Rezoning Application:

PD 23-0784

Zoning Hearing Master Date:

October 16, 2023

BOCC Land Use Meeting Date:

December 12, 2023



Development Services Department

Tyler Hudson

Applicant: Gardner Brewer Hudson P.A. Bruce

E. Olds, Nancy E. Olds

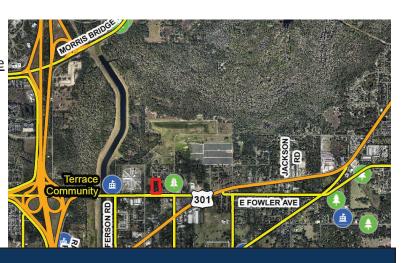
FLU Category: Suburban Mixed Use – 6 (SMU-6)

Service Area: Urban Site Acreage: 4.81

Community

Plan Area: Thonotosassa

Overlay: None



Introduction Summary

The applicant is requesting a rezoning from Agricultural, Single-Family Conventional (ASC-1) to a Planned Development (PD) on a 4.81-acre property located along the north side of E Fowler Avenue, approximately 0.35 miles west of N US Highway 301, to accommodate the development of a mini warehouse facility consisting of six buildings with up to 84,914 square feet (SF) of gross floor area (GFA). The property is currently undeveloped.

Zoning	Existing	Proposed
District(s)	ASC-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Mini Warehousing
Acreage	4.81	4.81
Density/Intensity	1 DU per GA/FAR: NA	0.41
Mathematical Maximum*	4 DU's/GFA: NA	DU's: NA/GFA: 84,914 SF

^{*}number represents a pre-development approximation

Development Standards	Existing		Proposed
District(s)	ASC-1		PD
Lot Size / Lot Width	43,560 SF/150'	NA / NA	
		Setbacks	Buffers
Setbacks/Buffering and Screening (Type)	Front: 50' Rear: 50' Side: 15'	Front: 40' Rear: 30' Side, West: 20'/10' (adj 60061.0000) Side, East: 30'	Front: 8' VUA Rear: 20' B* Side, West Adj. Folio 60055.000: 20' B* Side, West Adj. Folio 60061.0000: 10' A Side, East: 30' B*
Height	50′	20', varies from 12' – 8" to 20' as depicted	

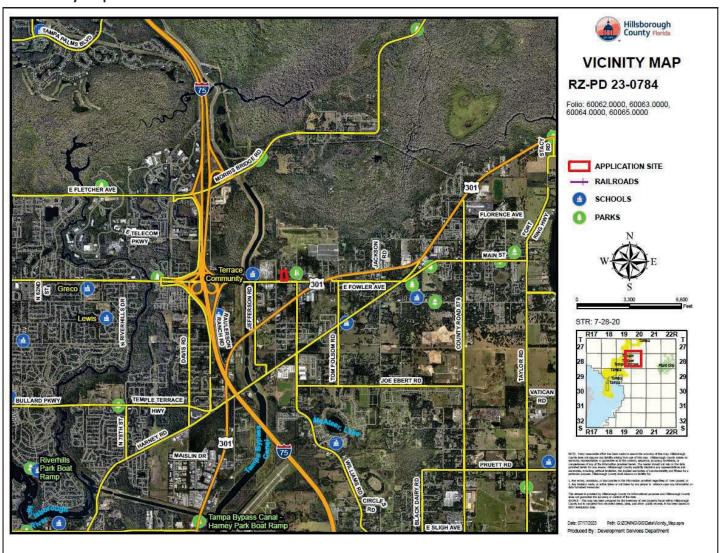
^{*} All Type 'B' landscape buffers adjacent to existing single-family residential development shall include 15-foot tree spacing instead of the code required 20-foot spacing.

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:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

Existing uses in the general area consists of a mix of single-family residential, recreational, mini warehousing, open storage, retail, an indoor gun range, a multi-family development completed in 2022 with 292 apartments, and a 16.79-acre RV park.

North: The adjoining properties to the north are zoned RSC-9 with uses consisting of single-family residential and vacant residential land.

South: The subject property abuts the E Fowler Avenue Right-of-Way (ROW) to south; the ROW is 181 feet wide and constructed as a four-lane roadway with a divided median. The properties to the south of E Fowler Avenue are developed for personal vehicle storage and an RV Park limited to 205 RV Spaces.

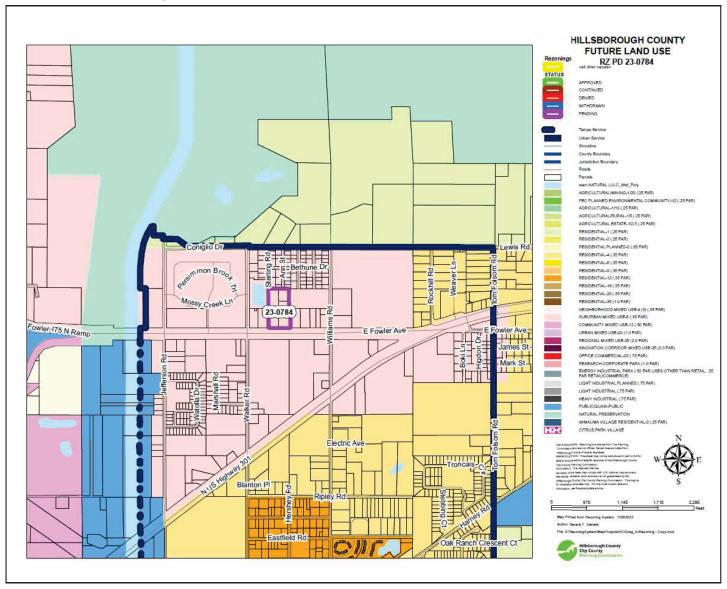
East: The adjoining properties to the east are zoned ASC-1 and are developed for County owned recreational facility and single-family residential use.

West: The properties to the west are zoned CN and RSC-2-MH. The CN zoned property is developed for single-family use; the RSC-2-MH property is owned by the State Department of Transportation and is undeveloped.

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

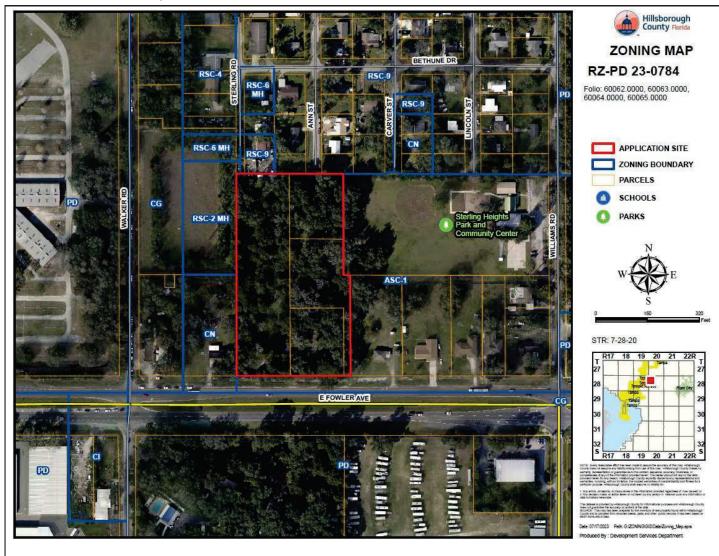


Subject Site Future Land Use Category	SMU - 6
Maximum Density/FAR	DU per GA: 6/FAR: Light Industrial: 0.50 – Neighborhood Commercial: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, off, research corporate park, light industrial multi-purpose, and clustered residential and mixed use.

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

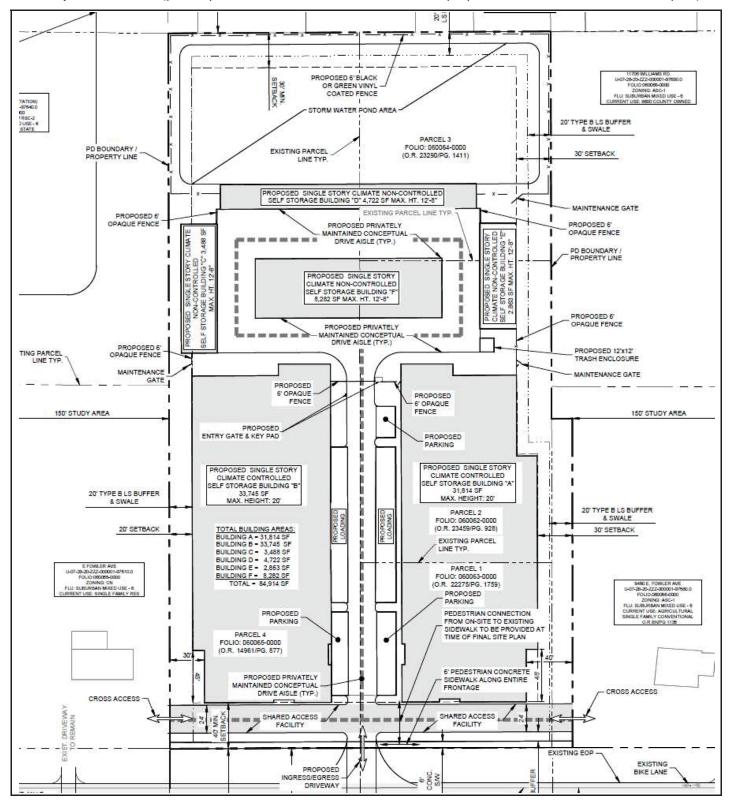


Adjacent Zonings and Uses					
		Maximum Density/			
Location	Zoning	FAR Permitted by Zoning District	Allowable Use	Existing Use	
North	RSC-9	DU per GA: 9/FAR: NA	Residential, Single-Family Conventional	Single-Family Residence & Undeveloped Land	
South	PD 89-0052	205 RV Spaces (on 16.8 acres)/ FAR: 0.18	RV Park, Vehicular Open Storage, Commercial General Restricted	RV Park & Vehicular Open Storage	
East	ASC-1	DU per GA: 1/FAR: NA	Residential, Single-Family Conventional	Single-Family Residence, Recreational Facility (County Owned)	
	CN	DU per GA: NA/FAR: 0.20	Limited Retail & Personal Services	Single-Family Residence	
West	RSC-2 MH	DU per GA: 2/FAR: NA	Residential, Single-Family Conventional & Mobile Home	Undeveloped (State Owned)	

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



APPLICATION NUMBER:	PD 23-0784	
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BOCC LUM MEETING DATE:	December 12, 2023	Case Reviewer: Sam Ball

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
Fowler Avenue	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road □Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	32	3	4	
Proposed	123	8	13	
Difference (+/1)	+85	+5	+9	

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

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

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

ZHM HEARING DATE: October 16, 2023
BOCC LUM MEETING DATE: December 12, 2023

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
	⊠ Yes	☐ Yes	□ Yes	information/comments
Environmental Protection Commission	□No	⊠ No	⊠ No	
Environmental Services	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable V	/ater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property	1	
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	 ⊠ Yes	☐ Yes	│ │ ⊠ Yes	
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	See Report
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	│ │ □ Yes	
☐Urban ☐ City of Tampa	□ No	⊠ No	⊠ No	
☐Rural ☐ City of Temple Terrace				
Hillsborough County School Board			N V	
Adequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes ☐ No	□ Yes □ No	⊠ Yes □ No	
Inadequate □ K-5 □6-8 □9-12 ⊠N/A				
Impact/Mobility Fees: Urban Mobility, North SF 31,814 SF, 3,488 SF, 4,722 SF, 2,863 SF, 8, Self-Storage/Mini-Warehouse (Per 1,000 Mobility: \$725 * 84.914 = \$61,562.65 Fire: \$ 32 * 84.914 = \$ 2,717.25	282 SF)	i warehouse stora	inge 84,914 SF †	total (6 buildings - 33,745,
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☑ Meets Locational Criteria □ N/A	⊠ Yes	☐ Inconsistent	⊠ Yes	
☐ Locational Criteria Waiver Requested	□ No	⊠ Consistent	□No	
☐ Minimum Density Met				

Case Reviewer: Sam Ball

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Stafffinds that the building and site plan design components that include building design features, the degree of building separation from the north property boundary, and buffering upgrades along with the 20-foot height limit justify the proposed setbacks and sufficiently mitigate the potential impacts to the neighboring residential properties. Moreover, because the north half of the western boundary abuts a State Department of Transportation property that is developed as a stormwater facility, the use is classified as a class 5 intensity group instead of the class 1 group for vacant RSC-2 zoned property. The 10' Type A buffer along the north half of the property that is proposed by the applicant exceeds the minimum buffer and screening requirements of the LDC. Based on these considerations, staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Approvable, Subject to Conditions.

ZHM HEARING DATE: October 16, 2023

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Case Reviewer: Sam Ball

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 27, 2023.

- 1. Development shall be limited to \$9,914 84,914 SF of mini warehousing subject to the following conditions.
 - 1.1 Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing, or repair.
 - 1.2 No services or sales shall be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited.
 - 1.3 Facilities shall not be used for practice rooms, meeting rooms, or residence.
 - 1.4 No exterior storage of vehicles, material, or articles shall be permitted.
 - 1.5 Storage of explosive or highly flammable material shall be prohibited.
- Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- Building setbacks shall be as follows.

