

Rezoning Application: 22-1240
Zoning Hearing Master Date: September 19, 2022
BOCC Land Use Meeting Date: November 3, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: TC Florida Development, Inc. c/o
Brendon Dedekind

FLU Category: Light Industrial (LI)

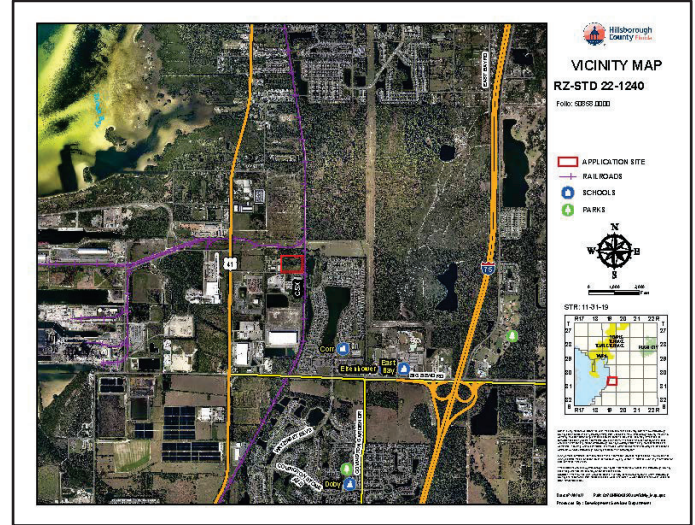
Service Area: Urban

Site Acreage: 1.2+/- acre portion
of the 12.42+/- acre parcel,

Community Plan Area: Gibsonton

Overlay: None

Request: Rezone from **Agricultural Industrial (AI) to Manufacturing – Restricted (M - R)**



Request Summary:

The request is to rezone from the existing **Agricultural Industrial (AI)** zoning district to the proposed to **Manufacturing with Restrictions (M - R)** zoning district. The proposed zoning for M - R permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sq. ft).

Zoning:

Uses	Current AI Zoning	Proposed M (R) Zoning
		Agricultural
Acreage	1.2 +/- Acres (ac) (52,272 square feet (sq ft))	1.2 +/- ac (52,272 square feet (sq ft))
Density/ Intensity	1 dwelling unit (du) / 1 Acre (ac)	0.75Floor Area Ratio (FAR).
Mathematical Maximum*	1 du	39,204sq ft

* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.

Development Standards:

	Current AI Zoning	Proposed M (R) Zoning
Density / Intensity	1 du per 1 ac	0.75 FAR /0.90 ac (39,204 sq ft)
Lot Size / Lot Width	1 Acre (43,560 sq ft) / 150'	20,000 sq ft / 100'
Setbacks/Buffering and Screening	50' - Front (South) 15' – Sides (East & West) 50' – Rear (North)	0' -Front (South) 30' (Plus 20' Type B Buffering) – Rear (North) 0' – Side (East & West)
Height	50'	110'

Additional Information:

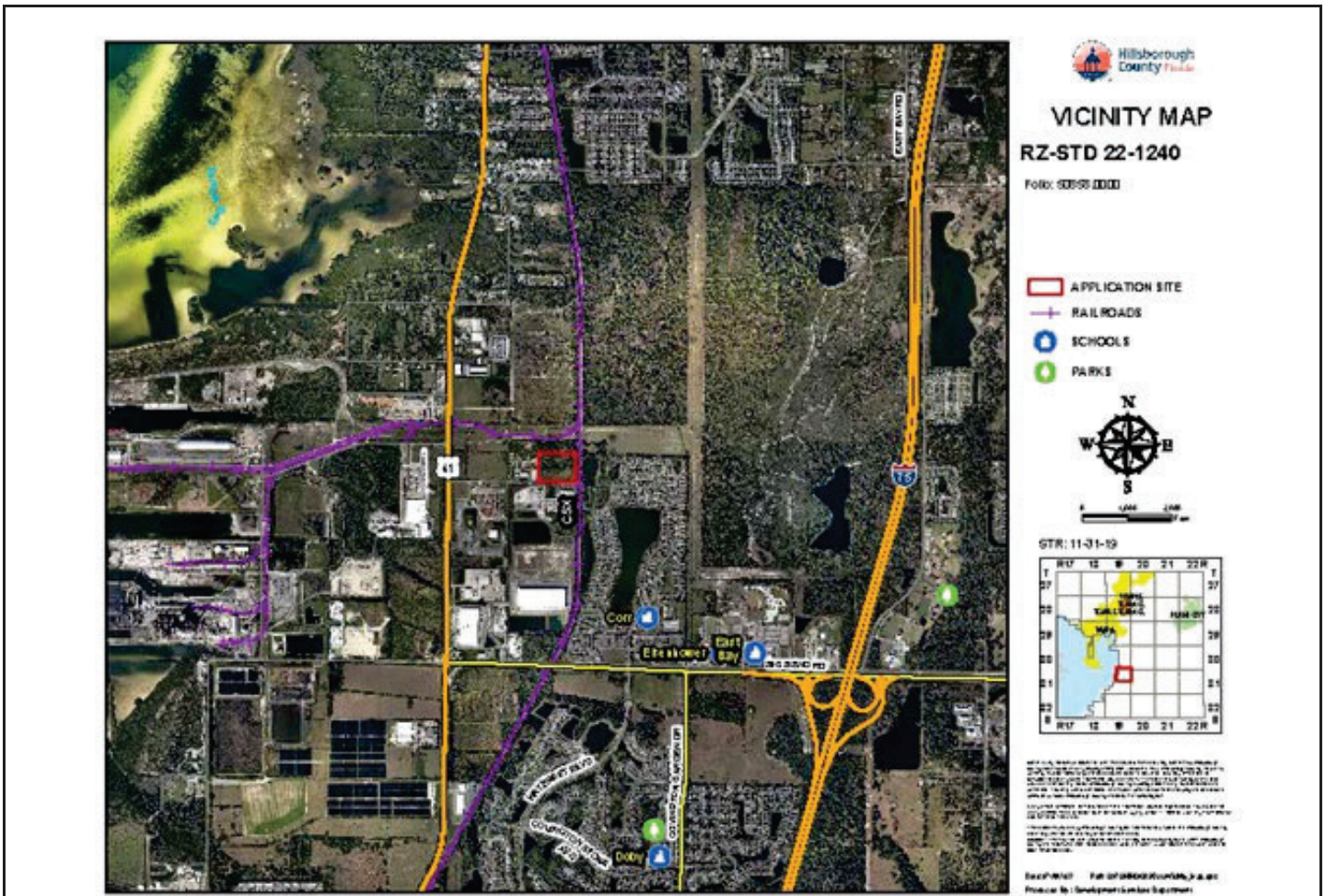
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

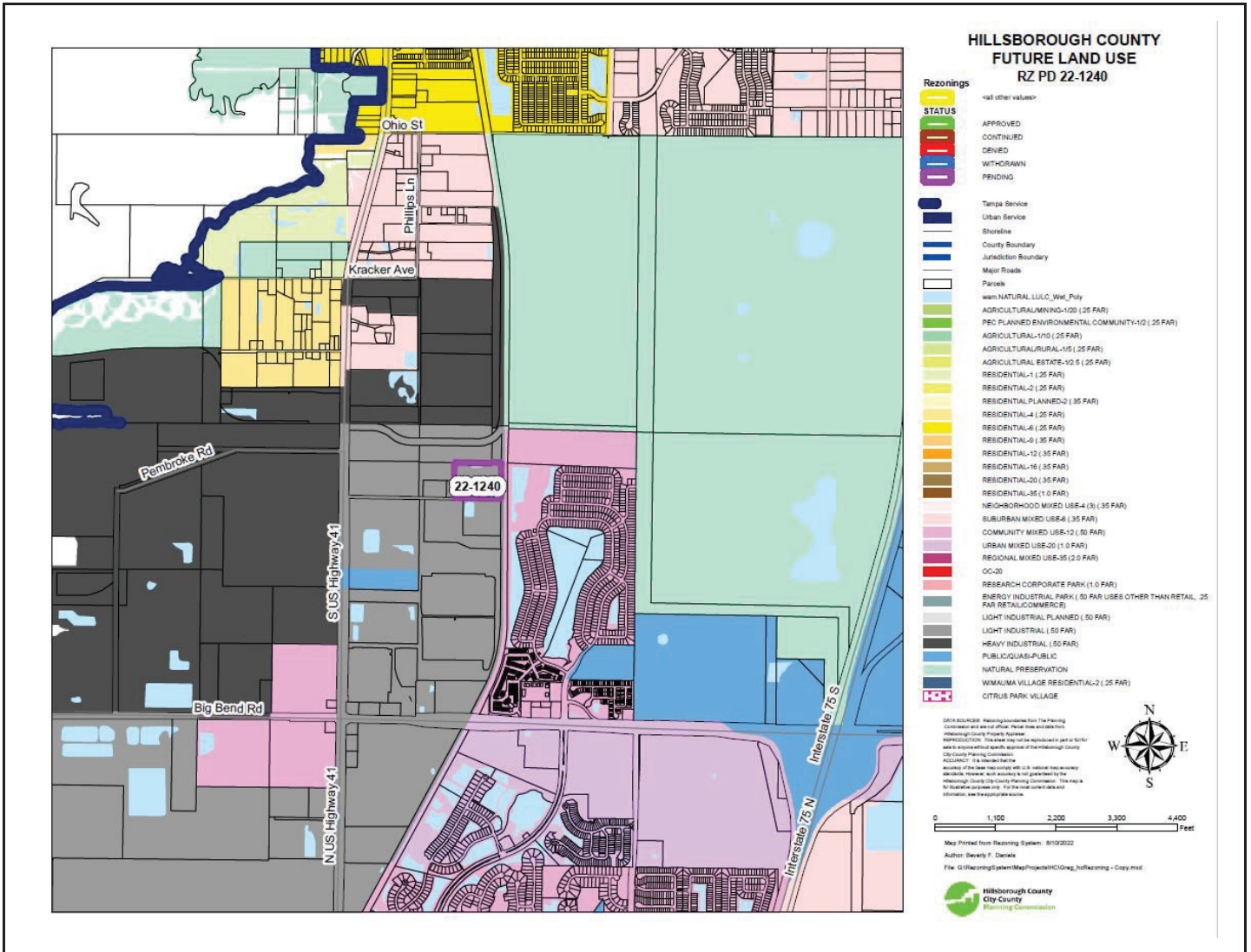


Context of Surrounding Area:

The site is surrounded by agricultural, commercial, and industrial use properties. The adjacent properties are zoned AI to north, Manufacturing (M) to the east, M and PD 02-0214 to the, and Railwayline and PD 84-0276 to the east. The subject site's immediate surrounding area consist of properties within the LI FLU category.

