daily trips, 55 trips in the a.m. peak hour, and 140 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Ann Ballard Rd., a 2-lane, undivided, Hillsborough County maintained local roadway with +/- 10-foot travel lanes. Along the project frontage of the subject site, Ann Ballard Rd. lies within a +/- 48-foot-wide right-of-way. There is no sidewalk or bike lanes along the north side of Ann Ballard Rd. in the vicinity of the proposed project.

Ann Ballard Rd. is not shown on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated that access to the site will be from Ann Ballard Rd. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

LEVEL OF SERVICE (LOS)

Ann Ballard Rd. is not a regulated roadway and not is included in the 2020 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
Ann Ballard 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,209	74	161
Proposed	123	19	21
Difference (+/-)	-1,086	-55	-140

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

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

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

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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

COMMISSION

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 Harry Cohen
 Ken Hagan
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 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 10/18/2021</p> <p>PETITION NO.: 21-1099</p> <p>EPC REVIEWER: Chris Stiens</p> <p>CONTACT INFORMATION: (813) 627-2600 X1225</p> <p>EMAIL: stiensc@epchc.org</p>	<p>COMMENT DATE: 9/29/2021</p> <p>PROPERTY ADDRESS: 7706 Ann Ballard Rd, Tampa, FL 33634</p> <p>FOLIO #: 0274190000</p> <p>STR: 30-28S-18E</p>
<p>REQUESTED ZONING: : Example From I to M</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	09/27/2021
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are located off-site on the northwest side of the property. Setbacks may exist on-site.
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

cs/cs



AVIATION AUTHORITY LAND USE REVIEW
Hillsborough County - OPTIX

DATE: September 1, 2021

PROPOSED USE INFORMATION:

Case No.: 21-1099 Reviewer: Tony Mantegna

Location: 7706 Ann Ballard Rd

Folio: 27419.0000

Current use of Land: Agricultural

Zoning: A1

REQUEST: Rezone to M - Open Storage

COMMENTS:

The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 110 feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – _____

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 2021

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

APPLICANT: RU Project Management

PETITION NO: RZ-STD 21-1099

LOCATION: 7706 Ann Ballard Rd., Tampa, FL 33634

FOLIO NO: 27419.0000

SEC: 30 TWN: 28 RNG: 18

- 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                               )
-----X

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY and SUSAN FINCH
Land Use Hearing Master

DATE: Monday, October 18, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:33 p.m.

PLACE: Cisco Webex

Reported 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
October 18, 2021
ZONING HEARING MASTER: PAMELA JO HATLEY

C3:
Application Number: RZ-STD 21-1099
Applicant: RU Project Management Group,
LLC
Location: N side of Ann Ballard Rd. &
520' W of Benjamin Rd.
Folio Number: 027419.0000
Acreage: 0.97 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: AI
Request: Rezone to M

1 MR. GRADY: The next item is agenda item
2 C-3, Rezoning-Standard 21-1099. The applicant is
3 RU Project Management Group, LLC. The request is
4 to rezone from Agricultural Industrial to M,
5 Manufacturing.

6 Isis Brown will provide staff recommendation
7 after presentation by the applicant.

8 HEARING MASTER HATLEY: Thank you.
9 Applicant.

10 MS. LONDONO: Good evening.

11 HEARING MASTER HATLEY: Good evening.

12 MS. LONDONO: Ruth Londono with RU Project
13 Management Group representing -- okay. 1502 West
14 Busch Boulevard, Suite D, Tampa, Florida 33612.

15 I'm here to represent the owner of the
16 property located on the 7706 Ann Ballard Road. We
17 are requesting the rezoning from Agricultural
18 Intensive to Manufacturing.

19 The proposed rezoning is consistent with the
20 Future Land Use that is Light Industrial that allow
21 all the storage materials in the area. As you can
22 see in this little sketch, you have all the
23 properties around. The properties are
24 Manufacturing zoning.

25 Some of the zoning was given through

1 rezoning process like this one here. PDs,
2 Manufacturing, Manufacturing, Manufacturing,
3 Manufacturing, Manufacturing, Manufacturing areas.

4 The owners also is the owner for the two
5 properties on the north and the property located at
6 the east of the proposed subject. Those three
7 properties are already rezoned to Manufacturing
8 through a rezoning that was in 2017 and the number
9 is 1035. If you have any questions, I'm here to
10 respond.