Front (south): 40 feet

Rear (north): 30 feet

Side (east): 30 feet, except for such portion referenced in below condition 3.2, which shall include a 40-foot setback

Side (west – adjacent to single-family, folio 60055.0000): 20 feet, except for such portion referenced in below condition 3.2, which shall include a 30-foot setback.

Side (west – adjacent to FDOT parcel, folio 60061.0000): 10 feet

4. Buffering and screening requirements shall be as follows.

Front (south): 8-foot-wide buffer in accordance with LDC Sec. 6.06.04(C)

Rear (north): 20-foot, Type B

Side (east): 20-foot, Type B

Side (west – adjacent to single-family, folio 60055.0000): 20-foot, Type B

Side (west – adjacent to single-family, folio 60061.0000): 10-foot, Type A

- 4.1 The 10:1 buffering requirement for buildings in excess of 100 feet in length that abut residential property shall not apply (LDC, 6.01.00,1 footnote #11).
- 4.2 The portions of the storm water pond within a landscape buffer may not exceed a 4:1 slope.
- 4.3 All Type B landscape buffers adjacent to existing single-family residential development shall include 15-foot tree spacing instead of the code required 20-foot spacing.
- 5. Maximum building heights shall be as follows.
 - 5.1 Buildings A and B shall be limited to a maximum height of 20'.
 - 5.2 Buildings C, D, E and F shall be limited to a maximum height of 12' 8".

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- 6. The following requirements shall apply to Buildings A and B.
 - 6.1 Buildings A and B must include 10-foot by 45-foot articulations as depicted on the general development plan.
 - 6.2 The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of 17'-8" at the front façades and the façades facing the interior drive.
 - 6.3 The front façades and the façades facing the interior drive shall include a vertical step in the outer wall via a raised parapet, below each parapet, a complimentary color panel will be provided for visual relief. The prominent corner with the raised parapets the facades will be further articulated by storefronts with a complementary colored canopy for an office area at Building B and a display area at Building A.
 - 6.4 The proposed loading area for each building will be articulated by a complementary colored and canopy with a glass sliding door below at the façades facing the interior drive.
 - 6.5 Building facades shall be clad in cement stucco bands and stucco. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): split faced CMU, stucco separated by cement stucco bands.
- 7. Facades for buildings C, D, E and F must include complementary colored 8'-0" wide doors for access to drive-up storage units.
- 8. The maximum gross floor area shall not exceed 89,914-84,914square feet.
- 9. The maximum building coverage floor to area ratio of the project shall be 0.41%. The maximum impervious coverage of the project shall be 70%.
- 10. Minimum required parking shall be 2 spaces per 100 storage units.
- 11. The project shall have one restricted right-in/right-out access on Fowler Ave. and cross access/shared access to the east and west as shown on the PD site plan.
- 12. The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the PD Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent properties to the east and west (folios #60055.0000 and #60056.0000). The developer shall record in the Official Records of Hillsborough County an access easement and any other easements necessary, consistent with FDOT requirements, that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent properties; and allow access, subject to FDOT approval.
- 13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 14. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates the same.
- 15. 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.

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Sam Ball

Zoning Administrator Sign Off:

// Doslator

J. Brian Grady Mon Oct 16 2023 11:28:05

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

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

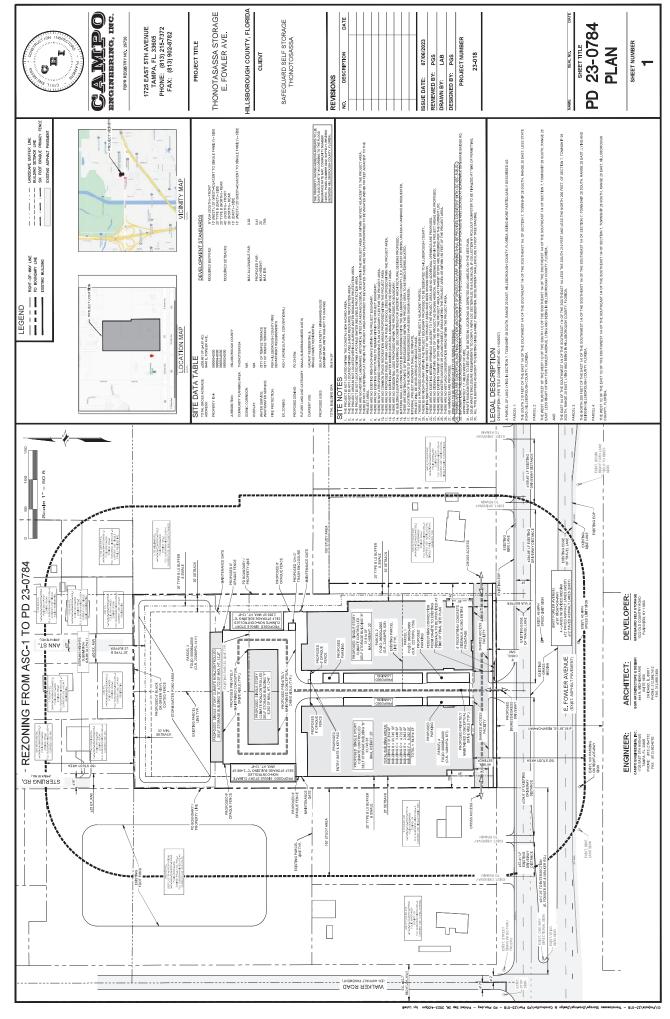
APPLICATION NUMBER: PD 23-0784

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	PD 23-0784	
ZHM HEARING DATE:	October 16, 2023	
BOCC LUM MEETING DATE:	December 12, 2023	Case Reviewer: Sam Ball
8.0 PROPOSED SITE PL	AN (FULL)	



APPLICATION NUMBER: PD 23-0784

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	TO: Zoning Technician, Development Services Department DATE: 10/04/2023				
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Trans			sportation		
PLAN	NNING AREA/SECTOR: TH/Central	23-0784			
	This agency has no comments.				
	This agency has no objection.				
X	This agency has no objection, subject to list	ed or attached conditions.			
	This agency objects, based on the listed or attached conditions.				

CONDITIONS OF ZONING APPROVAL

- The project shall have one restricted right-in/right-out access on Fowler Ave. and cross access/shared access to the east and west as shown on the PD site plan.
- The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the PD Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent properties to the east and west (folios #60055.0000 and #60056.0000). The developer shall record in the Official Records of Hillsborough County an access easement and any other easements necessary, consistent with FDOT requirements, that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent properties; and allow access, subject to FDOT approval.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates the same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels, totaling \pm 4.81 ac. from Agricultural Suburban Conventional - 1 (ASC-1) to a PD to allow for a 640-unit, 84,914sf Mini-warehouse. The future land use designation is Suburban Mixed Use \pm 6 (SMU-6).

As provided for in the Development Review Procedures Manual (DRPM), the applicant provided a transportation analysis. Staff prepared the following analysis of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

	24 H T	Total Peak	
Zoning, Land Use/Size	24 Hour Two- Way Volume	Hour	Trips
	way volume	AM	PM
ASC-1, 4 Single Family Detached Dwelling Unit (ITE LUC 210)	38	3	4

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD: 84,914sf, Self-Storage (ITE LUC 151)	123	8	13

Trip Generation Difference:

Zoning, Land Use/Size		24 Hour Two-	Total Peak Hour Trips	
		Way Volume	AM	PM
	Difference	(+) 85	(+) 5	(+) 9

The proposed rezoning is anticipated to have an increased maximum trip generation potential of + 85 daily trips, +5 am peak hour and +9 pm peak hours trips for the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fowler Ave. is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/-12-foot travel lanes with paved shoulders. There are no sidewalks either side of the roadway. The right-of-way width is +/-181 within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, Fowler Ave. is identified as 4-lane roadway. Therefore, no right-of-way preservation is needed.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a restricted right-in/right-out access connection on Fowler Ave., and cross access shared access connections to the east and west.

Vehicular and pedestrian cross access is required per Sec. 6.04.03.Q. of the LDC to properties on the east and west side of the project. Additionally, FDOT is requiring the cross accesses to serve as future Shared Access Facilities, the entire area between the stub outs and the proposed access to Fowler Ave. is shown as a "Shared Access Facility" serving folios #60055.0000 and #60056.0000 on the proposed PD site plan. Staff is proposing corresponding conditions of approval.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
FOWLER AVE.	INTERSTATE 75	US HWY 301	D	С

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Folwer Ave.	FDOT Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	38	3	4	
Proposed	123	8	13	
Difference (+/-)	+85	+5	+9	

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

Connectivity and Cross Access Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
Notes: Shared access required to the east and west per FDOT comments.				

Design Exception/Administrative Variance ⊠ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	□ Yes □N/A ⊠ No	⊠ Yes □ No	See report.	

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 23-0784

DATE OF HEARING: October 16, 2023

APPLICANT: Bruce E. and Nancy D. Olds

PETITION REQUEST: A request to rezone property from ASC-

1 to PD to develop up to 84,914 square

feet of mini-warehouse land uses

LOCATION: 500 feet northeast of the intersection of

E. Fowler Ave. and Walker Rd.

SIZE OF PROPERTY: 4.81 acres, m.o.l.

EXISTING ZONING DISTRICT: ASC-1

FUTURE LAND USE CATEGORY: SMU-6

SERVICE AREA: Urban

COMMUNITY PLAN: Thonotosassa

DEVELOPMENT REVIEW STAFF REPORT

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

Applicant: Tyler Hudson

Gardner Brewer Hudson P.A. Bruce E. Olds, Nancy E. Olds

FLU Category: Suburban Mixed Use-6 (SMU-6)

Service Area: Urban

Site Acreage: 4.81

Community Plan Area: Thonotosassa

Overlay: None

Introduction Summary

The applicant is requesting a rezoning from Agricultural, Single-Family Conventional (ASC-1) to a Planned Development (PD) on a 4.81-acre property located along the north side of E Fowler Avenue, approximately 0.35 miles west of N US Highway 301, to accommodate the development of a mini warehouse facility consisting of six buildings with up to 84,914 square feet (SF) of gross floor area (GFA). The property is currently undeveloped.

Front: 40'
Rear: 30'
Side, West: 20'/10' (adj

Side, West Adj. Folio 60055.000: 20' B* Side, West Adj.

Side, East: 30' Folio 60061.0000: 10' A Side, East: 30' B*

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

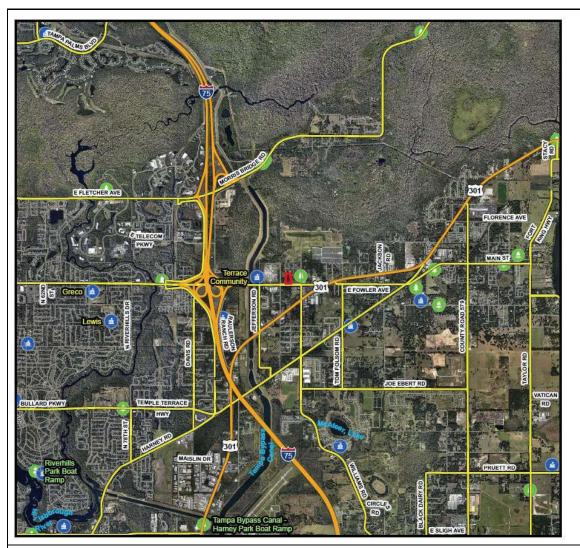
^{*} All Type 'B' landscape buffers adjacent to existing single-family residential development shall include 15-foot tree spacing instead of the code required 20-foot spacing.

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:

Existing uses in the general area consists of a mix of single-family residential, recreational, mini warehousing, open storage, retail, an indoor gun range, a multi-family development completed in 2022 with 292 apartments, and a 16.79-acre RV park.

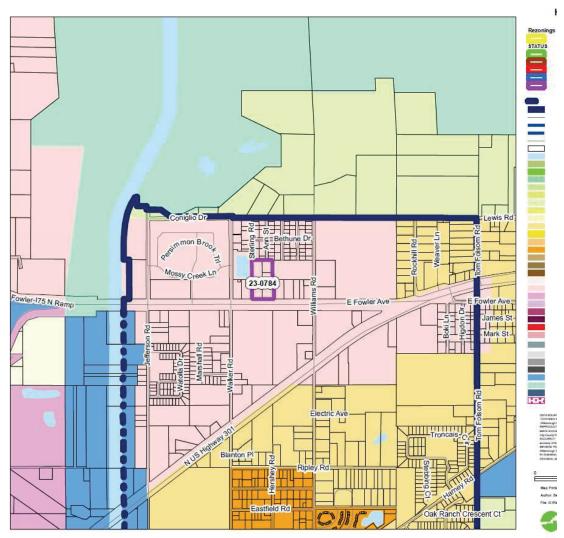
North: The adjoining properties to the north are zoned RSC-9 with uses consisting of single-family residential and vacant residential land.

South: The subject property abuts the E Fowler Avenue Right-of-Way (ROW) to south; the ROW is 181 feet wide and constructed as a four-lane roadway with a divided median. The properties to the south of E Fowler Avenue are developed for personal vehicle storage and an RV Park limited to 205 RV Spaces.