2.0 LAND USE MAP SET AND SUMMARY DATA

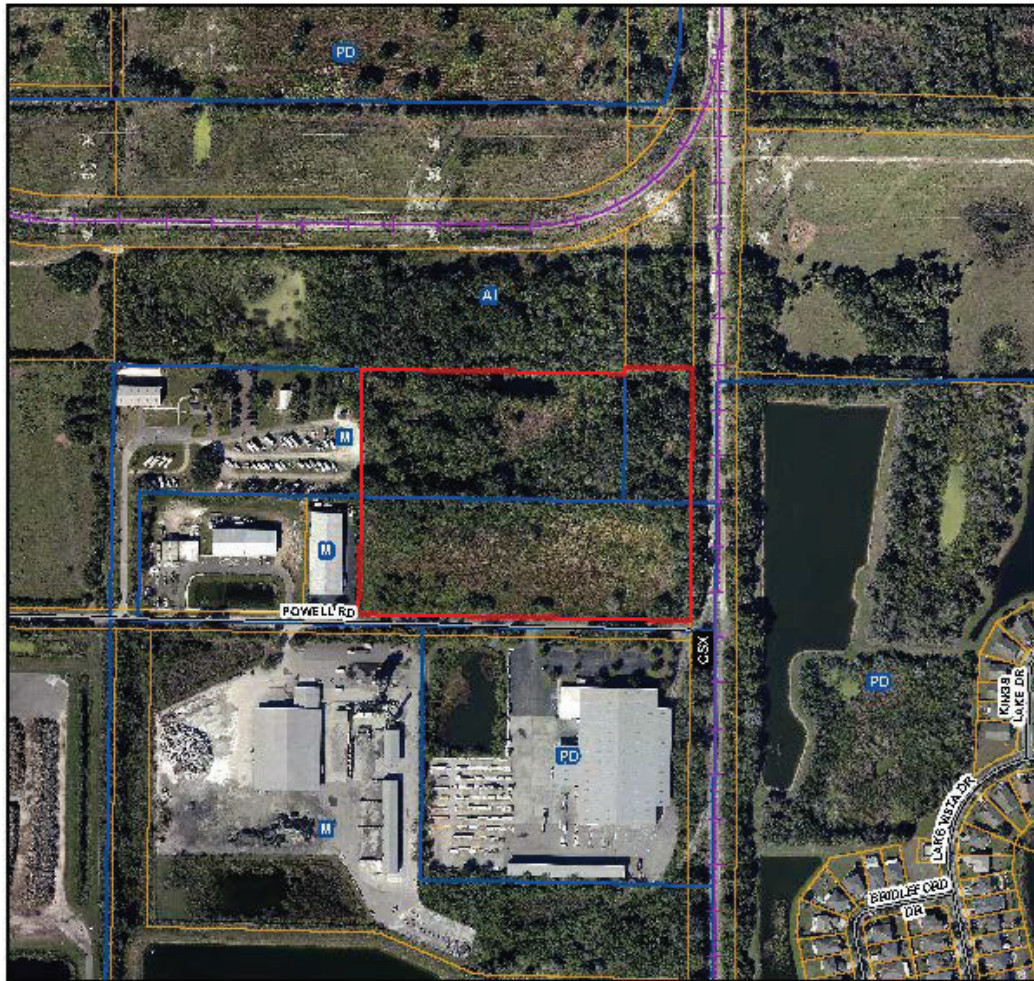
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial (LI)
Maximum Density/F.A.R.:	0.75 F.A.R.
Typical Uses:	Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use xxvii), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County
ZONING MAP
RZ-STD 22-1240
 Folio: 50888.0000

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

STR: 11-31-19

Map of Hillsborough County, Florida, showing the location of the application site within the zoning district grid. The map is overlaid on a grid of Range (R) and Township (T) coordinates. The application site is located in the intersection of Range 18 and Township 28. The map shows the zoning district boundaries and the location of the application site. The map is titled 'STR: 11-31-19' and 'RZ-STD 22-1240'. The map is prepared by the Development Services Department.

Date: 11/11/2022
 Prepared By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AI	1 du per 1 ac	Agricultural	Vacant
South	M	0.70 FAR	Industrial/Manufacturing	Vacant / Concrete Plant
	PD 02-0214	0.70 FAR	Industrial/Manufacturing	Warehouse
East	N/A	N/A	Railway	Railway
West	M	0.70 FAR	Industrial/Manufacturing	Warehouse

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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
Powell Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,461	227	245
Proposed	1,592	251	271
Difference (+/-)	+131	+24	+26

*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		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.
Notes:				

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Subject Site is located south of the Alafia River and subject to Water distribution system improvements. See WR Report.</u>
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, agricultural, mixed and commercial uses. The adjacent properties are zoned AI to north, Manufacturing (M) to the east, M and PD 02-0214 to the, and Railway line and PD 84-0276 to the east. The subject site’s immediate surrounding area consist of properties within the LI FLU category

The subject site is located within a Coastal High Hazard Area. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.04.00 of the Land Development Code.

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern. An 8-inch water main exists adjacent to the site and is located within the north Right-of-Way of Powell Road. A 4-inch wastewater force main exists approximately 50 feet from the site and is located south of the subject within the south Right-of-Way of Powell Road. Which could potentially be the point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. Additionally, “Water distribution system improvements will need to be completed prior to connection to the County’s water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system”.

The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the light industrial and commercial uses/zoning districts in the area.


5.2 Recommendation

Based on the above considerations, staff finds the proposed ~~M zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request **Approvable**.~~ request approvable, with the following restrictions:

1. Water distribution system improvements will need to be completed prior to connection to the County’s water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:	 J. Brian Grady Mon Sep 19 2022 08:41:40
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 09/09/2022
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Gibsonton/Central	PETITION NO.: STD 22-1240

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 131 average daily trips, 24 trips in the a.m. peak hour, and 26 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 12.42 acres from Agricultural Industrial (AI) and Manufacturing (M) to all Manufacturing (M). The site is located on the north side of Powell Road, +/- 0.37 miles east of the intersection of US Hwy 41 and Powell Road. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Nursery (Wholesale) (ITE Code 818)	23	0	1
M, 366,000 sf of Manufacturing (ITE Code 140)	1,438	227	245
Total Trips	1,461	227	245

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 405,000 sf of Manufacturing (ITE Code 140)	1,592	251	271

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+131	+24	+26

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 131 average daily trips, 24 trips in the a.m. peak hour, and 26 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Powell Road. Powell Road is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 16-foot width of pavement. Powell Road lies within +/- 50 ft of Right of Way in the vicinity of the project. Powell Road does not have sidewalk, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Powell Road is not a regulated roadway and was not included in the Level of Service Report.

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

Application number:	RZ-STD 22-1240
Hearing date:	September 19, 2022
Applicant:	TC Florida Development, Inc., Brendon Dedekind
Request:	Rezone to M
Location:	North side of Powell Road and 2,500 feet east of South U.S. Highway 41 in Gibsonton
Parcel size:	1.2 acres +/- (portion of a 12.42 +/- parcel)
Existing zoning:	M and AI
Future land use designation:	Light Industrial (0.75 FAR/no residential allowed)
Service area:	Urban Services Area
Community planning area:	Southshore Areawide Systems Plan

A. APPLICATION REVIEW

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

1.0 APPLICATION SUMMARY

Applicant: TC Florida Development, Inc. c/o
Brendon Dedekind

FLU Category: Light Industrial (LI)

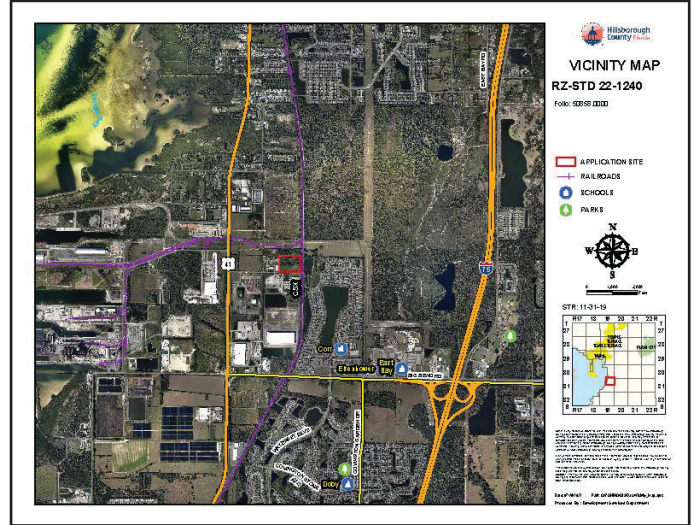
Service Area: Urban

Site Acreage: 1.2+/- acre portion
of the 12.42+/- acre parcel,

Community Plan Area: Gibsonton

Overlay: None

Request: Rezone from **Agricultural Industrial (AI) to Manufacturing – Restricted (M- R)**



Request Summary:

The request is to rezone from the existing **Agricultural Industrial (AI)** zoning district to the proposed to **Manufacturing with Restrictions (M- R)** zoning district. The proposed zoning for M- R permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sq. ft).