11 HEARING MASTER HATLEY: Thank you. I have
12 no questions so far.

13 MS. LONDONO: Thank you.

14 HEARING MASTER HATLEY: Be sure to sign in
15 with the clerk.

16 Development Services.

17 MS. BROWN: Isis Brown, Development
18 Services.

19 Case 21-1099. Okay. The request is to
20 rezone from Agricultural Industrial zoning district
21 to the proposed Manufacturing zoning district. The
22 proposed zoning district of M permits Manufacturing
23 processing or assembly uses, intensive commercial
24 uses, and other industrial uses.

25 The site is located at 7706 Ann Ballard Road

1 in Tampa, Florida. It's located due east of
2 Veterans Highway -- Expressway North and located
3 approximately 330 feet west on Ann Ballard Road
4 from the intersection of Ann Ballard Road and
5 Benjamin Road.

6 The site is located in the Urban Service
7 Area. The Future Land Use designation or category
8 in the area to the north, south, east, and west
9 immediately from the site is Light Industrial. The
10 current density/intensity is not applicable at this
11 time, but they're proposing the proposed density
12 and intensity would be 0.75 FAR.

13 The zoning classification, currently, it's
14 zoned AI. To the immediate north, south, and east,
15 those zonings classifications are Manufacturing and
16 then to the immediate west is Planned Development
17 89-0018, which is a business -- office business
18 space.

19 All right. The site is surrounded by
20 Commercial Industrial, and neighborhood
21 commercial-type uses. The subject site is
22 surrounded by Light Industrial Future Land Use
23 categories which permits -- which permits the --
24 which has the potential to permit Light Industrial,
25 Commercial Office, Neighborhood Commercial, and

1 Multipurpose Uses. The applicant is requesting to
2 rezone from AI to M.

3 Based on the Light Industrial Future Land
4 Use classification, the surrounding zoning and
5 development pattern and the proposed uses and
6 development standards for Manufacturing zoning
7 district, staff finds the request approvable. I'm
8 available for any questions.

9 HEARING MASTER HATLEY: Thank you.

10 All right. Planning Commission.

11 MS. MASSEY: Hi. This is Jillian Massey,
12 Planning Commission staff.

13 The subject property is located in the Light
14 Industrial Future Land Use Category. It's located
15 in the Urban Service Area and within the limits of
16 the Town N Country Community Plan.

17 The proposed use is consistent with the Light
18 Industrial Future Land Use classification. The
19 proposed rezoning also meets the intent of the
20 neighborhood compatibility policies outlined in
21 Objective 16 and Policy 16.3 of the Future Land Use
22 Element.

23 The subject site is located in an area where
24 existing uses are intense in nature, and the
25 existing development pattern consists predominantly

1 of Manufacturing zoned parcels.

2 The proposed rezoning meets the intent of
3 Objective 26 and is accompanying Policy 26.5, which
4 promote industrial uses to further the economic
5 development of Hillsborough County. Policy 26.5
6 limits nonindustrial -- nonindustrial uses within
7 industrial Land Use categories.

8 The Manufacturing is a permitted use within
9 the Light Industrial Future Land Use Category and,
10 therefore, is consistent with the development
11 expected in this category.

12 Goal 12 of -- Objective 12-1 and
13 Policy 12-1.4 of the Community Design Component of
14 the Future Land Use Element provides policy
15 guidance on how new development recognizing the
16 existing character of the area and maintaining
17 compatibility with it.

18 In this case, the rezoning request would add
19 additional industrial uses to an area that's
20 predominantly industrial fitting and with the
21 existing character of the area.

22 The subject site is located within the
23 limits of the Town N Country Community Plan.
24 There's no policies within this community plan that
25 are applicable to this request.

1 Overall, the Planning Commission staff finds
2 that the proposed rezoning from Agricultural
3 Industrial to Manufacturing consistent with the
4 Comprehensive Plan for unincorporated Hillsborough
5 County and will provide development that is
6 compatible with the surrounding area.

7 Based on those considerations, Planning
8 Commission staff finds the proposed rezoning
9 consistent with the Future of Hillsborough
10 Comprehensive Plan for unincorporated Hillsborough
11 County. Thank you.

12 HEARING MASTER HATLEY: Thank you.

13 Is there anyone here tonight or online who
14 wishes to speak in support of this item? Don't see
15 anyone.

16 Is there anyone here or online who wishes to
17 speak in opposition to this item?

18 MR. GRADY: Please come forward, sir.

19 MR. BRIESACHER: Good evening. My name is
20 Robert Briesacher. I own the Overhead Door Company
21 at the end of Ann Ballard. It's 7701.