East: The adjoining properties to the east are zoned ASC-1 and are developed for County owned recreational facility and single-family residential use.

West: The properties to the west are zoned CN and RSC-2-MH. The CN zoned property is developed for single-family use; the RSC-2-MH property is owned by the State Department of Transportation and is undeveloped.

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



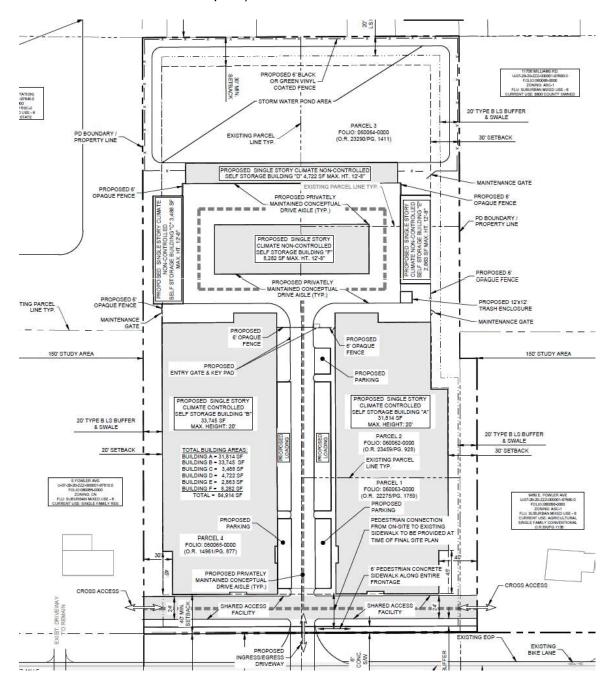
Subject Site Future Land Use Category	SMU - 6
	DU per GA: 6/FAR: Light Industrial: 0.50 – Neighborhood Commercial: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, off, research corporate park, light industrial multi-purpose, and clustered residential and mixed use.

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



- 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)
- 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that the building and site plan design components that include building design features, the degree of building separation from the north property boundary, and buffering upgrades along with the 20-foot height limit justify the proposed setbacks and sufficiently mitigate the potential impacts to the neighboring residential properties. Moreover, because the north half of the western boundary abuts a State Department of Transportation property that is developed as a stormwater facility, the use is classified as a class 5 intensity group instead of the class 1group for vacant RSC-2 zoned property. The 10' Type A buffer along the north half of the property that is proposed by the applicant exceeds the minimum buffer and screening requirements of the LDC. Based on these considerations, staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Approvable, Subject to Conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on October 16, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Tyler Hudson 400 North Ashley Drive testified on behalf of the applicant.

Ms. Alex Schaler 400 North Ashley Drive testified on behalf of the applicant. Ms. Scaler identified the location of the property and surrounding land uses. A miniwarehouse facility is proposed with two main buildings to be located along Fowler Avenue. The facility will be climate controlled and also include four ancillary buildings which will be reduced in terms of height and square footage. The total building square footage is proposed to be approximately 85,000 square feet. She added that the maximum building height for the buildings along Fowler Avenue is 20 feet and the ancillary buildings will have a maximum height of 12 feet, 8 inches. Ms. Schaler testified that a stormwater pond is located on the northern portion of the site and was placed there to increase compatibility. Access will be provided via a single access point onto Fowler Avenue. Ms. Schaler showed a rendering of the mini-warehouse facility and stated that some of the architectural

features are memorialized into the zoning conditions. Additional buffering will be provided as the trees located in the buffer area will be planted 15 feet on center rather than the required 20 feet on center. She concluded her presentation by stating that both planning staffs and the County's transportation review section support the rezoning request.

Mr. Sam Ball, Development Services Department testified regarding the County's staff report. Mr. Ball stated that the request is to rezone from ASC-1 to PD to develop a mini-warehouse facility consisting of 6 buildings up to 84,914 square feet. He detailed the surrounding area and proposed zoning conditions and stated that staff found the request approvable subject to the proposed zoning conditions.

Hearing Master Finch asked Mr. Ball about a typographical error in the staff report regarding zoning condition 9. Mr. Ball replied he changed building coverage to floor area ratio and a typographical error was made than included the word "to" in floor area ratio.

Ms. Karla Llanos of the Planning Commission staff testified that the property is within the Suburban Mixed Use-6 Future Land Use category and located in the Urban Service Area and the Thonotosassa Community Planning Area. She detailed the intent of the SMU-6 category and stated that the buffering and screening will provide adequate screening to the existing single-family uses to the east of the site. Enhanced design standards are proposed to achieve the maximum floor area ratio of 0.50. Ms. Llanos testified that these features include front facing facades with cosmetic designs and a raised parapet wall which will enhance the exterior of the buildings. She stated that the site meets commercial locational criteria. Ms. Llanos testified that the rezoning request is consistent with the Thonotosassa Community Plan and the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Hudson did not have additional comments.

The hearing was then closed.

EVIDENCE SUBMITTED

Ms. Heinrich submitted a revised staff report into the record.

Mr. Hudson submitted a copy of his PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is 4.81 acres in size and is zoned Agricultural Single-Family Conventional-1 (ASC-1). The property is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan and located in the Urban Service Area and the Thonotosassa Community Planning Area.
- 2. The request to rezone from ASC-1 to PD is to develop a mini-warehouse facility that will include 6 buildings at a maximum square footage of up to 84,914 square feet.
- 3. The applicant's representative testified that two main mini-warehouse buildings are proposed along Fowler Avenue with a maximum height of 20 feet and the four ancillary mini-warehouse buildings are proposed to have a maximum height of 12 feet, 8 inches.
- 4. The applicant's representative testified that the proposed screening will be enhanced by planting the required shade trees in the buffer 15 feet on center rather than the required 20 feet on center.
- 5. No Planned Development Variations or waivers are requested.
- 6. The Planning Commission staff support the rezoning request and stated that the site meets commercial locational criteria. Staff testified that the buffering and screening will provide adequate screening to the existing single-family uses to the east of the site. Planning Commission staff stated that enhanced design standards are proposed to achieve the maximum floor area ratio of 0.50. The features include front facing facades with cosmetic designs and a raised parapet wall which will enhance the exterior of the buildings. The Planning Commission found the rezoning request is consistent with the Thonotosassa Community Plan and the Future of Hillsborough Comprehensive Plan.
- 7. No testimony in opposition was provided at the Zoning Hearing Master hearing.

- 8. The applicant's representative testified that the project will be served by a single access point to Fowler Avenue.
- 9. The proposed location of the on-site stormwater pond at the northern end of the site in addition to the planting of the shade trees closer than required by the Land Development Code serves to increase compatibility with the single-family homes to the north of the subject property.
- 10. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 4.81 acres from ASC-1 to PD to develop a miniwarehouse facility that will include 6 buildings at a maximum square footage of up to 84,914 square feet.

The applicant's representative testified that two main mini-warehouse buildings are proposed along Fowler Avenue with a maximum height of 20 feet and the four ancillary mini-warehouse buildings are proposed to have a maximum height of 12 feet, 8 inches. The applicant's representative also stated that the proposed screening will be enhanced by planting the required shade trees in the buffer 15 feet on center rather than the required 20 feet on center.

The Planning Commission staff support the rezoning request.

The proposed location of the on-site stormwater pond at the northern end of the site in addition to the planting of the shade trees closer than required by the Land Development Code serves to increase compatibility with the single-family homes to the north of the subject property.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

RECOMMENDATION

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

November 6, 2023

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough County Rezoning			
Hearing Date: October 16, 2023 Report Prepared: October 4, 2023	Petition: PD 23-0784 Folios: 60062.0000, 60063.0000, 60064.0000, & 60065.0000 On the north side of East Fowler Avenue, east of Walker Road, west of Williams Road, and south of Sterling Road and Ann Street		
Summary Data:			
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50)		
Service Area	Urban		
Community Plan	Thonotosassa		
Request	Agricultural Single Family Conventional (ASC-1) and to Planned Development (PD) for a miniwarehouse development		
Parcel Size	4.81 ± acres (209,523 sq. ft.)		
Street Functional Classification	East Fowler Avenue – State Principal Arterial Walker Road – Local Sterling Road – Local Ann Street – Local		
Locational Criteria	Meets		
Evacuation Zone	N/A		



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

Context

- The 4.81 ± acre subject property is located on the north side of East Fowler Avenue, east of Walker Road, west of Williams Road, and south of Sterling Road and Ann Street.
- The property is located within the Urban Service Area (USA) and within the limits of the Thonotosassa Community Plan.
- The subject property is located within the Suburban Mixed Use-6 (SMU-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling unit per gross acre and a maximum intensity of 0.25 Floor Area Ratio (FAR) for suburban scale neighborhood commercial free-standing projects. Office uses, research corporate park uses, light industrial multi-purpose and mixed-use projects may be permitted for a maximum 0.35 FAR and light industrial uses may achieve a 0.50 FAR. The SMU-6 Future Land Use category is intended for areas that are urban and suburban in their intensity and uses. Typical uses include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- SMU-6 surrounds the subject site on all sides. Further north are the Residential-1 (RES-1) and Natural Preservation (N) Future Land Use categories. Further south are the Residential-4 (RES-4) and Residential-12 (RES-12) Future Land Use categories.
- The subject site is currently contains vacant and single family uses. There is a Hillsborough County retention area located west of the site and a public park located east. Single family uses abut the site to the east, west, and north. Single family and vacant uses are interspersed north of the site. Further west, there is a light commercial property and a multi-family property. To the south across East Fowler Avenue, there are mobile home uses, heavy commercial uses, and light commercial uses. The area has a range of public institutional, residential, and commercial uses.
- The subject site is currently zoned as Agricultural Single Family Conventional (ASC-1). ASC-1 extends to the west. Residential Single Family Conventional (RSC-9) extends to the north. To the west, there are the Residential Single Family Conventional (RSC-2 & RSC-6), Commercial Neighborhood (CN), Commercial General (CG), and Planned Development (PD) zoning districts. To the south, there are the PD, CG, and Commercial Intensive (CI) zoning districts.
- The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional (ASC-1) to a Planned Development (PD) for a mini-warehouse development. The applicant has requested the maximum allowable FAR of 0.5 for the proposed development. The proposed total square footage is 84,94 square feet.

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 (USA)

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

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

Relationship to the Concept Plan

Objective 6: The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.

Policy 6.1: All plan amendments and rezoning staff reports shall contain a section that explains how said report(s) are consistent with, and further, the intent of the concept plan and the Future of Hillsborough Comprehensive Plan.

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

Land Use Categories

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

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

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

Relationship to Land Development Regulations

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

Policy 9.1: 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:

- locational criteria for the placement of non-residential uses as identified in this Plan,
- limiting commercial development in residential land use categories to neighborhood scale;
- 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:

- the creation of like uses; or
- creation of complementary uses; or
- mitigation of adverse impacts; and
- 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.

Commercial-Locational Criteria

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

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

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

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

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

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 12-1.2: Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

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.

LIVABLE COMMUNITIES ELEMENT: Thonotosassa Community Plan

Goals

- 1. **Community Control** Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life.
- **2. Sense of Community** Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.

Staff Analysis of Goals, Objectives and Policies:

The 4.81 ± acre subject property is located on the north side of East Fowler Avenue, east of Walker Road, west of Williams Road, and south of Sterling Road and Ann Street. The property is located within the Urban Service Area (USA) and within the limits of the Thonotosassa Community Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to a Planned Development (PD) for a mini-warehouse development. The applicant has requested the maximum allowable FAR of 0.50 for the proposed development. The proposed total square footage is 84,94 square feet.

The subject site is within the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The applicant has requested the maximum allowable FAR of 0.50, which is for light industrial uses. Mini storage and outdoor storage are not purely commercial in nature, but they also do not fully qualify as light industrial uses either. Therefore, to provide flexibility, the Planning Commission has traditionally allowed applicants to utilize the 0.50 FAR available for light industrial uses in the SMU-6 Future Land Use category as long as enhanced site and building design standards are included and memorialized in the Conditions of Approval. Planning Commisssion staff have reviewed the proposed enhanced site and design standards and are supportive of the proposed measures.

The proposed rezoning is compatible with Future Land Use Element (FLUE) Objective 1 and Policy 1.4 as it refers to compatibility with the surrounding neighborhood and uses. This policy defines compatibility 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. The subject site is located along East Fowler Avenue, where there are several other light and heavy commercial uses. Access will be provided on the south end of the subject site directly to and from East Fowler Avenue, which will help protect the single family uses located north from adverse impacts. Additionally, the applicant submitted a revised site plan on September 27th, 2023 that includes a 30-foot building setback on the southwest corner of Building B and a 40-foot building setback on the southeast corner of Building A. These setbacks, in addition to the landscape buffers

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on the eastern and western boundaries of the site, will provide adequate screening between the existing single family uses to the east and west as well.