Zoning:

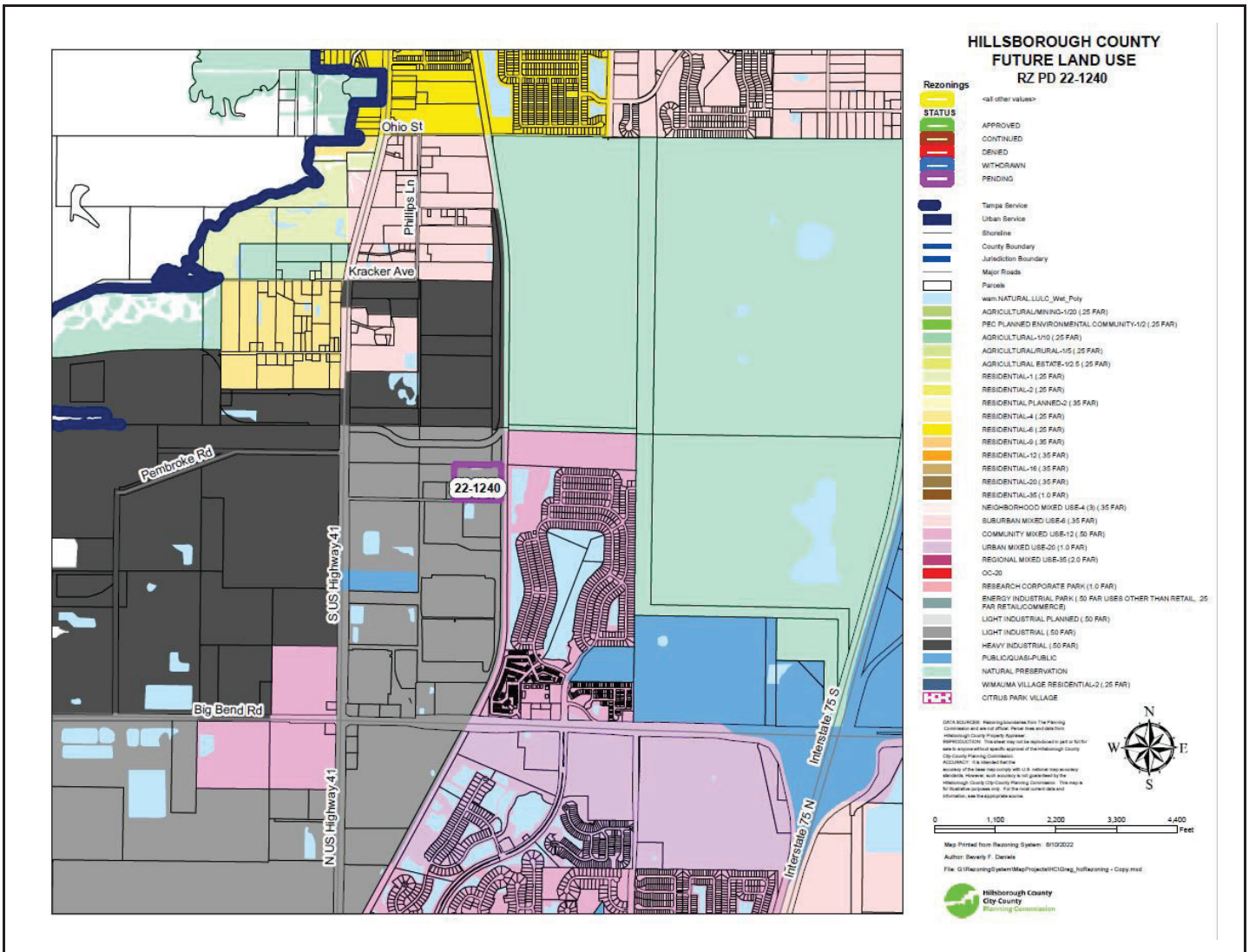
Uses	Current AI Zoning	Proposed M (R) Zoning
	Agricultural	Industrial/Manufacturing
Acreage	1.2 +/- Acres (ac) (52,272 square feet (sq ft))	1.2 +/- ac (52,272 square feet (sq ft))
Density/ Intensity	1 dwelling unit (du) / 1 Acre (ac)	0.75Floor Area Ratio (FAR).
Mathematical Maximum*	1 du	39,204sq ft
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.		

Development Standards:

	Current AI Zoning	Proposed M (R) Zoning
Density / Intensity	1 du per 1 ac	0.75 FAR /0.90 ac (39,204 sq ft)
Lot Size / Lot Width	1 Acre (43,560 sq ft) / 150'	20,000 sq ft / 100'
Setbacks/Buffering and Screening	50' - Front (South) 15' – Sides (East & West) 50' – Rear (North)	0' -Front (South) 30' (Plus 20' Type B Buffering) – Rear (North) 0' – Side (East & West)
Height	50'	110'

2.0 LAND USE MAP SET AND SUMMARY DATA

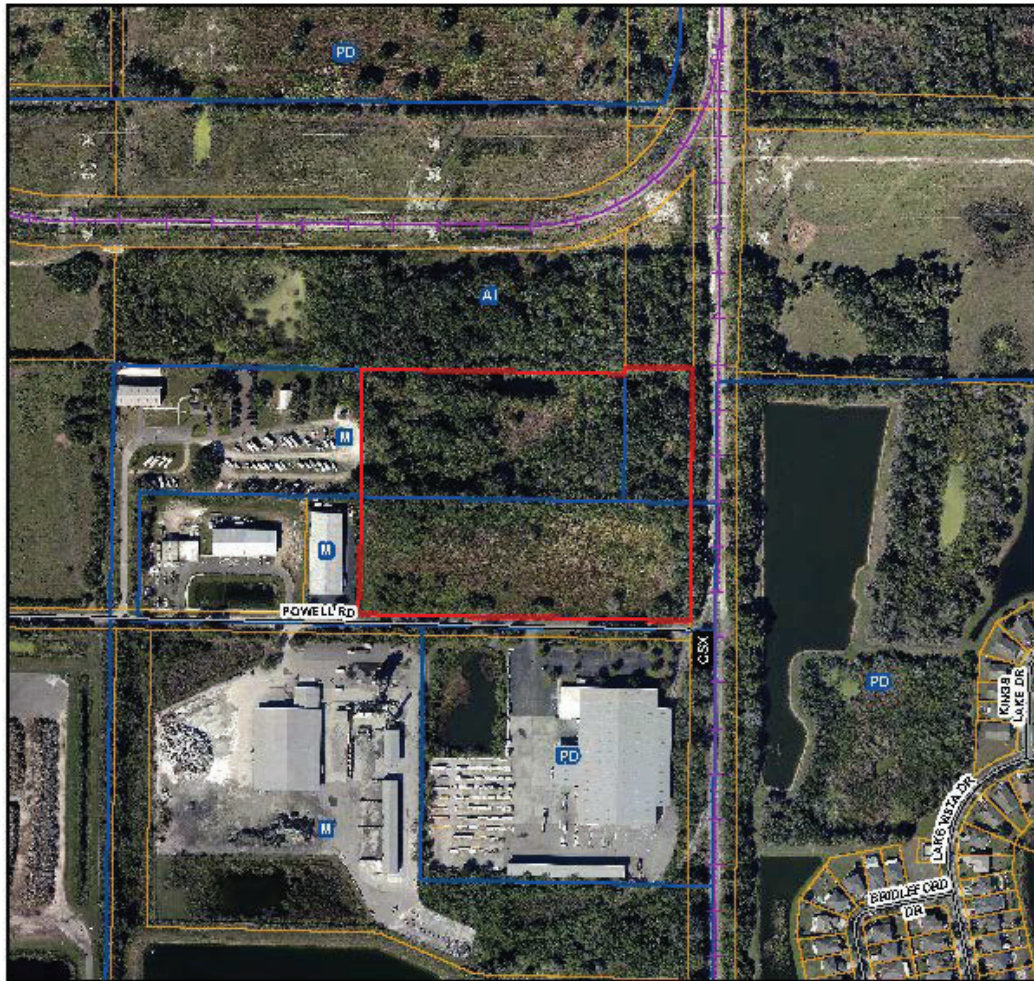
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial (LI)
Maximum Density/F.A.R.:	0.75 F.A.R.
Typical Uses:	Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County **FL**

ZONING MAP
RZ-STD 22-1240
 Folio: 50888.0000

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

N
 W E
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0 250 500
 Feet

STR: 11-31-19

Map of Hillsborough County, Florida, showing the location of the application site within the zoning district grid. The grid is labeled with Range (R) and Township (T) coordinates. The application site is highlighted in red. The map also shows the location of the application site relative to the surrounding zoning districts and roads.

Date: 11/31/19 File: 020805020701_0101
 Prepared by: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AI	1 du per 1 ac	Agricultural	Vacant
South	M	0.70 FAR	Industrial/Manufacturing	Vacant / Concrete Plant
	PD 02-0214	0.70 FAR	Industrial/Manufacturing	Warehouse
East	N/A	N/A	Railway	Railway
West	M	0.70 FAR	Industrial/Manufacturing	Warehouse

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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
Powell Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,461	227	245
Proposed	1,592	251	271
Difference (+/-)	+131	+24	+26

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		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.
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Subject Site is located south of the Alafia River and subject to Water distribution system improvements. See WR Report.</u>
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, agricultural, mixed and commercial uses. The adjacent properties are zoned AI to north, Manufacturing (M) to the east, M and PD 02-0214 to the, and Railway line and PD 84-0276 to the east. The subject site’s immediate surrounding area consist of properties within the LI FLU category

The subject site is located within a Coastal High Hazard Area. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.04.00 of the Land Development Code.