22 The proposed change for Manufacturing would
23 be great if they were a manufacturer. They're a
24 trucking company. They've ruined the roads.
25 They've ruined the wetlands.

1 What they're trying to do is change the
2 zoning so that they can run trucks from Ann Ballard
3 in and out on Bridle Path. It's dangerous.
4 They've already been cited by Hillsborough County.
5 They had 90 days from October -- I'm sorry, from
6 August 13th for other zoning violations with a
7 penalty that wasn't enough.

8 There's already been Hillsborough County
9 sheriffs out there multiple times. You're not
10 getting -- you're not getting the full story from
11 the zoning -- from this application. They're not a
12 manufacturer.

13 There's nobody on Ann Ballard that is a
14 manufacturer. We're a distributor. Our neighbors
15 here, there's a locksmith company, but there's no
16 manufacturing on Ann Ballard or Bridle Path at this
17 time. Thank you.

18 HEARING MASTER HATLEY: Thank you, sir.

19 Is there anyone else who wishes to speak in
20 opposition to this item?

21 MR. VIEIRA: Good evening. Marcio Vieira,
22 7703 Ann Ballard Road across the street from the
23 applicant.

24 And I agree with Mr. Bob said. You know, I'm
25 impacted tremendous. They are destroying the

1 roads. This pile of dirt in front. You know, his
2 truck in and out. The trucks go on my driveway to,
3 you know -- to go through each side of their
4 property. It's really disturbing, just dangerous,
5 you know.

6 Trucking park in front of us. They don't
7 move, and it's hard to getting, you know, in and
8 out of the building sometimes. So it's just --
9 that zone is -- they are not -- we just have a
10 building.

11 We're commercial janitorial business, and
12 what they are doing there is just hauling trucks in
13 and out, and sometimes to even -- you know, in the
14 evening sometimes I leave the building at
15 9:00 o'clock and they still in and out with trucks.
16 And basically it's just, you know, ruining all the
17 roads.

18 I have pictures on my phone of that being --
19 I don't know if I can show anything. How can I --

20 MR. GRADY: Unfortunately, sir, if you can't
21 submit those into the record, you can't show them
22 on your phone.

23 MR. VIEIRA: So I don't know if there's any
24 way that I can send pictures, but we already
25 applied for -- we put in a complaint with the city

1 as well, and so that's about it.

2 HEARING MASTER HATLEY: All right. Thank
3 you, sir.

4 All right. Development Services, anything
5 further?

6 MR. GRADY: Just a couple of notes for the
7 record, the M zoning district does permit other
8 uses besides the Manufacturing. So the district --
9 it does allow full range of other commercial uses,
10 including Manufacturing.

11 Notwithstanding uses that may go on the
12 site, the zoning's first step on any kind of
13 development process and if they're -- any use
14 they're doing on there is currently not allowed
15 under the AI zoning. So they would have to go
16 through Site Development Review to bring the site
17 into compliance with the site development
18 requirements for the site. Thank you.

19 HEARING MASTER HATLEY: Mr. Grady, is a
20 trucking business an allowed use in the
21 Manufacturing zoning district?

22 MR. GRADY: Yes, it would be.

23 HEARING MASTER HATLEY: Thank you.

24 All right. Applicant, you have five minutes
25 for rebuttal and summation.

1 MS. LONDONO: Ruth Londono, RU Project
2 Management Group representing the applicant.

3 Okay. We are talking about some blocks on
4 the road -- on Ann Ballard Road. Okay. Some
5 people is talking about the end of the road. That
6 is -- this 118 is the end and this one is the end
7 of the road. Okay.

8 Here is the Veterans Expressway. I have a
9 picture of the end of the road. This is a picture
10 of the end of the road. There are the big trucks
11 that are using the same road because that is
12 allowed use in the area.

13 HEARING MASTER HATLEY: Ms. Londono, is that
14 photograph you're showing -- is that one of your
15 client's trucks or is that some other --

16 MS. LONDONO: No. This is the owner
17 property truck. This is on the end of the road.
18 This truck is the most used trucks, this property
19 at the end on 7701. My property -- my owner's
20 property is the 7706. This truck is for this
21 property here and have using only this road, Ann
22 Ballard. Okay.