The Future Land Use Map (FLUM) establishes the maximum levels of densities and intensities for the SMU-6 category. Per FLUE Policy 8.1, each category has a range of potentially permissible uses which are non-exhaustive but are also not intended to be illustrative of the character of uses permitted within the land use designation. The SMU-6 category is intended for areas that are urban and suburban in intensity and density and allows for a range of commercial and light industrial uses. The proposed mini storage and development is consistent with these allowable uses. The applicant has requested that the application be considered for the maximum allowable FAR of 0.50 (or 104,761 square feet) and has submitted enhanced site and design standards as part of the request. Per the Conditions of Approval, these standards include cosmetic designs on the front facing facades and facades facing the interior drive of the site. The facades will include a vertical step in the outer wall via a raised parapet, below each parapet, a complimentary color panel will be provided for visual relief. The prominent corner with the raised parapets the facades will be further articulated by storefronts with a complementary colored canopy for an office area at Building B and a display area at Building A. Additionally, the applicant has requested that the building facades be clad in cement stucco bands and stucco. Similar design features have also been submitted for Buildings C, D, E, and F, as these buildings are limited to a height of 12'8". The applicant has also committed to enhanced Type "B" landscape buffers along the easter and western boundaries of the site, which will include 15-foot tree spacing (rather than the 20-foot tree spacing required by code). The proposed site plan proposes a maximum total of 84, 914 square feet of development, which is within the limits of the requested 0.50 FAR. Additionally, the proposed list of conditions meet the site and building enhancements needed to qualify for the 0.50 FAR and are consistent with the policy direction established by FLUE Objective 8 and Policies 8.1 and 8.2.

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. At the time of uploading this report, Transportation comments were not yet available and thus were not taken into consideration for analysis of this request.

The proposed rezoning is consistent with FLUE Objective 16, Policy 16.1, Policy 16.2, Policy 16.3, and Policy 16.5, which establish the need to protect existing neighborhoods and communities. The revised site plan uploaded on September 27th, 2023, includes a 6-foot-high green vinyl coated fence, 30-foot buffer, and stormwater pond area on the northern portion of the site. This helps ensure compatibility with the existing single family neighborhood along Ann Street and Sterling Road. The setbacks and enhanced landscape buffers along the eastern and western boundaries of the subject site will also allow the proposed development to be built in a manner that is compatible with the single family homes along East Fowler Avenue. The proposed setbacks, buffers, and building placements are consistent with the aforementioned neighborhood protection policies of the Future Land Use Element.

The subject site meets Commercial-Locational Criteria (CLC) as established by FLUE Objective 22 and Policy 22.1. At least 75% of its front facing boundary falls within the 900-foot distance from the nearest qualifying intersection node of Williams Road and East Fowler Avenue. The proposed building square footage of 84,914 square feet is within the limits of the established CLC, which is a maximum of 150,000 square feet, and is therefore consistent with this policy direction.

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Goal 12 and Objective 12-1 of the Community Design Component (CDC) establish compatibility guidelines to ensure that new developments recognize existing surrounding communities. The proposed development includes several techniques that are aimed at ensuring compatibility with the surrounding area, including building placement, setbacks, buffers, and enhanced site and design standards. These standards are aligned with CDC Policies 12-1.2 and 12-1.4 and are therefore consistent with the policy direction established by the CDC.

The subject site is located within the limits of the Thonotosassa Community Plan. Goal 1 seeks to empower business owners in providing ongoing management of Thonotosassa's future growth and development towards a community that adds value and enhances quality of life. The proposed development would meet this goal by providing goods and services to the Thonotosassa Community. Similarly, Goal 2 seeks to ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events. Goal 2 was taken into formal consideration by Planning Commission staff because the subject site is directly adjacent to a public park. The proposed development is compatible with the adjacent park and does not pose any adverse impacts. The request is therefore consistent with the Goals of the Thonotosassa Community Plan.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

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

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HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 23-0784

CONTINUED APPROVED

WITHDRAWN DENIED

Tampa Service Urban Service

Jurisdiction Boundary County Boundary

AGRICULTURAL-1/10 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.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) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR) HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE



2,280

1,710

1,140

Map Printed from Rezoning System: 7/28/2023

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapPr



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

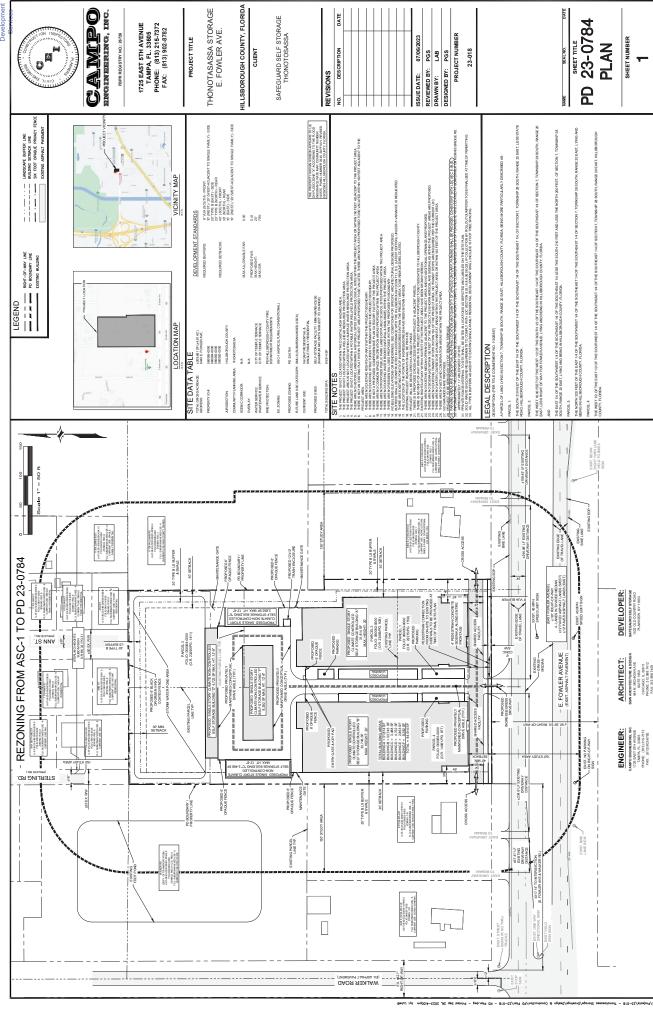
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Donna Cameron Cepeda
Joshua Wostal
COUNTY
ADMINISTRATOR Bonnie
M. Wise COUNTY
ATTORNEY Christine M.

Beck **INTERNAL AUDITOR**Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Thonotosassa	Storage
Zoning File: RZ-PD (23-0784)	Modification: None
Atlas Page: None	Submitted: 11/16/23
To Planner for Review: 11/16/23	Date Due: ASAP
Tyler Hudson and Gardner Brewer Hudson Contact Person:	Phone: 813-221-9600/landuse@gardnerbrewer.com
Right-Of-Way or Land Required for I	Dedication: Yes No ✓
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Sam Ball	Date: 11-16-23
Date Agent/Owner notified of Disapp	roval:



AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	TO: Zoning Technician, Development Services Department DATE: 10/04/2023		
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation			
PLANNING AREA/SECTOR: TH/Central PETITION NO:		PETITION NO: PD 23-0784	
			_
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to lis	ted or attached conditions.	
	This agency objects, based on the listed or	attached conditions.	

CONDITIONS OF ZONING APPROVAL

- The project shall have one restricted right-in/right-out access on Fowler Ave. and cross access/shared access to the east and west as shown on the PD site plan.
- The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the PD Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent properties to the east and west (folios #60055.0000 and #60056.0000). The developer shall record in the Official Records of Hillsborough County an access easement and any other easements necessary, consistent with FDOT requirements, that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent properties; and allow access, subject to FDOT approval.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates the same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels, totaling \pm 4.81 ac. from Agricultural Suburban Conventional - 1 (ASC-1) to a PD to allow for a 640-unit, 84,914sf Mini-warehouse. The future land use designation is Suburban Mixed Use \pm 6 (SMU-6).

As provided for in the Development Review Procedures Manual (DRPM), the applicant provided a transportation analysis. Staff prepared the following analysis of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

	24 H T	Total Peak	
Zoning, Land Use/Size	24 Hour Two- Way Volume	Hour	Trips
	way volume	AM	PM
ASC-1, 4 Single Family Detached Dwelling Unit (ITE LUC 210)	38	3	4

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD: 84,914sf, Self-Storage (ITE LUC 151)	123	8	13

Trip Generation Difference:

Zoning, Land Use/Size		24 Hour Two-	Total Peak Hour Trips	
		Way Volume	AM	PM
	Difference	(+) 85	(+) 5	(+) 9

The proposed rezoning is anticipated to have an increased maximum trip generation potential of + 85 daily trips, +5 am peak hour and +9 pm peak hours trips for the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fowler Ave. is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/-12-foot travel lanes with paved shoulders. There are no sidewalks either side of the roadway. The right-of-way width is +/-181 within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, Fowler Ave. is identified as 4-lane roadway. Therefore, no right-of-way preservation is needed.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a restricted right-in/right-out access connection on Fowler Ave., and cross access shared access connections to the east and west.

Vehicular and pedestrian cross access is required per Sec. 6.04.03.Q. of the LDC to properties on the east and west side of the project. Additionally, FDOT is requiring the cross accesses to serve as future Shared Access Facilities, the entire area between the stub outs and the proposed access to Fowler Ave. is shown as a "Shared Access Facility" serving folios #60055.0000 and #60056.0000 on the proposed PD site plan. Staff is proposing corresponding conditions of approval.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
FOWLER AVE.	INTERSTATE 75	US HWY 301	D	С

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Folwer Ave.	FDOT Arterial - Rural	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	123	8	13
Difference (+/-)	+85	+5	+9

^{*}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	Х	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West Vehicular & Pedestrian None Meets LDC				
Notes: Shared access required to the east and west per FDOT comments.				

Design Exception/Administrative Variance ⊠ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.



11201 North McKinley Drive Tampa, FL 33612 JARED W. PERDUE, P.E. SECRETARY

MEMORANDUM

DATE: August 2, 2023

TO: Tyler Hudson, Gardner Brewer Hudson, P.A.

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT

Donald Marco, FDOT

Richard Perez, Hillsborough County

SUBJECT: RZ-PD 23-0784, 9440 E Fowler Avenue

This project is on a state road, Fowler Avenue.

This site was reviewed at a Pre-Application meeting with FDOT on 6/6/23. The FDOT Pre-Application Finding is attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Finding



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

June 6th, 2023

Thonotosassa Safeguard Pre App Meeting

SR 582 10 290 000 MP 7.445 Class 3 @ 55 MPH

Connection/signal spacing – 660'/2640'

Directional/full median opening spacing – 1320'/2640' Folio #s: 60065, 60064, 60063 and 60062-0000

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 12/6/2024

Attendees:

Guests: Michael Yates, Kristi Kreamer, Richard Perez, James Ratliff, Dylan O'Neill, Matthew Campo and Mike Adams

FDOT: Mecale' Roth, Tom Allen, Allison Carroll, William Gregory, Nancy Porter, Dan Santos, Lindsey Mineer, Luis Mejia, Caroline Cation-Smith, Leanna Schaill and Don Marco

Proposed Conditions:

This development is proposing new access to SR 582, a class 3 roadway with a posted speed limit of 55 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

FDOT Recommendations:

- 1. Nonconforming Category B access permit (does not meet spacing standards)
 - a. Cross-access agreements
 - i. With adjacent properties
 - ii. Internal 24' wide, across parcel to east and west, with stub-outs constructed
 - iii. Label on plans "shared access facility" and "cross access" for both directions.
 - b. Right-turn lane potentially required (405' decel).
 - c. U-turn analyses for largest anticipated vehicles movements on corridor
 - Copies of local agency compliance information and daily trip analysis for evaluating U-turn movements at each intersection east and west of the proposed driveway access.
 - d. No queueing of vehicles in through lane
- 2. Complete site development plans (including driveway detail sheets)
 - a. Driveway situated as far east as possible
 - Right-in/right-out driveway to be a minimum of 15-inbound, 12-outbound, 50' radius driveway connection (larger to be justified with truck turning template)
 - c. Sufficient throat depth for largest anticipated vehicle to enter and turn around without opening gate. Minimum 100' setback for gate
 - d. Aerial measurement to driveways east and west of proposed access location
 - e. Dimension from edge of through lane to the internal gate
- 3. Traffic study to determine whether turn lane improvements are needed
- 4. Provide complete circulation Autoturn
- 5. Sidewalks
 - a. Sidewalk access from building to FDOT right-of-way line
 - b. 6' wide frontage sidewalks in dedicated easement for maintenance and drainage.
 - c. Frontage is Context Class C3-C
- 6. Coordination with FDOT (proposed resurfacing) PM 441660-1 Danielle Intriago, Danielle.Intriago@dot.state.fl.us, 813-975-6176
- 7. All provisions cited in attached FDOT Access Management permit checklist
- 8. Drainage permit required.



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- 9. Utility permits for sewer and water connections need to be 2 seperate permits
- 10. Contact Leanna Schaill for any traffic or access related questions at leanna.schaill@dot.state.fl.us, or at 813-975-6000.
- 11. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.
- 12. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.