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern. An 8-inch water main exists adjacent to the site and is located within the north Right-of-Way of Powell Road. A 4-inch wastewater force main exists approximately 50 feet from the site and is located south of the subject within the south Right-of-Way of Powell Road. Which could potentially be the point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. Additionally, “Water distribution system improvements will need to be completed prior to connection to the County’s water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system”.

The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the light industrial and commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed ~~M zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request~~ **Approvable.** request approvable, with the following restrictions:

1. Water distribution system improvements will need to be completed prior to connection to the County’s water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Sep 19 2022 08:41:40</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

B. HEARING SUMMARY

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

Applicant

Ms. Rhea Lopes spoke on behalf of the applicant. Ms. Lopes presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

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

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Ms. Lopes stated the applicant had nothing further.

The hearing officer closed the hearing RZ-STD 22-1240.

C. EVIDENCE SUBMITTED

Mr. Grady submitted into the record at the hearing a revised Development Services staff report and a revised Planning Commission staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 12.42 acres located on the north side of Powell Road and 2,500 feet east of South U.S. Highway 41.
2. The Subject Property is designated LI on the Future Land Use Map and is zoned M, PD 92-0103, and AI.
3. The Subject Property is located within the boundaries of the Southshore Areawide Systems Plan and is within the Urban Services Area. The Subject Property is within a Coastal High Hazard Area.
4. The general area surrounding the Subject Property is comprised of light industrial, agricultural, mixed and commercial uses. The adjacent property to the north is zoned AI and is vacant; to the south are properties zoned M and PD 02-0214 and in use as a warehouse, a concrete plant, and vacant; to the east is a railway; and to the west is a property zoned M and in warehouse use.
5. The applicant is requesting to rezone approximately 1.2 acres of the 12.42-acre Subject Property from M and AI to M to allow for warehousing on the entire parcel.
6. Staff found the requested rezoning would create a zoning and development pattern that are consistent with the existing zoning and development pattern of the light industrial and commercial uses and zoning districts in the surrounding area. Staff found the request approvable with the following restriction:

Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

7. Planning Commission staff found the proposed rezoning would allow for development that is consistent with the comprehensive plan and compatible with the existing non-residential development pattern in the area surrounding the Subject Property.

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

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

F. CONCLUSIONS OF LAW

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

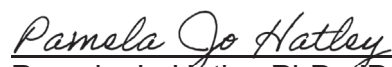
G. SUMMARY

The applicant is requesting to rezone approximately 1.2 acres of the 12.42-acre Subject Property from M and AI to M to allow for warehousing on the entire parcel.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request subject to the following restriction as set forth in the Development Services staff report:

Water distribution system improvements will need to be completed prior to connection to the County’s water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

10-10-2022

Date:

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

C6:
Application Number: RZ-STD 22-1240
Applicant: TC Florida Development, Inc.;
Brendon Dedekind
Location: N side of Powell Rd. & 2500' E
of S US Hwy 41
Folio Number: 050858.0000
Acreage: 1.2 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: M, 92-0103 & AI
Request: Rezone to M

1 MR. GRADY: The next item is agenda item
2 C-6, Rezoning-Standard 22-1240. The applicant is
3 TC Florida Development, Incorporated. The request
4 is to rezone from M and AI to M, Manufacturing.

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

7 MS. LOPES: Good evening. Rhea Lopes with
8 RVi Planning. For the record, my address is 4762
9 Del Sol Boulevard, Sarasota, Florida 34243. And
10 I'll also share a presentation. I just want to
11 confirm that you're able to see this?

12 HEARING MASTER HATLEY: Yes.

13 MS. LOPES: All right. Thank you. So we're
14 here today on behalf of the applicant, TC Florida
15 Development, and the project we have before you is
16 a standard rezoning petition.

17 The subject site is 1.2 acres, which is
18 highlighted in yellow in the site plan before you.
19 The subject site is a part of a larger parcel that
20 is approximately 12 acres in site. The parcel is
21 located along Powell Road, to the east of
22 Highway 41, and immediately west of the railroad
23 tracks.

24 It has access along Powell Road to the
25 south. The Future Land Use of the subject site as

1 well as the majority of the surrounding area is
2 Light Industrial. The zoning for the 1.2 acres is
3 Agricultural Industrial; whereas, the remainder of
4 the parcel is zoned as Manufacturing.

5 The site is surrounded predominantly by
6 industrial land uses. As you can see on the site
7 plan, to the south we have industrial warehousing.
8 To the west, we have boat and RV storage and
9 immediately east are the railroad tracks. To the
10 north are vacant lands that are also zoned
11 Agricultural Industrial.

12 As you can see on the site plan, there's
13 also single-family residential that's further east
14 of the railroad tracks. However, with the context
15 of the subject property, you can see that that is
16 well separated from the industrial land uses by not
17 only the railroad tracks but also a stormwater pond
18 and additional open space.

19 The request we have before you is to rezone
20 the Agricultural Industrial portion to
21 Manufacturing. This will allow for the entire
22 parcel to have a single zoning designation and be
23 developed for warehousing use.

24 This request is consistent with the
25 Hillsborough County Comprehensive Plan. The

1 proposed zoning designation of Manufacturing
2 furthers the intent of the underlying Future Land
3 Use of Light Industrial by allowing for
4 manufacturing, processing, and assembling uses, as
5 well as intensive commercial uses or other
6 industrial uses.

7 Further, it will allow for the entire parcel
8 to be developed under single zoning district. The
9 proposed industrial designation is compatible with
10 the adjacent land uses, and lastly, the development
11 of this parcel with warehousing will further
12 economic development within the county.

13 So in conclusion, we are in agreement with
14 the staff recommendation that our request is
15 approvable. We're also in agreement with the
16 Planning Commission's recommendation of the
17 petition being consistent with the goals,
18 objectives, and policies of the Hillsborough County
19 Comprehensive Plan.

20 Further, the request is also consistent with
21 the Land Development Code, and we are requesting
22 for no waivers. The proposed rezoning district is
23 compatible with the surrounding land uses, and
24 lastly, the rezoning would support economic
25 development in the county.

1 With that, we respectfully request for your
2 approval and my team and I are here to answer any
3 questions. Thank you all for your attention.

4 HEARING MASTER HATLEY: Thank you.

5 All right. Development Services?

6 MS. BROWN: Good evening. Isis Brown,
7 Development Services.

8 The request is to rezone from the existing
9 AI, Agricultural Industrial, zoning district to the
10 proposed Manufacturing, M, with Restrictions zoning
11 district.

12 The proposed zoning M permits manufacturing,
13 processing, and assembling uses. Intensive
14 commercial uses and other industrial uses on lots
15 containing a minimum of 20,000 square feet.

16 The current zoning are Agricultural
17 Industrial to proposed Manufacturing. The acreage
18 of the property is approximately 1.2 acres, which
19 is also 52,273 square feet, and current density --
20 intensity uses will be one dwelling unit per acre.
21 The proposed would be 0.75 FAR, floor area ratio,
22 which is approximately 39,204 square feet.

23 The site is located in an area comprised of
24 Light Industrial, Agricultural, mixed, and
25 Commercial uses. The adjacent properties are zoned

1 AI to the north, Manufacturing to the east, M and
2 PD 02-0214 to the west, and railroad lines are to
3 the west.

4 The subject parcel immediately surrounding
5 consists of properties within the Light Industrial
6 Future Land Use Category. The subject parcel is
7 also located in the Coastal High-Hazard Area;
8 therefore, allowable uses may be further prohibited
9 or restricted in accordance with the requirements
10 of part 3.04.02 of the Land Development Code.

11 Additionally, the site is located north of
12 the Alafia River and water distribution system
13 improvements will be -- will need to be completed
14 prior to the connection of the County's water
15 system.

16 Their improvements include two funded CIP
17 projects that are currently under construction:
18 C32001, South County Potable Water Repump Station
19 Expansion and C32011, Potable Water In-Line Booster
20 Pump Station and will be -- will need to be
21 completed by the County prior to issuance of and
22 building permits that will create additional demand
23 on the system.

24 Based on the above considerations, staff
25 finds the proposed request approvable with the

1 following restrictions: That water distribution
2 system improvements will be completed prior to the
3 connection of the County's water system.

4 This ends my report. I'm available for any
5 questions.

6 HEARING MASTER HATLEY: All right. Thank
7 you.

8 Planning Commission.

9 MS. MASSEY: Hi. This is Jillian Massey
10 with Planning Commission staff.

11 The subject site is designated Light
12 Industrial. It's located in the Urban Service Area
13 and within the limits of the Southshore Areawide
14 Systems Community Plan.

15 The subject site is currently vacant with
16 Planned Development zoning and is surrounded by the
17 Light Industrial Future Land Use Categories to the
18 north, northwest, west, southwest, and south. The
19 Community Mixed-Use-12 Future Land Use Category is
20 found to the northeast, east, and southeast.

21 The proposed rezoning meets the intent of
22 Policy 1.4 as it is compatible with the surrounding
23 area that has several industrial uses in proximity
24 to the subject site.

25 The site also meets the intent of

1 Objective 16; Policy 16.2, 16.3, 16.10, and 17.7
2 regarding the protection of adjacent land uses
3 through various buffering and mitigation measures.

4 The request is consistent with the economic
5 development Objective 26 and Policy 26.5 that seeks
6 to incentivize nonresidential properties to help
7 provide industrial and employment areas for
8 securing longer term economic development. The
9 proposed use will help provide jobs to the area.

10 The Southshore Areawide Systems Plan has
11 language per the economic development section on
12 recognizing preferred development patterns and
13 implementing the community's desires to the
14 greatest extent possible.

15 As stated earlier, the proposed intensity
16 and scale of the development is compatible with the
17 existing nonresidential development pattern.