23 As I say on the presentation, they only have
24 the two properties on the north side. We can use
25 Ann Ballard like access and go to the end, through

1 the road that is on the north side. This is --

2 HEARING MASTER HATLEY: I don't understand
3 that. Say that again, please.

4 MS. LONDONO: Okay. They have the site
5 property --

6 MR. GRADY: Ma'am, please speak in the
7 microphone.

8 MS. LONDONO: The 7706. The owner have
9 these two properties also in the rear. That is on
10 Bridle Path Lane. This property going to be used,
11 the access entry from Ann Ballard and go all
12 through this and have the exit on the rear road.

13 They have some complaints about the people
14 that own properties on Ann Ballard, but for some
15 reason, there is any complaint from the people that
16 is the owners on the back of the road is something
17 that does not make sense, because they are using
18 the access through Ann Ballard and go exit through
19 the other road.

20 HEARING MASTER HATLEY: And just to clarify.
21 You're saying that they use Ann Ballard Road and
22 also use their own properties in the rear of --

23 MS. LONDONO: Yeah. Because that property
24 in the rear is (unintelligible), and they have
25 access -- they have access going to this road here,

1 and they are using like access and exit on the
2 other road.

3 That means that the traffic is not too many
4 traffic that they going to (unintelligible.) And
5 this people on the corner have access only. They
6 need access through here and go back to the same --
7 using the same road. This is allowed.

8 I think that you need to have a
9 consideration that -- that is the right of people
10 to use the road and have the consideration also
11 that the owner has two properties in the rear, and
12 that's going to be used, the access and exit.

13 The other question is about the complaint
14 the Code Enforcement. They have been addressing
15 all the cases. They have -- the only case that is
16 open right now is only for this hearing.

17 HEARING MASTER HATLEY: Okay.

18 MS. LONDONO: They allow 90 days on the
19 Hearing Master for Code Enforcement, and we have
20 the meeting next month only to see what happened
21 today. If that's going to be approved, the
22 Manufacturing like the other three properties that
23 already have Manufacturing.

24 HEARING MASTER HATLEY: And was that Code
25 Enforcement case for the improper use of the zoning

1 on the property?

2 MS. LONDONO: Yeah. Because the current
3 zoning is Agricultural Industrial and the proposed
4 is Manufacturing.

5 HEARING MASTER HATLEY: Okay. Thank you.

6 MS. LONDONO: And they're using the access
7 through that property.

8 HEARING MASTER HATLEY: Okay.

9 MS. LONDONO: Okay. And the -- in reference
10 to the wetlands, that's -- that is no issues with
11 the wetlands because no -- Natural Resources, they
12 say to protect the wetlands. They need to have
13 this wall that's already built, and the case is
14 closed right now.

15 There is no -- the other cases have closed
16 and they have no -- (unintelligible) same time was
17 closed.

18 HEARING MASTER HATLEY: Okay.

19 MS. LONDONO: Questions?

20 HEARING MASTER HATLEY: I have no more
21 questions for you. Thank you.

22 MS. LONDONO: Thank you.

23 HEARING MASTER HATLEY: All right. With
24 that, Rezoning 21-1099 hearing is closed.

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

From: [Medrano, Maricela](#)
To: [Timoteo, Rosalina](#); [Grady, Brian](#)
Cc: [Rome, Ashley](#)
Subject: 21-1099
Date: Wednesday, September 1, 2021 2:22:20 PM
Attachments: [rezoning_77067708 Ann Ballard Rd Application No 21-1099.msg](#)
[image002.png](#)

Hi Rosa, please see attached POR.

Hi Brian, I wanted to forward the attached request to the planner reviewing this application for its request, however, it looks like this hasn't been assigned yet. Thank you.

Maricela Medrano de Luna, MPA, AICP

Executive Planner

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: mmcnabb@inter-science.com
To: [Medrano, Maricela](#)
Subject: rezoning 7706/7708 Ann Ballard Rd Application No: 21-1099
Date: Wednesday, September 1, 2021 1:01:37 PM

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

I would like information regarding the rezoning of a neighboring property and how we can take part in said hearing and have our voices heard as this company is causing serious issues to our property and other neighboring properties. This is an ongoing issue and my understanding is that they are currently operating illegally and being fined per day. We would like to know what the request is and when the hearing will take place.

Thank you in advance for your help

Melissa McNabb
Office Manager
Interscience, Inc.
7705 Ann Ballard Rd
Tampa, FL 33634
813-885-4774

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