Summary:

After reviewing and Department has de	d discussing the information presented in this meeting, the
	□ not in favor
	☐ willing to revisit a revised plan
The access, as pro	posed in this meeting, would be considered
	□ conforming
	□ non-conforming □
	□ N/A (no access proposed)
state permits will n	the rule chapters 1996/97 for connection spacing. The following eed to be applied for by visiting our One Stop Permitting website
(osp.fdot.gov):	Managary A or B
	⊠ access-category A or B
	□ access-category C, D, E, or F
	⊠traffic study required
	□ access safety upgrade
	⊠ drainage
	or
	☐ drainage exception
	⊠ construction agreement
	□ utility □
	□ general Use
	□ other



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

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

Respectfully,

Mecale' Roth

Permit Coordinator II 2822 Leslie Rd. Tampa, Fl. 33619 Office - 813-612-3237 M-F 8:30 AM - 5:00 PM



Additional Comments/Standard Information:

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

- 1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
- 2. Documents need to be signed and sealed or notarized.
- 3. Include these notes with the application submittal.
- 4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
- 5. Plans shall be per the current Standard Plans and FDM.
- 6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
- 7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it



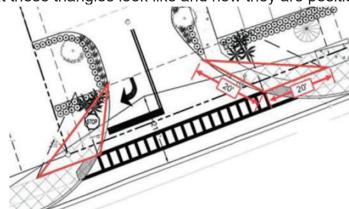
2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

- b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
- c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
- d. double yellow 6" lane separation lines
- e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
- f. warning mats to be red in color unless specified otherwise
- g. directional arrow(s) 25' behind the stop bar
- h. all markings on concrete are to be high contrast (white with black border)





8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



- 9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:



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Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93

 Topic #625-000-002
 January 1, 2020

Table 222.1.1	Standard Sidewalk Widths
ntext Classification	Sidewalk Width (feet)
Natural	5
Rural	5
Rural Town	6
Suburban	6
Urban General	6
Urban Center	10
Urban Core	12
	Natural Rural Town Suburban Urban General Urban Center

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See FDM 260.2.2 for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- · 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

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



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf 2

 Topic #625-000-002

 FDOT Design Manual
 January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification	Illumination L Foot C			n Uniformity tios	Veiling Luminance Ratio
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	L _{V(MAX)} /L _{AVG}
	С	onventional Lig	ghting		
Limited Access Facilities	1.5				
Major Arterials	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Other Roadways	1.0				
		High Mast Ligh	nting		
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
	Signal	ized Intersection	n Lighting		
New Reconstruction	3.0	2.3	NO AGE TOUR		P3
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.	4:1 or Less	10:1 or Less	N/A
	Midb	lock Crosswall	Lighting		
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance	N/A	3.0	14/4	IVA	N/A
	Sidewa	lks and Shared	Use Paths		
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
		Sign Lightin	g		
Low Ambient Luminance	15-20			100	
Medium & High Ambient Luminance	25-35	N/A	N/A	6:1	N/A
		Rest Area Ligh	ting		
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION

- All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center. The preapplication meeting is a courtesy and intended to be advisory only; the results of this meeting are not binding on the Department or the Applicant.
- The Department shall not be obligated to permit or approve any connection, traffic control feature or device, or any other site related improvement that has been specified in a development approval process separate from the official connection approval process described in this rule chapter.
- Staff recommendations and determination of traffic impact areas will be provided at the Pre-Application meeting to expedite the review of the permit submittal in One Stop Permitting.

FDOT - One Stop Permitting

The permit submittal in OSP must include a complete set of signed and sealed plans, a signed and sealed Traffic Study, and the required project-related information in accordance with Florida Administrative Code 14-96.

THONOTOSASSA SAFEGAURD

9440 E Fowler Ave SR 582 Class 03 55mph 660' Driveway spacing 1320' directional spacing 2640' full median spacing

GENERA	AL INFORMATION	
	The Department does not permit development in phases.	All property under ownership is to be included in the complete submittal. Entire property to be included in both plans and traffic study. New phases of an existing development requiring a new permit will have their fee based on the development in the individual phase.
	Access and Drainage permits and Construction Agreements are reviewed and approved simultaneously.	 Ensure all permit submittals are made simultaneously via the OSP website. Plans for drainage, access permits, and construction agreements are required to match.
	Off-system Improvements	Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.
\boxtimes	Drainage permits	Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage application per F.A.C. 14-86.
PLANS		

	Cover Sheet	 Include Location Include vicinity map Include permit application numbers
	Existing Conditions	 Include entire property under ownership Include all existing buildings. Include all existing driveways Include all parking and internal site circulation plan.
	Proposed Site plan	 Include entire property under ownership Include all proposed buildings. Include all proposed driveways Include all parcels to be served with requested access. Include all parking and internal site circulation plan.
	Roadway Improvements	 Roadway Improvement Plans All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc. Cross sections every 50-feet (FDM 905.2) All existing and proposed connections are to be called out. Must be designed in accordance with Florida Design Manual (FDM).
	Truck turning template	 Utilize FDOT-approved software. Utilize the largest anticipated vehicle Provide ingress and egress to all connection locations Provide internal site circulation. The truck turning shall not illustrate movements in the through lanes.
	Driveway Detail Sheet	 Driveway geometrics (lane widths, radii, etc. (standards 16'inbound, 12'outbound, and 35' radii) Centerline profile(s) with elevation and slope percentage from the centerline of State Road to 50' beyond the property line.
	Aerial Exhibit	 Show all connection and median features along property frontage(s) and within 660' of the property lines for a roadway with a speed of 45 mph or less. Show all connection and median features along property frontage(s) and within 1320' of the property lines for a roadway with a speed greater than 45 mph.
\boxtimes	Boundary Survey	 Show adjacent parcels, label ownership, and all known easements. Show location of all property boundaries. Provide a copy of the Warranty Deed.

NON-CO	NFORMING ACCESS	
\boxtimes	Draft cross-access agreement	 Submitted via OSP in conjunction with the permit application. Reviewed and approved by FDOT Legal and Surveying and Mapping.
\boxtimes	Court recorded cross Access agreement	Court recorded cross access agreement to be provided in OSP with a final permit set for records.
TRAFFIC	STUDY	
	Category C and above applications (600 trips or more a day)	 Executive Summary Introduction Existing Conditions Proposed Conditions Mitigation and Improvements Conclusions and Recommendations Appendix
	Background and project description	 Project location map and site plan Type of proposed uses Size - building square footages, units, etc. Construction schedule – opening and build-out years The study needs to include posted and planned speed limits, design speeds for major roadways, context classification, and access classification. Include spacing requirements for Access Class. The cover page includes FDOT Section and MP numbers from FDOT Straight Line Diagram: https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.
	Existing Conditions	 Document field review of existing conditions, including turn lane lengths and queueing conditions during peak hours. Include Aerial of intersections. Signal timings - for the study area Multimodal accommodations including transit, pedestrians, and bicyclists AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles. Show graphically. Include any discussions/agreements with the local entity Account for other planned developments in the area Document programmed improvements on state and local roads in the study area
	Traffic Forecasts: Utilize the most recent version of the ITE Trip Generation (currently 11 th Edition).	 Daily/AM/PM Peak hours. Provide source, trip rates, and table of calculations by land-use Trip Distribution - Include model data and historical data. Show Graphically.

		 FDOT Planning assists in the approval of trip distributions and growth rates. Show graphic of percent distribution and trips. Use ITE-approved internal capture rates, where applicable. Background traffic - adjust appropriately. Show graphically. Background plus project trips. Show graphically.
	Traffic Analysis	 Capacity analysis- project driveways and impacted intersections AM and PM peak hours analyses - unless special circumstances require midday/weekends. Analysis volumes match graphics, and truck percentages match TMC Multimodal evaluation Reasonable signal timings Existing analysis results match field conditions Include input and output data sheets Summarize LOS/Delay - with and without project results Signal warrant analysis - provide signed and sealed based on FDOT D7 procedures. If warrants met - separate ICE required Access spacing - meet agency access spacing guidelines Turn lane analysis Mitigation measures result in acceptable operations
SIGNAL W	ARRANT ANALYSIS Manual on Uniform Traffic Contr	rol Devices (MUTCD) - FHWA (dot.gov)
	To be provided if signal warrants are met in accordance with MUTCD	 Submitted upon approval of Traffic Study Only Complete document in PDF format Document to be signed and sealed
INTERSECT	FION CONTROL 'ICE' ANALYSIS Intersection Operati	ons and Safety (fdot.gov)
	ICE Analysis required	 Proposed signal locations Reconstruction of existing intersections Driveway Access Category E and above Complete document in PDF format Document to be signed and sealed

Access Control Classification

- [Class	Medians	Median 0	Openings	Signal	Conne	ction
ı	100,100,000,000		Full	Directional		More than 45MPH Posted Speed	45 MPH and less Posted Speed
] [2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
	3	Restrictive	2,640	1,320	2,640	660	440
] [4	Non-Restrictive			2,640	660	440
• [5	Restrictive	2,640 at greater than 45 MPH Posted Speed	660	2,640 at greater than 45 MPH Posted Speed	440	245
ı			1,320 At 45 MPH or less Posted Speed		1,320 At 45 MPH or less Posted Speed		
1	6	Non-Restrictive			1,320	440	245
ıĺ	7	Both Median Types	660	330	1,320	125	125

Project specific requirements:

- This will be a Category B permit to access the state roadway.
- The department is amenable to the access location as shown in the center of the parcel with the provision of the cross-access agreement with the adjacent properties.
- High speed section may require a right turn lane in accordance with the criteria set forth in the Access Management Handbook.
- The applicant is required to provide analysis of the U-turn movement for the largest anticipated vehicle expected to perform that movement at each of the left turns on the corridor. The Department will not permit queuing of vehicles into the through lane due to traffic from this development.
- Provide complete site development plans including the driveway detail sheets.
- Sufficient throat depth for the largest anticipated vehicle to enter and turnaround without opening the gate.
- Provide aerial measurement to driveways east and west of the proposed access location.
- Provide the dimension to from the edge of the through lane to the internal gate.
- Driveway to be a minimum 15-inbound, 12-outbound, 50' radius driveway connection. Larger radius will
 need to be justified with truck turning template.
- Non-conforming driveway access permit, the driveway connection does not meet spacing standards.
- Provide internal cross access agreement across the parcel to the east and west and construct the stub outs for the future connection.
- Provide copies of local agency compliance information and daily trip analysis for evaluating the U-turn movements at each intersection east and west of the driveway access.
- Please coordinate with FDOT PM 441660-1 for the proposed resurfacing project on this corridor.
- Danielle Intriago

Design Consultant Project Management Danielle.Intriago@dot.state.fl.us

813-975-6176

These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.



TABLE 1

ESTIMATED PROJECT TRIP ENDS

PM Peak Hour Trip Ends (1)	In Out Total	6 7 13
AM Peak Hour Trip Ends (1)	Total	∞
Peak p Ends	Out	က
AM Tri	듸	5
Daily Trip	Ends (1)	124
	Size	85,199 SF
밀	<u>10C</u>	151
	<u>Land Use</u>	Self-Storage

(1) Source: ITE Trip Generation, 11th Edition, 2021.

COMMISSION

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Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZON	VING
HEARING DATE: 10/16/2023	COMMENT DATE: 8/10/2023
PETITION NO.: 23-0784	PROPERTY ADDRESS: 9440, 9444 E Fowler Ave,
EPC REVIEWER: Melissa Yañez	11700 Ann St, Thonotosassa 33595 FOLIO #: 0600620000, 0600630000, 0600640000,
CONTACT INFORMATION: (813) 627-2600 X 1360	0600650000
EMAIL: yanezm@epchc.org	STR: 07-28S-20E
REQUESTED ZONING: Modification to PD	

FINDI	INGS
WETLANDS PRESENT	NO
SITE INSPECTION DATE	8/10/2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIEICATION (AERIAL PHOTO	No Wot

SOILS SURVEY, EPC FILES) INFORMATIONAL COMMENTS:

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.

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.

My/aow

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 8/31/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/6/2023

APPLICANT: Bruce E. Olds and Nancy D. Olds **PID:** 23-0784

LOCATION: 9440 E. Fowler Ave. Thonotosassa, FL 33592

9444 E. Fowler Ave. Thonotosassa, FL 33592

11700 Ann St. Thonotosassa, FL 33592

FOLIO NO.: 60063.0000, 60064.0000, 60062.0000, 60065.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code (LDC). Hillsborough County Environmental Services Division (EVSD) has no objection.



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: 10/05/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Bruce E Olds, Nancy D Olds **PETITION NO:** 23-0784

LOCATION: 9440 & 9444 E Fowler Ave, 11700 Ann St

FOLIO NO: 60062.0000-60065.0000

Estimated Fees:

Self-Storage/Mini-Warehouse (Per 1,000 s.f.)