18 And based upon these considerations,
19 Planning Commission staff finds that the proposed
20 rezoning is consistent with the Future of
21 Hillsborough Comprehensive Plan for unincorporated
22 Hillsborough County. Thank you.

23 HEARING MASTER HATLEY: All right. Thank
24 you.

25 Is there anyone here or anyone online who

1 wishes to speak in support of this item? I don't
2 hear anyone.

3 Is there anyone here or online who wishes to
4 speak in opposition to this item? All right. I
5 don't hear anyone.

6 Development Services, anything further?

7 MR. GRADY: Nothing further.

8 HEARING MASTER HATLEY: Applicant, do you
9 wish to add anything further?

10 MS. LOPES: Nothing further. Thank you.

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

13 This will close the hearing on
14 Rezoning 22-1240.

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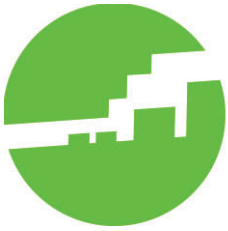
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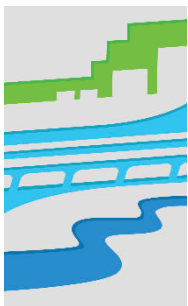
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 19, 2022 Report Prepared: September 13, 2022	Petition: RZ 22-1240 Folio: 50858.0000 <i>North of Powell Road, and east of U.S. Highway 41</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Light Industrial (0.75 FAR/no residential allowed)
Service Area	Urban Service Area
Community Plan:	Southshore Areawide Systems
Request:	Rezoning from Manufacturing (M) and Agricultural Industrial (AI) to Manufacturing (M) to allow for warehousing on the entire site
Parcel Size (Approx.):	12.42 ± acres (541,015 sq. ft.)
Street Functional Classification:	US Highway 41 – State Principal Arterial Powell Road– Local
Locational Criteria	Not applicable for Industrial
Evacuation Zone	Zone A



Context

- The subject property is 12.42 ± acres located north of Powell Road and east of U.S. Highway 41 in the Urban Service Area and within the limits of the Southshore Areawide Systems Community Plan.
- The subject site is designated with the Light Industrial (LI) Future Land Use designation, which are typically those areas of concentrated industrial development that involve processing of nonhazardous and non-toxic materials and create a minimal degree of impact to the surrounding environment, in terms of potential leakage of objectionable liquids and gases and levels of noise, vibration, dust, and/or odor. Residential is not allowed in this category except for limited accessory residential. Other Typical uses include Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. There is a maximum floor area ratio of 0.75 for the LI Future Land Use category.
- The subject property is surrounded by Light Industrial (LI) Future Land Use (FLU) Category to the north, northwest, west, southwest, and south. The Community Mixed Use-12 (CMU-12) FLU category is found to the northeast, east, and southeast.
- The subject property is currently vacant with a Planned Development (PD) zoning . To the south is a light industrial use, and to the southwest is heavy industrial. West is a combination of light industrial and light commercial uses. Adjacent to the north is vacant land, to the northeast is an agricultural use, and to the east and southeast is the CSX Railroad followed by the Kings Lake residential Homeowner's Association.
- The applicant requests a rezoning from Manufacturing (M) and Agricultural Industrial (AI) to Manufacturing (M) to allow for warehousing on the entire site.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

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

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.

Policy 9.6: Development must meet or exceed all airport zoning regulations, as established by the Land Development Code and by the Aviation Authority, unless such requirements are waived through established procedures.

Provision of Public Facilities-Transportation

Objective 12: All new development and redevelopment shall be serviced with transportation systems that meet or exceed the adopted levels of service established by Hillsborough County.

Policy 12.3: Restrict direct access to arterial roadways from development projects when access can be provided via a collector or local facility.

Policy 12.5: Land use planning efforts shall make a distinction between the land uses that may be considered within land areas adjacent to limited access highways but not directly accessible to an interchange, and those land areas that are directly accessible to an interchange. These

distinctions shall include, but not be limited to, compatibility of the land use with the interstate highway system, effect of the land use on highway system levels of service, and availability of the county collector and arterial systems to serve the proposed land use.

Neighborhood/Community Development

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

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

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

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

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

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

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

Strategies that generally enhance desirable economic growth include:

- encouraging the retention, expansion or attraction of export-base businesses—firms that provide goods or services to markets beyond the Tampa Bay metropolitan area. These traditionally include many manufacturers, but may also include services, such as, financial service firms, universities, certain health services and tourism. Universities represent an ideal export-based firm—they not only sell four-year degrees to students from outside the metropolitan area, but they require their customers to purchase four years of food, lodging and other living expenses. This strategy may extend to key members of a significant industry cluster.*
- stimulating the development of import-substitution businesses—often smaller, sometimes home-based, firms that may fill an important “missing link” in the local economy, or may help lower costs by providing a less expensive, or more accessible, neighborhood supplier.*

- *providing better educational and work-force training to optimize the opportunities and productivity of the local work force.*
- *offering more affordable options for transportation, day care, medical, housing and energy to low income communities, thereby improving their economic well-being, while creating a more reliable workforce and a greater consumer base.*

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

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

Policy 26.1: *Economic development areas shall be any area with a land use designation, including mixed use categories, consistent with the targeted business or industry associated with desirable economic growth.*

Policy 26.2: *Economic development areas should be within designated transit corridors, accessible to economically disadvantaged populations, and within the County’s Urban Service Area.*

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

Policy 26.6: *In industrial land use categories, up to twenty percent (20%) of the project land area, when part of larger industrial developments (those industrial and/or office parks greater than 300,000 square feet total) may be considered for certain retail, service and tourist-related uses; generally, the amount of commercial uses permitted in this type of development will not exceed the maximum square footage shown in the chart with locational criteria. Retail activities may also be considered in industrial areas as freestanding uses if it is demonstrated to serve the greater industrial area, pursuant to the provisions of the suburban-scale Locational Criteria.*

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.*

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The community desires to pursue economic development activities in the following areas:

1. *Land Use/ Transportation a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*

Staff Analysis of Goals, Objectives and Policies:

The subject property is 12.42 ± acres located north of Powell Road and east of U.S. Highway 41 in the Urban Service Area and within the limits of the Southshore Areawide Systems Community Plan. The applicant requests a rezoning from Manufacturing (M) and Agricultural Industrial (AI) to Manufacturing (M) to allow for warehousing on the entire site .

The property has an existing Future Land Use (FLU) designation of Light Industrial (LI) which are typically those areas of concentrated industrial development that involve processing of nonhazardous and non-toxic materials that create a minimal degree of impact to the surrounding environment. Residential is not allowed in this category except for limited accessory residential. Typical uses include processing, manufacturing, assembly of materials, storage of non-hazardous materials, warehouse/showrooms with no more than 20% retail sales of the floor area. There is a maximum floor area ratio of 0.75 for the LI Future Land Use category. The subject property is currently vacant with a Planned Development (PD) zoning and is surrounded by the Light Industrial (LI) Future Land Use (FLU) category to the north, northwest, west, southwest, and south. The Community Mixed Use-12 (CMU-12) FLU category is found to the northeast, east, and southeast.

The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan by providing growth in the Urban Service Area. The proposed rezoning also meets the intent of Policy 1.4 as it is compatible with the surrounding area that has several industrial uses in proximity to the subject site. The existing surrounding uses are light industrial to the south and heavy industrial to the southwest. West is a combination of light industrial and light commercial uses. Adjacent property to the north is vacant, to the northeast is agricultural use, and to the east and southeast is the CSX Railroad followed by the Kings Lake residential Homeowner's Association (HOA).

According to Policy 1.4 *“Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.”* In this case, a rezoning to Manufacturing (M) would maintain the non-residential character. The proposed rezoning meets the intent of Objective 8 and Policies 8.1 and 8.2, Objective 9 and Policy 9.2 that require proposed land uses to meet the intent of the Future Land Use Map designations, the Land Development regulations, and the goals objectives and policies of the Comprehensive Plan. The subject site's Future Land Use category is Light Industrial (LI) and the proposed zoning district is Manufacturing (M). As mentioned above manufacturing is a permitted zoning district under LI Future Land Use and the proposed warehousing is a permitted use under the M zoning district.

The subject site meets the intent of Objective 16, Policies 16.2, 16.3, 16.10 and 17.7 regarding the protection of adjacent land uses through various buffering and mitigation measures. The subject site abuts the CSX Railroad to the east which is approximately 135 feet wide. East of the CSX railroad is the Kings Lake HOA open space land, which is over

650 feet wide. The nearest residential use is located over 800 feet to the east from the subject site. Therefore, Planning Commission Staff identifies that there is sufficient distance between residential and the proposed rezoning.

The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surrounding area (*CDC Goal 12*). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (*CDC Objective 12-1*). As previously mentioned, the immediate area is non-residential with manufacturing uses abutting the property.

The request is consistent with the Economic Development Objective 26 and Policy 26.5 that seeks to incentivize non-residential properties to help provide industrial and employment areas for securing longer term economic development. The proposed use will help provide new jobs to the area. Appendix A and Policy 26.6 of the Future Land Use Element indicates that free standing suburban scale neighborhood commercial uses are pursuant to locational criteria. The proposed use of the property is warehousing and distribution which is not considered a retail commercial use. The proposed use is considered industrial therefore is not subject to locational criteria.

The subject site is located within the limits of the SouthShore Areawide Systems Community Plans. The SouthShore Areawide Systems Plan has language per the Economic Development section on recognizing preferred development patterns and implementing the communities' desires to the greatest extent possible. As stated above, the proposed intensity and scale of the development is compatible with the existing non-residential development pattern.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is compatible with the existing non-residential development pattern in the area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 22-1240

<all other values>

Rezoning
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- warm NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

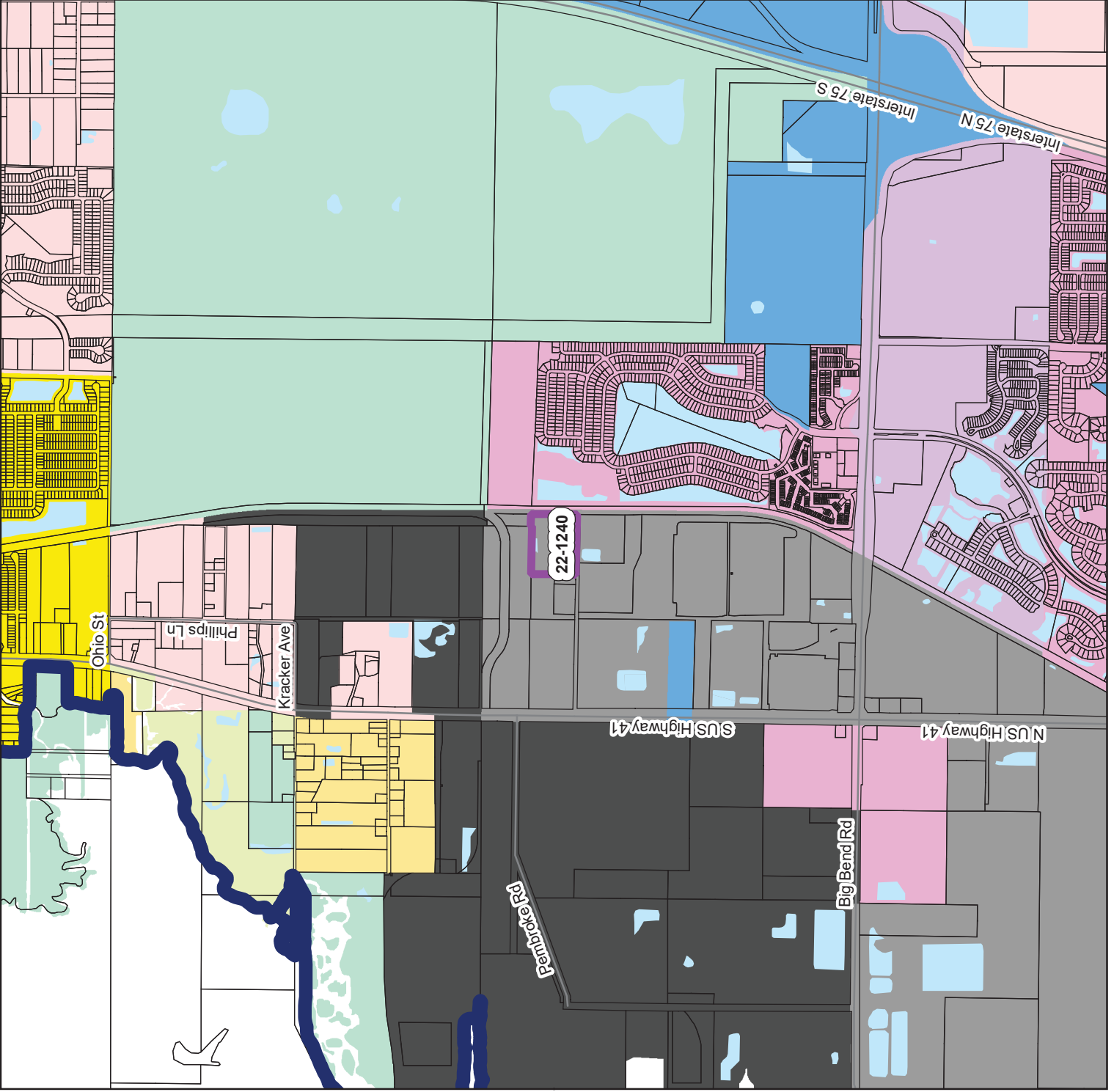


DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status and other data is for informational purposes only. For the most current data and information, visit the appropriate website.

Hillsborough County Property Appraiser: The rezoning status and other data is for informational purposes only. For the most current data and information, visit the appropriate website.

ACCURACY: It is intended that the information on this map be accurate within the limits of the U.S. National Map Accuracy Standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 8/10/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HIC\Rezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Gibsonton/Central

DATE: 09/09/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-1240

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 131 average daily trips, 24 trips in the a.m. peak hour, and 26 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 12.42 acres from Agricultural Industrial (AI) and Manufacturing (M) to all Manufacturing (M). The site is located on the north side of Powell Road, +/- 0.37 miles east of the intersection of US Hwy 41 and Powell Road. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Nursery (Wholesale) (ITE Code 818)	23	0	1
M, 366,000 sf of Manufacturing (ITE Code 140)	1,438	227	245
Total Trips	1,461	227	245

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 405,000 sf of Manufacturing (ITE Code 140)	1,592	251	271

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+131	+24	+26

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 131 average daily trips, 24 trips in the a.m. peak hour, and 26 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Powell Road. Powell Road is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 16-foot width of pavement. Powell Road lies within +/- 50 ft of Right of Way in the vicinity of the project. Powell Road does not have sidewalk, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Powell Road is not a regulated roadway and was not included in the 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
Powell Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,461	227	245
Proposed	1,592	251	271
Difference (+/-)	+131	+24	+26

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		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.
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: September 19, 2022 PETITION NO.: September EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 X1101 EMAIL: weeksa@epchc.org	COMMENT DATE: September 14, 2022 PROPERTY ADDRESS: Powell Rd, Gibsonton FOLIO #: Portion of 0508580000 STR: 11-31S-19E
REQUESTED ZONING: From AI to M	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	9/9/2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Other surface water ditches and possible forested wetlands onsite.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

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

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

INFORMATIONAL COMMENTS:

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

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

Aow/

ec: H.Williams@jhwoil.com
bdedekind@trammellcrow.com
acrespo@rviplanning.com

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AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Aug. 2022

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

APPLICANT: Alexis Crespo

PETITION NO: RZ-STD 22-1240

LOCATION: Not listed

FOLIO NO: 50858.0000

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.

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

PETITION NO.: STD22-1240 REVIEWED BY: Randy Rochelle DATE: 9/8/2022

FOLIO NO.: 50858.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the north Right-of-Way of Powell Road. 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately 50 feet from the site) and is located south of the subject within the south Right-of-Way of Powell Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

C6:
Application Number: RZ-STD 22-1240
Applicant: TC Florida Development, Inc.;
Brendon Dedekind
Location: N side of Powell Rd. & 2500' E
of S US Hwy 41
Folio Number: 050858.0000
Acreage: 1.2 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: M, 92-0103 & AI
Request: Rezone to M

1 MR. GRADY: The next item is agenda item
2 C-6, Rezoning-Standard 22-1240. The applicant is
3 TC Florida Development, Incorporated. The request
4 is to rezone from M and AI to M, Manufacturing.

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

7 MS. LOPES: Good evening. Rhea Lopes with
8 RVi Planning. For the record, my address is 4762
9 Del Sol Boulevard, Sarasota, Florida 34243. And
10 I'll also share a presentation. I just want to
11 confirm that you're able to see this?

12 HEARING MASTER HATLEY: Yes.

13 MS. LOPES: All right. Thank you. So we're
14 here today on behalf of the applicant, TC Florida
15 Development, and the project we have before you is
16 a standard rezoning petition.

17 The subject site is 1.2 acres, which is
18 highlighted in yellow in the site plan before you.
19 The subject site is a part of a larger parcel that
20 is approximately 12 acres in site. The parcel is
21 located along Powell Road, to the east of
22 Highway 41, and immediately west of the railroad
23 tracks.

24 It has access along Powell Road to the
25 south. The Future Land Use of the subject site as

1 well as the majority of the surrounding area is
2 Light Industrial. The zoning for the 1.2 acres is
3 Agricultural Industrial; whereas, the remainder of
4 the parcel is zoned as Manufacturing.

5 The site is surrounded predominantly by
6 industrial land uses. As you can see on the site
7 plan, to the south we have industrial warehousing.
8 To the west, we have boat and RV storage and
9 immediately east are the railroad tracks. To the
10 north are vacant lands that are also zoned
11 Agricultural Industrial.

12 As you can see on the site plan, there's
13 also single-family residential that's further east
14 of the railroad tracks. However, with the context
15 of the subject property, you can see that that is
16 well separated from the industrial land uses by not
17 only the railroad tracks but also a stormwater pond
18 and additional open space.

19 The request we have before you is to rezone
20 the Agricultural Industrial portion to
21 Manufacturing. This will allow for the entire
22 parcel to have a single zoning designation and be
23 developed for warehousing use.

24 This request is consistent with the
25 Hillsborough County Comprehensive Plan. The

1 proposed zoning designation of Manufacturing
2 further the intent of the underlying Future Land
3 Use of Light Industrial by allowing for
4 manufacturing, processing, and assembling uses, as
5 well as intensive commercial uses or other
6 industrial uses.

7 Further, it will allow for the entire parcel
8 to be developed under single zoning district. The
9 proposed industrial designation is compatible with
10 the adjacent land uses, and lastly, the development
11 of this parcel with warehousing will further
12 economic development within the county.

13 So in conclusion, we are in agreement with
14 the staff recommendation that our request is
15 approvable. We're also in agreement with the
16 Planning Commission's recommendation of the
17 petition being consistent with the goals,
18 objectives, and policies of the Hillsborough County
19 Comprehensive Plan.

20 Further, the request is also consistent with
21 the Land Development Code, and we are requesting
22 for no waivers. The proposed rezoning district is
23 compatible with the surrounding land uses, and
24 lastly, the rezoning would support economic
25 development in the county.

1 With that, we respectfully request for your
2 approval and my team and I are here to answer any
3 questions. Thank you all for your attention.

4 HEARING MASTER HATLEY: Thank you.

5 All right. Development Services?

6 MS. BROWN: Good evening. Isis Brown,
7 Development Services.

8 The request is to rezone from the existing
9 AI, Agricultural Industrial, zoning district to the
10 proposed Manufacturing, M, with Restrictions zoning
11 district.