Mobility: \$725 * 84.914 = \$61,562.65

Fire: \$32 * 84.914 = \$2,717.25

Project Summary/Description:

Urban Mobility, Northeast Fire - mini warehouse storage 84,914 sq ft total (6 buildings - 33,745, sq ft. 31,814 sq ft, 3,488 sq ft, 4,722 sq ft, 2,863 sq ft, 8,282 sq ft)

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	DAT	E: <u>24 Jul. 2023</u>
REV	IEWER: Bernard W. Kaiser, Conservation and	Environmen	tal Lands Man	nagement
APPI	LICANT: Tyler Hudson	PETITION	NO: RZ-PD	23-0784
LOC	ATION: Not listed			
	IO NO: 60063.0000, 60064.0000, 60062.0000, &	SEC:	_ TWN:	RNG:
60063	5.0000			
\boxtimes	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 atta	sched condi	tions	
	This agency objects, based on the listed of alle	oned colldi	uona.	
COM	MENTS:			

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

WATER The property lies within the _City of Temple Terrace _ Water Service Area. The applicant should contact the provider to determine the availability of water service. A _ inch water main exists ☐ (adjacent to the site), ☐ (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity. Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
The property lies within the <u>City of Temple Terrace</u> Water Service Area. The applicant should contact the provider to determine the availability of water service. A inch water main exists (adjacent to the site), (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity. Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will
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the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will
WASTEWATER
The property lies within the <u>City of Temple Terrace</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
A inch wastewater force main exists (adjacent to the site), (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMMENTS:

VERBATIM TRANSCRIPT

Zoning Master Hearing ---October 16, 2023

	300201 10, 1013
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS)))))))
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS	
BEFORE:	Susan Finch Land Use Hearing Master
DATE:	Monday, October 16, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 10:13 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

Zoning Master Hearing ---October 16, 2023

MS. HEINRICH: Our next case is Item D.7, PD 23-0784. 1 2 The applicant is requesting to rezone property from ASC-1 to PD. Sam Ball with Development Services has reviewed this for 3 Development Services and will present Staff findings. HEARING MASTER: All right. Is the applicant here? Good evening. MR. HUDSON: Good evening, Madam Hearing Master. Before we begin, our team does need to be sworn. 8 HEARING MASTER: Ah, okay. If there's anyone that 9 plans to speak on this case, if you'll stand and raise your 10 11 right hand so I can swear you in. Do you solemnly swear the testimony you're about to 12 13 give is the truth, the whole truth and nothing but the truth? 14 MR. HUDSON: T do. 15 HEARING MASTER: Thank you so much. I appreciate that. Go ahead. 16 MR. HUDSON: Again, good evening. Tyler Hudson, 400 17 18 North Ashley Drive, for the record. With us here this evening is my colleague Alex Schaller, who's going to run through a -- a 19 20 bridge presentation. In light of the hour along with Sam 21 Bonilla with the developer of Safeguard Self-Storage and finally our GC is here with Mike Adams and Rachel Laten in attendance. 22 23 And with that, I'm going to turn things over to Alex. 2.4 HEARING MASTER: Thank you. Good evening. 25 MS. SCHALLER: Good evening. Alex Schaller, 400 North

Zoning Master Hearing ---October 16, 2023

1 Ashley Drive. As Tyler mentioned, I will try to keep this 2 pretty brief.

This site is located at the northeast corner of Valor Avenue and Walker Road just east of that intersection. In terms of relative proximity here, we have two single-family homes, one to the east, one to the west. And then as you move further north to the back of the site. There's a county owned piece of land just adjacent there on the east. And then there's a state owned piece of land adjacent on the west. This site consists of four parcels and it's just under five acres.

So we're proposing a mini warehousing facility here. There's two main buildings that are located up along Fowler Avenue. Those will both be two story climate controlled facilities. And then as you move further north, closer to that neighboring residential development to the north, we step down in both height and density with four ancillary buildings there in the back. Total building area is about 85,000 square feet. The maximum building height for the two-story buildings along the Fowler, which is an arterial roadway, is 20 feet. And then these buildings located to the north of the site, those will step down. Those will be 12 feet eight inches.

The storm water pond is located to the north of the site. That was done intentionally we're using that as an additional buffering tool for compatibility. And then there's a single access point off of Fowler Avenue for access. This is a

rendering as a proposed self-storage facility. And while this 1 is a very pretty picture and we have actually articulated some of these architectural requirements into conditions of approval, those were included with our initial submittal. separate conditions that apply to the two-story climate controlled buildings, then we have a second set that apply to the buildings to the north. And then on top of these architectural commitments that we're making, we're also 8 committing to some different site layout commitments as well, 9 in -- in the form of conditions. The first of that being, as 10 11 mentioned, the store water pond will stay there. That position 12 is locked in place to the north. We are using that as 13 additional buffering. We are providing enhanced type B buffers 14 across the site as well. So while the code requires 20-foot on 15 center tree plantings, we're providing 15. And we're also providing increased setbacks here adjacent to single-family 16 17 homes as shown here. The homes are marked with a green stars 18 and I have these little light yellow boxes here showing where we're actually bumping the buildings in internally towards the 19 20 center of the site to provide an additional set back there. 21 Since you can see we've got a 40-foot setback to the east, a 22 30-foot setback to the west. And then, again, we are committing 23 to that 20-foot maximum building height for those buildings 2.4 there.

Development Services found this application approvable

25

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and then we received consistency findings from both
 1
 2
    transportation and the Planning Commission and with that, I am
    happy to answer any questions that you might have.
 3
              HEARING MASTER: I don't have any at this time.
              MS. SCHALLER: Okay.
              HEARING MASTER: Excuse me. I don't have any at this
 6
    time.
 8
              MS. SCHALLER:
                             Okay.
                               Thank you so much. I appreciate it.
 9
             HEARING MASTER:
10
              Development Services.
11
              MR. BALL: Good evening. Sam Ball, Hillsborough
    Development -- County Development Services. The applicant is
12
13
    rezoning from ASC-1 to plan development on 4.81 acres along the
14
    north side of East Fowler Avenue, approximately 0.35 miles west
15
    of North U.S. 301 to accommodate development of a mini warehouse
    facility consisting of six buildings with up to 84,914 square
16
          The property is currently undeveloped, existing uses in
17
18
    the general area consists of a mix of single-family recreational
19
    mini warehousing, open storage, retail, an indoor gun range,
20
    multifamily development that was completed in 2022 of 292
21
    apartments and a 16.79 acre RV park. The properties to the
22
    north are zoned RSC-9, single-family residential and vacant
23
    residential land. The properties to the south of East Fowler
    are developed for personal vehicle storage and an RV park that's
24
    limited to 205 RV spaces. The properties to the east are zoned
25
```

ASC-1 and are developed for county and recreational facility and 1 2 a single-family residential use. The properties to the west are zoned CN and RSC-2 mobile home. The CM property is developed for single-family and the RSC-2 mobile home property is zoned by the state and is used for storm water. If PD 23-0784 is approved, development will be limited to 84,914 square feet of mini warehousing, which would result in an FAR of 0.41 and a maximum building coverage of 70% building C, D, E and F would be 8 limited to -- excuse me, to 12 feet eight inches tall to two larger -- larger buildings towards the front of the property 10 11 shown as buildings A and B to a height of 20 feet and required 12 to include building articulations, parapets and canopies. 13 Because the property -- because the north half of the western 14 boundary abuts the state department of transportation property 15 that's developed for a storm water facility, the use is 16 classified as a classified intensity group instead of a class 17 one for a vacant RSC property. The proposed ten-foot Type A 18 buffer along the north half that is proposed by the applicant exceeds the minimum buffer screening requirements that would be 19 20 required by the LDC. Staff finds that the building and site 21 plan design components that included the -- the building design 22 features, the degree of building separation for the north 23 property boundary. The buffering upgrades along the -- along with the 20-foot height limit justified proposed setbacks and 24 sufficiently mitigate the potential impacts to the neighboring 25