12 The proposed zoning M permits manufacturing,
13 processing, and assembling uses. Intensive
14 commercial uses and other industrial uses on lots
15 containing a minimum of 20,000 square feet.

16 The current zoning are Agricultural
17 Industrial to proposed Manufacturing. The acreage
18 of the property is approximately 1.2 acres, which
19 is also 52,273 square feet, and current density --
20 intensity uses will be one dwelling unit per acre.
21 The proposed would be 0.75 FAR, floor area ratio,
22 which is approximately 39,204 square feet.

23 The site is located in an area comprised of
24 Light Industrial, Agricultural, mixed, and
25 Commercial uses. The adjacent properties are zoned

1 AI to the north, Manufacturing to the east, M and
2 PD 02-0214 to the west, and railroad lines are to
3 the west.

4 The subject parcel immediately surrounding
5 consists of properties within the Light Industrial
6 Future Land Use Category. The subject parcel is
7 also located in the Coastal High-Hazard Area;
8 therefore, allowable uses may be further prohibited
9 or restricted in accordance with the requirements
10 of part 3.04.02 of the Land Development Code.

11 Additionally, the site is located north of
12 the Alafia River and water distribution system
13 improvements will be -- will need to be completed
14 prior to the connection of the County's water
15 system.

16 Their improvements include two funded CIP
17 projects that are currently under construction:
18 C32001, South County Potable Water Repump Station
19 Expansion and C32011, Potable Water In-Line Booster
20 Pump Station and will be -- will need to be
21 completed by the County prior to issuance of and
22 building permits that will create additional demand
23 on the system.

24 Based on the above considerations, staff
25 finds the proposed request approvable with the

1 following restrictions: That water distribution
2 system improvements will be completed prior to the
3 connection of the County's water system.

4 This ends my report. I'm available for any
5 questions.

6 HEARING MASTER HATLEY: All right. Thank
7 you.

8 Planning Commission.

9 MS. MASSEY: Hi. This is Jillian Massey
10 with Planning Commission staff.

11 The subject site is designated Light
12 Industrial. It's located in the Urban Service Area
13 and within the limits of the Southshore Areawide
14 Systems Community Plan.

15 The subject site is currently vacant with
16 Planned Development zoning and is surrounded by the
17 Light Industrial Future Land Use Categories to the
18 north, northwest, west, southwest, and south. The
19 Community Mixed-Use-12 Future Land Use Category is
20 found to the northeast, east, and southeast.

21 The proposed rezoning meets the intent of
22 Policy 1.4 as it is compatible with the surrounding
23 area that has several industrial uses in proximity
24 to the subject site.

25 The site also meets the intent of

1 Objective 16; Policy 16.2, 16.3, 16.10, and 17.7
2 regarding the protection of adjacent land uses
3 through various buffering and mitigation measures.

4 The request is consistent with the economic
5 development Objective 26 and Policy 26.5 that seeks
6 to incentivize nonresidential properties to help
7 provide industrial and employment areas for
8 securing longer term economic development. The
9 proposed use will help provide jobs to the area.

10 The Southshore Areawide Systems Plan has
11 language per the economic development section on
12 recognizing preferred development patterns and
13 implementing the community's desires to the
14 greatest extent possible.

15 As stated earlier, the proposed intensity
16 and scale of the development is compatible with the
17 existing nonresidential development pattern.

18 And based upon these considerations,
19 Planning Commission staff finds that the proposed
20 rezoning is consistent with the Future of
21 Hillsborough Comprehensive Plan for unincorporated
22 Hillsborough County. Thank you.

23 HEARING MASTER HATLEY: All right. Thank
24 you.

25 Is there anyone here or anyone online who

1 wishes to speak in support of this item? I don't
2 hear anyone.

3 Is there anyone here or online who wishes to
4 speak in opposition to this item? All right. I
5 don't hear anyone.

6 Development Services, anything further?

7 MR. GRADY: Nothing further.

8 HEARING MASTER HATLEY: Applicant, do you
9 wish to add anything further?

10 MS. LOPES: Nothing further. Thank you.

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

13 This will close the hearing on
14 Rezoning 22-1240.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 9/19/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

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

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

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

DATE/TIME: 9/19/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0692	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222-5011</u>
APPLICATION # RZ 22-0692	PLEASE PRINT NAME <u>DIANA Keene</u> MAILING ADDRESS <u>16207 Tamlier Rd</u> CITY <u>TAMPAH</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813 786-0723</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>William J. Molloy</u> MAILING ADDRESS <u>885 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Isabelle Alburt</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE ⁸¹³ <u>331-0976</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Marilyn Beavers</u> MAILING ADDRESS <u>14215 RR Magdalene Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 245-4258</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Suzette Murphree</u> MAILING ADDRESS <u>13805 Cherry Creek Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-695-3971</u>

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

APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Jarrad Bragg</u> MAILING ADDRESS <u>801 E Chapman Rd.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-731-2513</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>SAVANNAH GROOMS</u> MAILING ADDRESS <u>14225 Lake Magdalene Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-466-8582</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Hope Hamilton</u> MAILING ADDRESS <u>2413 Clark road</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>813</u> PHONE <u>766-1866</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Brent Lawson</u> MAILING ADDRESS <u>116 Cashin (th Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33546</u> PHONE _____
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>ANDREA ALBERT</u> MAILING ADDRESS <u>4510 3rd st CIR W #313</u> CITY <u>Bradenton</u> STATE <u>FL</u> ZIP <u>34207</u> PHONE <u>941-4650422</u>
APPLICATION # RZ 22-0864	PLEASE PRINT NAME <u>Samuel Amos</u> MAILING ADDRESS <u>3327 Tipoli Blvd</u> CITY <u>Punta Gorda</u> STATE <u>FL</u> ZIP <u>33950</u> PHONE <u>763-3600411</u>

SEPTEMBER 19, 2022 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

D.3. RZ 22-0461

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

▶ Addie Clark, applicant rep, requests continuance.

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

C.1. RZ 22-0698

▶ Brian Grady, calls RZ 22-0698.

▶ David Wright, applicant rep, requests continuance.

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

C.2. RZ 22-0927

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

▶ Todd Pressman, applicant rep, requests continuance.

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

C.4. RZ 22-1096

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

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

MONDAY, SEPTEMBER 19, 2022

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

D.7. MM 22-1112

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

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.3. RZ 22-1070

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

C.5. RZ 22-1105

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

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▶ Jillian Massey, Planning Commission, staff report.

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

C.6. RZ 22-1240

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

▶ Rhea Lopes, applicant rep, presents testimony.

▶ Isis Brown, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

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

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

D.1. MM 22-0313

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

▶ Patricia Ortiz, applicant rep, presents testimony.

▶ Pamela Jo Hatley, ZHM, questions applicant rep.

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

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

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

▶ Tim Lampkin, Development Services, staff report.

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

▶ Tim Lampkin, Development Services, answers ZHM questions.

▶ Jillian Massey, Planning Commission, staff report.

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

▶ Patricia Ortiz, applicant rep, provides rebuttal.

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

D.2. RZ 22-0433

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

▶ David Wright, applicant rep, presents testimony.

▶ Tim Lampkin, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

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

D.4. RZ 22-0684

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

▶ Jacob Cremer, applicant rep, presents testimony.

▶ Justin Wright, applicant rep, presents testimony.

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

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

▶ Amanda Wright, applicant rep, presents testimony

▶ Jacob Cremer, applicant rep, continues testimony.

▶ Israel Monsanto, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents.

▶ Janet Lorton, proponent, presents testimony.

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

D.5. RZ 22-0692

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

MONDAY, SEPTEMBER 19, 2022

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

D.6. RZ 22-0864

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

▶ William Molloy, applicant rep, presents testimony.

▶ Isabelle Albert, applicant rep, presents testimony.

▶ Michelle Heinrich, Development Services, staff report.

▶ Jillian Massey, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents.

▶ Marilyn Bearss, proponent, presents testimony.

▶ Suzette Murphree, proponent, presents testimony.

▶ Jarrod Bragg, proponent, presents testimony.

▶ Savannah Grooms, proponent, presents testimony.

▶ Hope Hamilton, proponent, presents testimony.

▶ Barry Lawrence, proponent, presents testimony.

▶ Andrea Albert, proponent, presents testimony.

▶ Samuel Amos, proponent, presents testimony.

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

▶ Isabelle Albert, Development Services, provides rebuttal.

▶ Pamela Jo Hatley, ZHM, questions to applicant rep

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

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

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

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

▶ Brian Grady, Development Services, statement for record.

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

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

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

▶ Isabelle Albert, applicant rep, continues rebuttal.

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

▶ Isabelle Albert, applicant rep, continues rebuttal.

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

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourns meeting.

Rezoning Application: 22-1240

Zoning Hearing Master Date: September 19, 2022

BOCC Land Use Meeting Date: November 3, 2022



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: TC Florida Development, Inc. c/o
Brendon Dedekind

FLU Category: Light Industrial (LI)

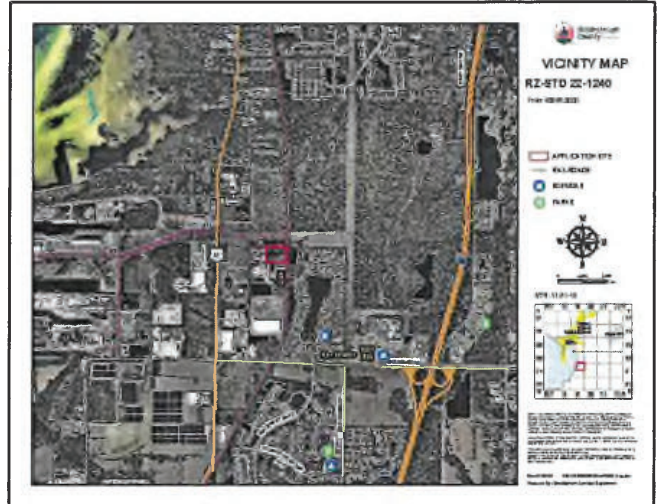
Service Area: Urban

Site Acreage: 1.2+/- acre portion
of the 12.42+/- acre parcel,

Community Plan Area: Gibsonton

Overlay: None

Request: Rezone from **Agricultural
Industrial (AI) to Manufacturing
– Restricted (M- R)**



Request Summary:

The request is to rezone from the existing **Agricultural Industrial (AI)** zoning district to the proposed to **Manufacturing with Restrictions (M- R)** zoning district. The proposed zoning for M - R permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sq. ft).