```
residential properties.
 1
              Based on these considerations, Staff Finds the
 3
    proposed plan development compatible with the existing uses
    zoning districts and development pattern in the area and
    recommends approval subject to conditions.
              HEARING MASTER: Just a small -- it looks like a typo.
 6
    I was looking through. I received a revised Staff Report.
    was looking through to see what the changes are. And it looks
 8
    like condition number nine you changed the building coverage to
    floor area ratio.
10
11
              MR. BALL:
                         I had -- exactly. I had -- for some reason
    I put down building coverage instead of floor area ratio.
12
13
              HEARING MASTER: And -- and the -- the small minor
14
    typo is there's an extra word in there. Instead of floor area
15
    ratio it's floor two area ratio. So just extra an two in there,
    unless there's some --
16
17
              MR. BALL: Right. Yeah.
                                        I mean it's -- it's -- yeah,
18
    the two shouldn't be in there. It's -- it means the same
    thing --
19
20
              HEARING MASTER: That was it.
21
              MR. BALL: -- but it's just the same thing.
22
              HEARING MASTER: No problem. I understand.
23
    right.
           Thank you so much.
2.4
              MR. BALL:
                         Thank you.
25
                               Appreciate it.
             HEARING MASTER:
```

1 Planning Commission.

2.4

MS. LLANOS: Karla Llanos with Planning Commission
Staff. The property is located within the urban service are and within the limits of Thonotosassa Community Plan.

The property is designated with suburban mixed use-6
Future Land Use Category, which can be considered for a maximum
density of six dwelling units per the gross acre or a floor area
ratio of 0.250. However, historically we've allowed light
industrial uses may achieve 0.50. Typically, mini storage is
not traditionally considered an industrial use. However,
because we're trying to, I guess, introduce like the mixture of
or appropriate mixture of uses within that SMU-6 Future Land Use
Category, historically, we've allowed for mini storage to be
considered under the 0.50 floor area ratio, as long as they
provide building and site enhancements.

Now the SMU-6 Future Land Use Category as intended for urban and suburban in their intensity and density and they typically include uses such as residential, suburban scale neighborhood commercial office uses and research corporate parks. SMU-6 does surround the subject site on all sides. Further north are Residential-1 and natural preservation Future Land Use Categories. Further south are Residential-4 and Residential-12 Future Land Use Categories.

Now, we reviewed it for consistency with Objective one and Policy 1.4, which refers to compatibility with the

surrounding neighborhood uses. And compatibility is defined in 1 terms of characteristics of dis -- of different uses or activities which allow them to be located adjacent to each other 3 in harmony. Now, we looked at height, scale and mass of the 5 proposed structures. Now, according to the revised site plan on September 27, 2023, the site plan does include a 30-foot building setback on the southwest corner of Building B and a 8 40-foot building setback on the southeast corner of Building A. 9 In addition, there's landscape buffers on the eastern and 10 western boundaries of the site, which will provide adequate 11 screening in between existing single-family uses to the east as 12 well. 13 14 Now, the applicant, again, is requesting to be 15 considered for a maximum floor area ratio of 0.50, which is 16 equivalent to 104,761 square feet. Now, in order to achieve 17 this, they have to provide us with enhanced site and design standards. So per conditions of approval, these standards 18 included cosmetic designs on the front facing facades facing the 19 interior drive to the site. The files will -- will cons -- will 20 21 include vertical stepping outer wall via raised parapet as Development Services Staff had stated and as well as the 22 23 applicant has stated. 24 Now, the prominent corner with the raised parapets on 25 the facade will be further articulated by storefronts and

1 | complimentary color, canopy for office, etcetera, etcetera.

So there's quite a bit of architectural, aesthetically pleasing, facade treatments that they're placing. So with that said, Planning Commission Staff find that request supportable and it does meet the be adequate site and building enhancement that we have historically looked at one when interpreting mini storage in SMI-6 at 0.50 floor area ratio.

Now the subject site meets commercial locational criteria as established by FLUE Objective 22. At least 75% of it fit -- sits on the front facing boundary of the 900 linear distance from the nearest qualifying section of Williams Road and East Fowler Road. And as a established by CLC, the maximum square feet in that quadrant is 150,000 square feet. So therefore, it is consistent with the policy direction of the commercial locational criteria.

And lastly, we did look at the limits of
Thonotosassa Community Plan Goal one. It seeks the empower
business owners in providing ongoing management of the
Thonotosassa• future growth and development towards, you know,
adding value towards enhancing the quality of life. We found it
consistent with the policies of the Thonotosassa Community Plan.
So therefore, Planning Commission Staff is finding this proposed
plan development consistent with the Unincorporated Hillsborough
County Comprehensive Plan.

HEARING MASTER: Thank you so much. I appreciate.

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Is there anyone in the room or online that would like
 1
    to speak in support? Anyone in favor. I'm seeing no one.
 2
 3
              Anyone in opposition? No one.
              All right. Ms. Heinrich?
              MS. HEINRICH: Nothing further.
 5
              HEARING MASTER: All right. Mr. Hudson, anything
 6
   else?
 8
              All right. Thank you. Then with that, we'll close
   Rezoning 23-0784 and adjourn the hearing. Thank you all for
 9
10
   your time and testimony.
11
                     (Off the record at 10:13 p.m.)
12
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18
19
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22
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25
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

0

PAGE 1 OF 6 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 16/2023 HEARING MASTER: Susan Finch PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT, **APPLICATION #** NAME -23-0443 MAILING ADDRESS PHONE **APPLICATION #** J Quintela MAILING ADDRESS 9511 AQUA LA Odessa 23-0443 CITY O Lessa STATE FC ZIP 33552 PHONE 8 132633727 PLEASE PRINT MULISCA Mordbe CZ **APPLICATION #** MAILING ADDRESS 4008 Hammoch Woods I 23-0443 CITY U Le SEASTATE _ ZIP3357740NE 213-505-93/ NAME Elizabeth White **APPLICATION #** MAILING ADDRESS 17905 KINVELL 23-0443 91559 STATEFE ZIR 335 FRONE 813/404-3125 PLEASE PRINT Trish Lawton **APPLICATION #** MAILING ADDRESS 8310 Jana Dr. 23-0443 CITY Ode SSCISTATE ZIP333PHONE NAME Regina Pitternandez **APPLICATION #** MAILING ADDRESS 8703 Lake Calun Lu 23-0443 CITY Oders a STATE 7/ ZIP 3365 PHONE 8/3SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 10/16/2023 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME Nancy Pateracki 23-0443 MAILING ADDRESS 18128 Gunn How CITY <u>Odessa</u> STATE FL ZIP 3355 PHONE 819 45 PLEASE PRINT NAME OF MOred 3 **APPLICATION #** 23-0422 MAILING ADDRESS 400 N. Kaley CITY TO STATE ZIP PHONE 8133929491 NAME Christian Silva **APPLICATION #** 23-0422 MAILING ADDRESS 18101 Handen Darkway CITY Tampa STATE FL ZIP 33647 PHONE 813-731-2536 NAME hvisting Matesini **APPLICATION #** MAILING ADDRESS 3214 W. By Villa Aue 23-0427 CITY Taupa STATE TO ZIP 370 PHONE 813 NAME Kay, Chatan, **APPLICATION #** MAILING ADDRESS 108 Abbeys Way 23-0422 CITY TAMPA STATE FL ZIP 33607 PHONE NAME Sameer Chatani **APPLICATION #** MAILING ADDRESS 1108 Abbey Way 23-0422 CITY TAMPA STATE FL ZIP 3602 PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 10-16-2023 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Jama M. Tatum 23-0422 MAILING ADDRESS 2810 Ballet Aux CITY PLANT CITY STATE PC ZIP3356 PHONE 8/3-495-1682 PLEASE PRINT **APPLICATION #** NAME matt Forha 23-0588 HW-MAILING ADDRESS 12303 Memory CITY Tompa STATE P). ZIPB/35PHONE A)3-415-5620 NAME Danays Acosta Benily **APPLICATION #** 23-0729 MAILING ADDRESS 77 (8 Home dale So CITY James STATE E ZIP 3361/PHONE SIB 2442428 PLEASE PRINT **APPLICATION #** NAME Told Pressman 23-0828 MAILING ADDRESS (1977) PLEASE PRINT **APPLICATION #** NAME Todd Pressman 23-0932 MAILING ADRRESS C STATE ZIP 22 PHONE PLEASE PRINT **APPLICATION #** NAME RICHARD GONTAIGZ 23-0932 MAILING ADDRESS 612 CHASTAIN RD CITY SEFFMAN STATE FLAT ZIP33584 PHONE 813-478-2904

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 6

DATE/TIME: 10-16-2023 HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME__ John Eveland MAILING ADDRESS 501 E Kennely Blud Ste 1010 23-0281 CITY Tampa STATE FL ZIP 3) GOZ PHONE 813 373-1251 PLEASE PRINT **APPLICATION #** NAME NICOLE Neuglbauer MAILING ADDRESS 401 E. Jackson Sweet 23-0407 CITY TUMPA STATE PL ZIP 33002 PHONE 813-822-5014 PLEASE PRINT **APPLICATION #** NAME Brian Funk MAILING ADDRESS 2119 NE (oach man Rd) 23-0407 CITY Clarwater STATE F L ZIP 33765 PHONE 727 ~ 641 . 8719 NAME Austin Zane **APPLICATION #** MAILING ADDRESS 401 S Bryan Circle 23-0407 CITY Brandon STATE FL ZIP 33611 PHONE 352-317-7326 PLEASE PRINT NAME 1600 WULL **APPLICATION #** MAILING ADDRESS III English Bluff's Ct 23-0407 CITY Brandon STATE FL ZIP 33511 PHONE 727-422-6617 PLEASE PRINT NAME Elise Batsch **APPLICATION #** MAILING ADDRESS 400 B. Jeckson St. Sierte 2100 23-0407 CITY Tempa STATE PL ZIP 33602 PHONE 313 ZZZ

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHO

PAGE 5 OF 6

DATE/TIME: 10-16-2023 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Jol. Eveland **APPLICATION #** MAILING ADDRESS SUI & Kennely Blvl, SER 1010 23-0520 CITY Tompa STATE FL ZIP 33602 PHONE 813 373-8251 NAME Kami Corbett **APPLICATION #** MAILING ADDRESS 101 & Kennely Blod, Ste 3700 23 - 0520 CITYTAMUM STATE FL ZIP33602PHONE 813-227-8421 NAME Colin Rice **APPLICATION #** MAILING ADDRESS (W Cass St 23-0610 CITY Tampa STATE FL ZIP 3360 PHONE 2394042771 PLEASE PRINT **APPLICATION #** NAME Land Cos het MAILING ADDRESS 101 & Konnedy Bull St 3700 23-0614 CITY NAME STATE FL ZIP3402 PHONE 813-227 842 PLEASE PRINT **APPLICATION #** NAME /// MAILING ADDRESS 400 N. Ally Dr. #/100 23-0784 CITY Tempe STATE ZIP3317 PHONE 335-4125 PLEASE PRINT **APPLICATION #** NAME ALL SCHOOL MAILING ADDRESS GOON ASNIELDY, SUITE! 23-0784 CITY blinga STATE 12 ZIP 3600 PHONE 813-121-96 40

SIGN-IN SHEET: RFR,			
DATE/TIME:	12023 HEARING MASTER: Susan Finch		
PLEASE PRINT CL	EARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME David Wright (virtual)		
23 - 0588	MAILING ADDRESS P. O. Box 273417		
	CITY Tampa STATE FL ZIP 3 3688 PHONE		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATEPHONE		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATEPHONE		
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APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATEPHONE		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS_		
	CITYSTATEZIPPHONE		

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: October 16, 2023

HEARING MASTER:

Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0443	Todd Pressman	Applicant Presentation Packet	No
RZ 23-0443	Elizabeth White	2. Opposition Presentation Packet	No
RZ 23-0443	Nancy Pateracki	3. Applicant Presentation Packet	No
RZ 23-0636	Rosa Timoteo	1. Revised Staff Report – Email	Yes (Copy)
RZ 23-0828	Todd Pressman	Applicant Presentation Packet	No
RZ 23-0828	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
RZ 23-0932	Todd Pressman	Applicant Presentation Packet	No
RZ 23-0932	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
MM 23-0281	John Eveland	Applicant Presentation Packet	No
MM 23-0281	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
MM 23-0407	Nicole Neugebauert	Applicant Presentation Packet	No
MM 23-0407	Tori Wiley	2. Opposition Presentation Packet	No
MM 23-0407	Rosa Timoteo	3. Revised Staff Report - Email	Yes (Copy)
RZ 23-0422	Joe Moreda	Applicant Presentation Packet	No
RZ 23-0422	Joe Moreda	2. Applicant Letter	No
RZ 23-0422	James Tatum	3. Proponent Presentation Packet	Yes (Copy)
RZ 23-0422	Rosa Timoteo	4. Revised Staff Report - Email	
MM 23-0520	Kami Corbett	Applicant Presentation Packet	No
MM 23-0520	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
RZ 23-0610	Colin Rice	Application Presentation Packet	No
RZ 23-0610	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)
MM 23-0614	Kami Corbett	Application Presentation Packet	No
MM 23-0614	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)
RZ 23-0784	Tyler Hudson	Application Presentation Packet	No
RZ 23-0784	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)

OCTOBER 16, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 16, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

- Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawals/continuances.
- Susan Finch, ZHM, overview of ZHM process.
- Senior Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.
- Susan Finch, ZHM, Oath.
- B. REMANDS:
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0443

- Michelle Heinrich, DS, called RZ 23-0443.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0443.

C.2. RZ 23-0588

- Michelle Heinrich, DS, called RZ 23-0588.
- Testimony provided.
- Susan Finch, ZHM, continued RZ 23-0588 to the December 18, 2023, ZHM hearing.

C.3. RZ 23-0636

- Michelle Heinrich, DS, called RZ 23-0636.
- ► Testimony provided.

MONDAY, OCTOBER 16, 2023

Susan Finch, ZHM, closed RZ 23-0636.

C.4. RZ 23-0729

- Michelle Heinrich, DS, called RZ 23-0729.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0729.

C.5. RZ 23-0828

- Michelle Heinrich, DS, called RZ 23-0828.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0828.

C.6. RZ 23-0932

- Michelle Heinrich, DS, called RZ 23-0932.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0932.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 23-0281

- Michelle Heinrich, DS, called MM 23-0281.
- Testimony provided.
- Susan Finch, ZHM, closed MM 23-0281.

D.2. MM 23-0407

- ▶ Michelle Heinrich, DS, called MM 23-0407.
- Testimony provided.
- Susan Finch, ZHM, closed MM 23-0407.

D.3. RZ 23-0422

- Michelle Heinrich, DS, called RZ 23-0422.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0422.

D.4. MM 23-0520

- Michelle Heinrich, DS, called MM 23-0520.
- ► Testimony provided.
- Susan Finch, ZHM, closed MM 23-0520.

D.5. RZ 23-0610

- Michelle Heinrich, DS, called RZ 23-0610.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0610.

D.6. MM 23-0614

- Michelle Heinrich, DS, called MM 23-0614.
- Testimony provided.
- Susan Finch, ZHM, closed MM 23-0614.

D.7. RZ 23-0784

- Michelle Heinrich, DS, called RZ 23-0784.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0784.

E. ZHM SPECIAL USE

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 10:13 p.m.



RZ-STD 23-0828

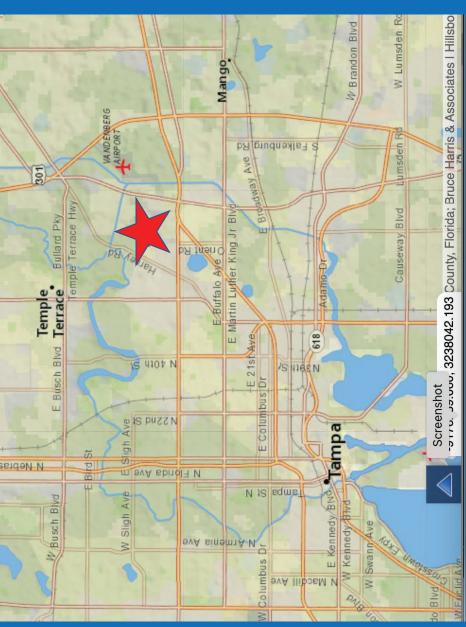


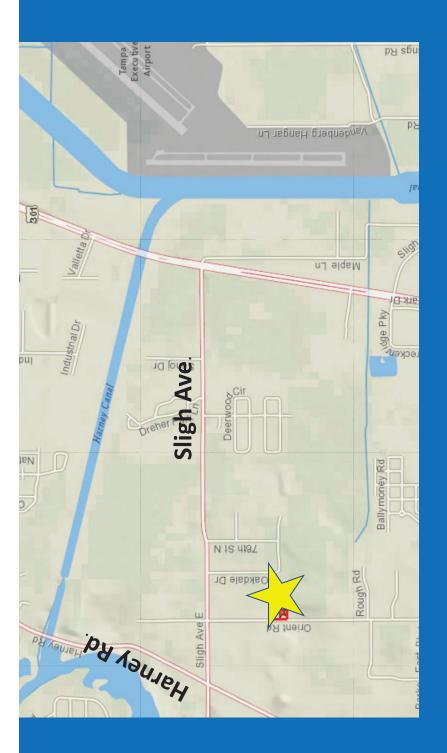
Hillsborough County





East Lake Orient Park







Currently on Site

Landscape Company



Issue: Re-Zoning from ASC-1 to CG-R with Restrictions **Under citation** 1.20 acres

Restrictions:

- No fence on South, PVC exists already
- South, evergreen trees, 10' high, 12' on center
- All business or operation activity to be interior only
- Uniform opaque screening applied to existing fence along front
 - Hours 8 am to 6 PM. No Sunday Hours

Uses Restricted:

- C-Store with or without gas.
- Motor vehicle repair.
- Fast food with or without drive thru.
- Blood/plasma center.
- Recyclable materials recovery facility.

DSD: "mixture of uses to include residential, commercial, institution type uses and rural-agricultural".

Land Use category, which is intended to designate areas that P. C.: "The subject site is located within the CMU-12 Future are urban in density and intensity of uses".

CMU-12 Tampa Bay Tech. High School. Hi-Tech Tampa Campus

FLU Category CMU-

"...<u>Light Industrial,</u>
Multi-Purpose,
Community Retail
Commercial,
Research Park, Mixed
Use..."

RCP RCP P/QP P/QP

Entire Area is CMU-12, P/QP Research Park or Industrial Heavy

Zoning Map



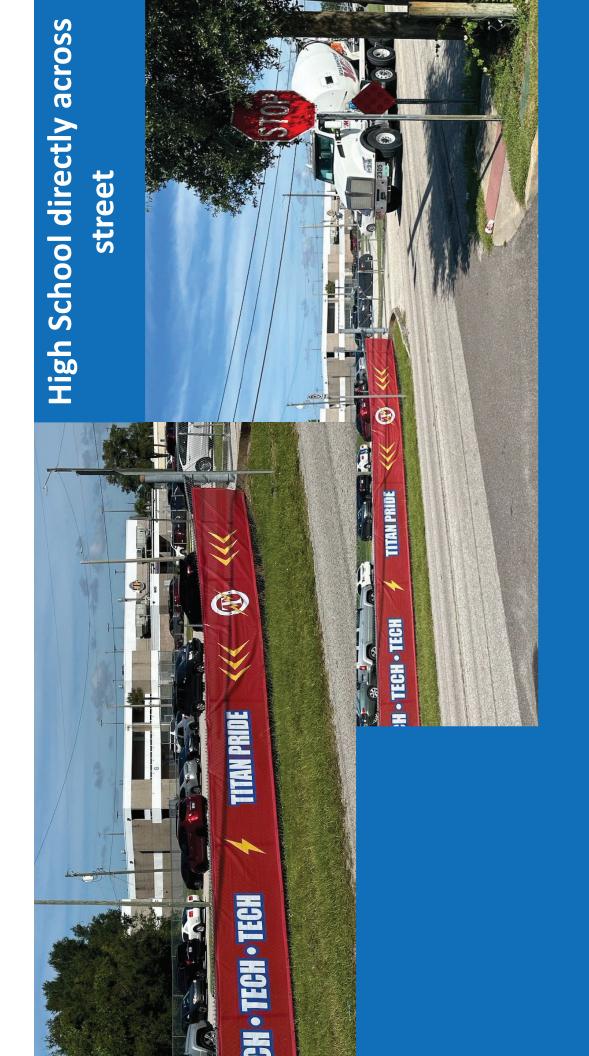
Agricultural Single Family Conventional (ASC-1). The ASC-1 zoning district extends east, west, and north". Plan Comm. "The subject site is currently zoned as

Intense Uses in Immediate area



Rough Rd Tillandsia Pl of Florida (UAF Central Florida Landscaping Orient Rd US Foods (PA evo Dade Waterworks, Inc.

Intense Uses in Immediate area





Landscape company to the South

Approx. .25 miles South

	Interpreted C3		1.1 Isom (200 Toma Letto x 2 1/2 2000, 2 stine		1.2 Proposed Interpretation: (2.3 Scroll Image Down		
Comments:	Dete: 6.24:85	ZONING ADMINISTRATOR REVIEW	Refer to legal staff for	A	, 1.2 Pr		
6 Agree: V Disagree:	Signed: AMB	A SWING A	8 Approved:Disapproved:_				

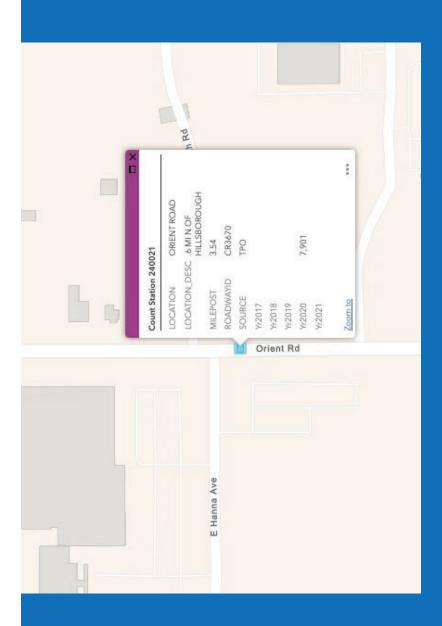
PD 85-0141

ASSISTANT ZONING ADMINISTRATOR REVIEW

Looks, acts, situated the same as applicant



7,901 vehicles/day



HILLSBOROUGH COUNTY, FLORIDA

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:

APPLICANT(S): GENERAL LOCATION:

FOLIO NUMBER:

East Side of Orient Rd., 1/4-mile South of Sligh Ave. M. Iqbal Salch

40154.0000

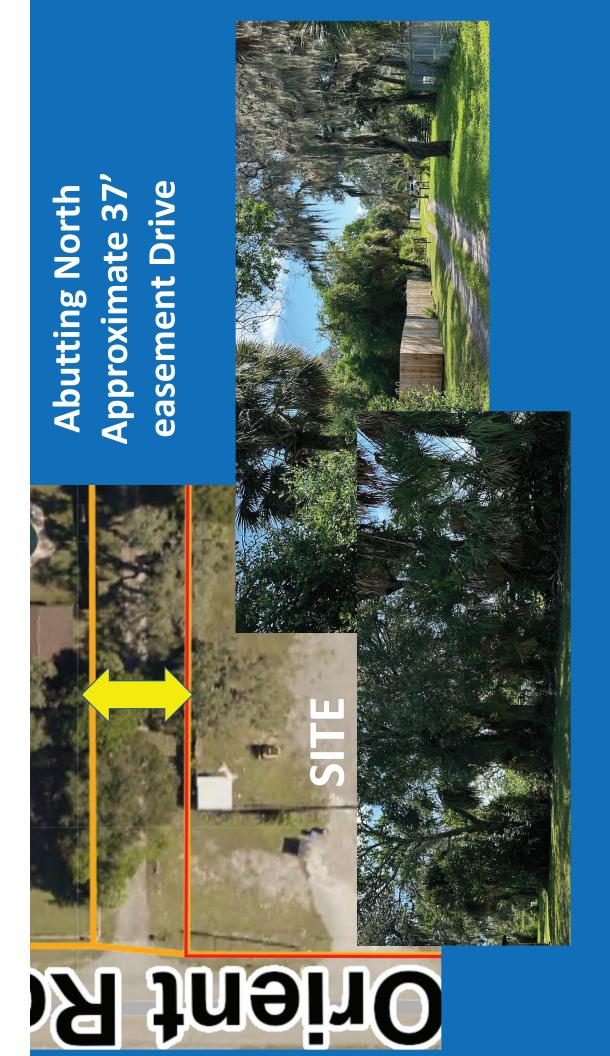
RZ 05-1375 EL

05-1375

undeveloped land to the east; single-family dwellings, a commercial use, and undevel-Adjacent land uses include a commercial use and single-family dwellings to the north; oped land to the south; and Orient Rd. a business park, and a technical school to the west.

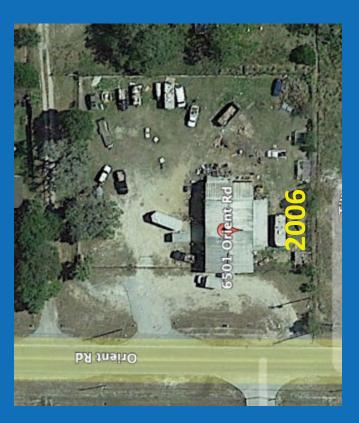
FINDINGS OF FACT

- The subject property lies within an area of mixed land usage, including business and commercial uses, residential uses, and educational facilities.
- The proposed PD zoning would be compatible with the existing and emerging land use patterns in the immediate area. તં

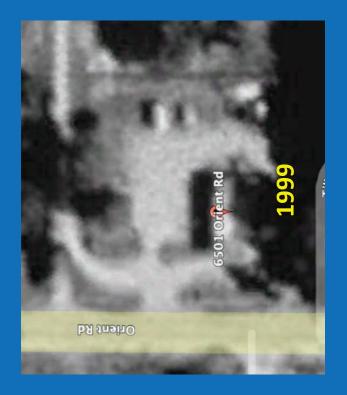


WEST









"The no adverse effect part is what would need to be demonstrated for a spacing Administrative Variance to be approved during site review. To be clear, the report does object to the rezoning for access spacing issues. The report also includes additional information for how access would be required in the event that it is approved".

Thanks,

Alex Steady, AICP Consultant for Hillsborough County Development Services Department Transportation Review Section





SUMMARY:

- Added significant restrictions to control and make the use compatible
- CMU-12 high and intensive category; reflective of broad area
- Zoning map dies not present the existing intensities well
 - Large mix of intense uses in immediate vicinity
 - similar use has worked fine; test of time

AGENCY REVIEW COMMENT SHEET

TO:	Zoning Technician, Development Services Department	DATE: 10/04/23
	IEWER: Alex Steady, AICP NNING AREA/SECTOR: East Lake Orient Park/Northeast	Revised: 10/16/2023 by JR AGENCY/DEPT: Transportation PETITION NO.: STD 23-0828
	This agency has no comments.	
	This agency has no objection.	
X	This agency objects for the reasons set forth below.	
<u>RATI</u>	ONALE FOR OBJECTION	
1.	The site currently has two (2) access connection to Orient Rd., v connection would appear to be required pursuant to Section 6.04 LDC.	
2.	In the vicinity of the proposed project, Orient Rd. is functionally roadway, and has a posted speed limit of 40 mph. The minimum 6 collector roadway is 245 feet. Spacing issues include the follows:	n connection spacing for a Class
	 a. There is only +/- 68 feet between the northernmost exist driveway to the north; 	ting driveway and the next closest
	b. There is only +/- 90 feet between the two driveway exis currently serving the site; and,	ting connections to Orient Rd.
	c. There is only +/- 15 feet between the southernmost exist driveway to the south.	ting driveway and the next clost
3.	The proposed zoning represents a significant intensification of cimpact adjacent roadways, including Orient Rd.	laily and peak hour trips that will
4.	There are only +/- 229 feet between the driveway on the parcel t driveway on the parcel to the south of the project. Given the limit meet minimum access spacing standards on its own.	
5.	There does not appears to be sufficient right-of-way to accommodule be triggered by development which could occur if the presented. Additionally, such turn lanes would conflict with act the north and south of the subject site.	oposed zoning were approved as
6.	Given the above, staff does not believe that intensification of the applicant could consider brining additional lands into a combined access standards could be met. Alternatively, staff may have provided that restrictions which address the above issues were provided to the control of the applicant could be met.	l development proposal, such that been able to support the project,
	Application No. 23-1 Name: Resa Tin Entered at Public Hearin Exhibit #l Date	0828 noteo ng: ZHM e: 10-16-23

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.2 acres from Agricultural Single-Family Conventional (ASC-1) to Commercial General - Restricted (CN-R). The proposed restriction will not allow for a C-store with or without gas, a motor vehicle repair, a fast-food with or without drive thru, a blood plasma center or a recyclable materials recovery facility. The site is located on the east side of Orient Road, corner of the intersection of Race Track Road and Gunn Highway. The Future Land Use designation of the site is Residential-1 (RES-1).

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning and restrictions to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did identify concerns concerning future project access spacing, as noted in the "Rationale for Objection" section hereinabove. If the rezoning were approved as proposed, the site would only be allowed one access point that would align with the access across the street; however, such alignment in and of itself does not mitigate access spacing concerns. Staff notes that any uses proposed by the applicant will not be permitted to cause adverse traffic issues, and as such might be unconstructible at the time of site/construction plan approval. To avoid any confusion or ambiguity at the time of plat/site/construction plan review, staff does not recommend zoning a site for uses which may not be able to be safely constructed. Staff notes that regardless of the above or outcome, the applicant will be required to provide sufficient documentation that an approved Section 6.04.02.B. Administrative Variance form the Section 6.04.07 requirements During the site review process, the applicant would be required to provide sufficient documentation of an approved spacing variance from the Section 6.04.07 LDC requirements.

Staff notes that the applicant may have been able to address these issues by proposing additional use restrictions or trip generation caps which addressed the significant spacing and intensification issues noted above.

Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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 <u>Trip Generation Manual</u>, 11th

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	Lag Columb	AM	PM
ASC-1, 1 Single Family Dwelling Units (ITE Code 210)	14	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG-R, 5,000 sf Drive in Bank (ITE Code 912)	502	50	106
CG-R, 9,000 sf Pharmacy Drugstore with Drive- Through Window (ITE Code 881)	1,038	34	92
Total Trips	1,540	84	198

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
Difference	+1,526	+83	+197

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has a frontage on Orient Road. Orient Road is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway. Orient Road lies within +/- 66 feet of Right of Way in the vicinity of the project. Orient Road does not have sidewalks on either side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Orient Road is included as a 2 lane enhanced roadway in the Hillsborough County Corridor Preservation Plan (CPP). Sufficient right of way will be required to be preserved for the planned improvement at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

	FDOT G	eneralized Level of S	ervice	
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
ORIENT RD	HILLSBOROUGH AVE	SLIGH AVE	D	С

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			
Bell Shoals Rd.	County Collector - Rural	Choose an item. Lanes ⊠Substandard Road ⊠Sufficient ROW Width (for Urban Section)	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD 			
Lithia Pinecrest Rd.	County Arterial - Urban	Choose in item Lanes Substandard Road □ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD 			
	Choose an item	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other			
	Choose an item	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 			

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	4,369	437	152		
Proposed	7,257	714	365		
Difference (+/-)	(+) 2,888	(+) 277	(+) 213		

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item	Choose an item	Choose an item
South		Choose an item	Choose an item	Choose an item.
East		Choose an item	Choose an item	Choose an item.
West		Choose an item:	Choose an item	Choose an item.

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

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary						
Transportation	Objections	Conditions Requested	Additional Information/Comments			
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	⊠ Yes □N/A □ No	☐ Yes ☒ No				

PARTY OF RECORD

NONE