Zoning:

Uses	Current AI Zoning	Proposed M (R) Zoning
	Agricultural	Industrial/Manufacturing
Acreage	1.2 +/- Acres (ac) (52,272 square feet (sq ft))	1.2 +/- ac (52,272 square feet (sq ft))
Density/ Intensity	1 dwelling unit (du) / 1 Acre (ac)	0.75Floor Area Ratio (FAR).
Mathematical Maximum*	1 du	39,204sq ft

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

	Current AI Zoning	Proposed M (R) Zoning
Density / Intensity	1 du per 1 ac	0.75 FAR /0.90 ac (39,204 sq ft)
Lot Size / Lot Width	1 Acre (43,560 sq ft) / 150'	20,000 sq ft / 100'
Setbacks/Buffering and Screening	50' - Front (South) 15' – Sides (East & West) 50' – Rear (North)	0' -Front (South) 30' (Plus 20' Type B Buffering) – Rear (North) 0'–Side (East & West)
Height	50'	110'

Application No. RZ 22-1240
 Name: Brian Grady
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 9/19/2022

Additional Information:

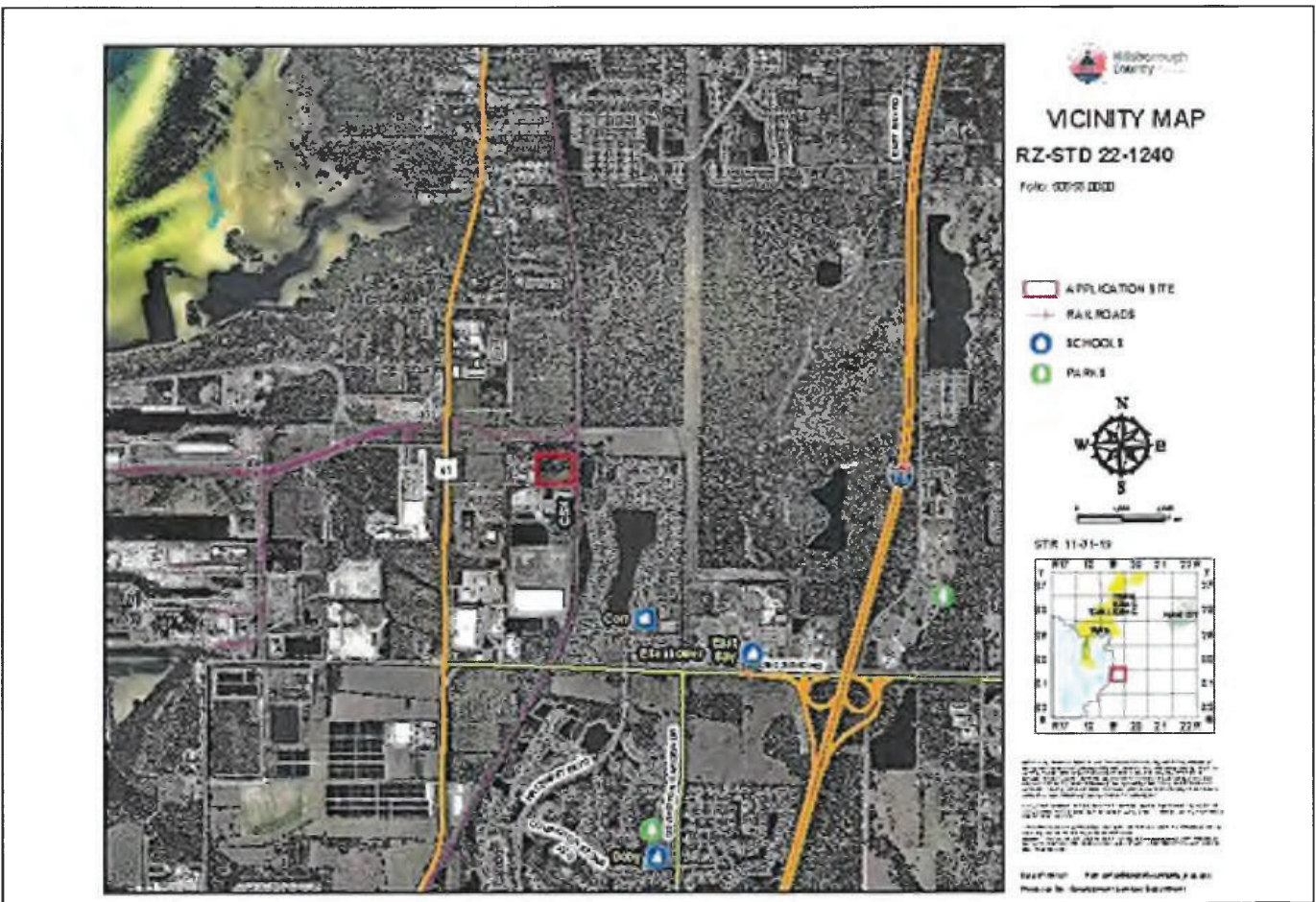
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

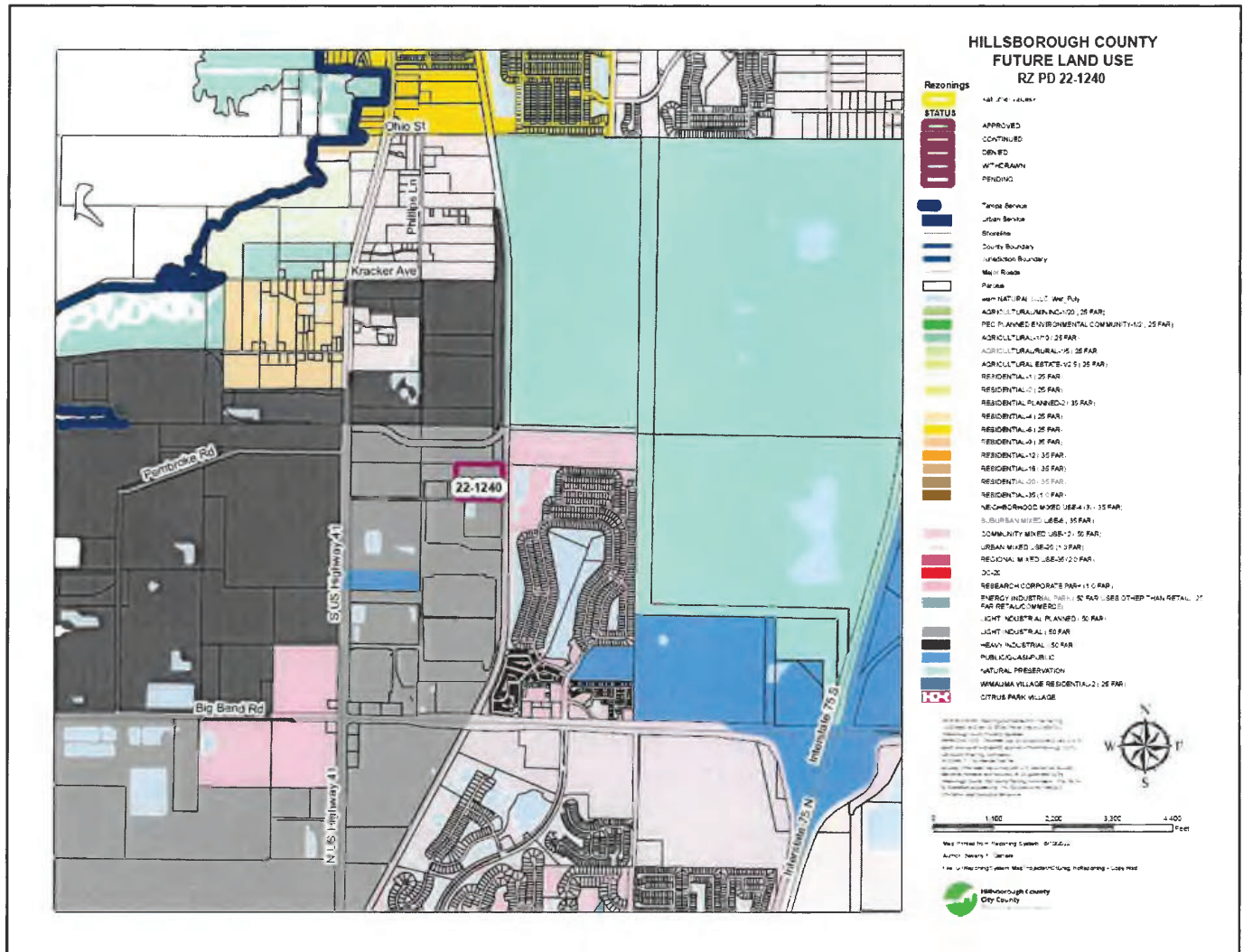


Context of Surrounding Area:

The site is surrounded by agricultural, commercial, and industrial use properties. The adjacent properties are zoned AI to north, Manufacturing (M) to the east, M and PD 02-0214 to the, and Railwayline and PD 84-0276 to the east. The subject site's immediate surrounding area consist of properties within the LI FLU category.

2.0 LAND USE MAP SET AND SUMMARY DATA

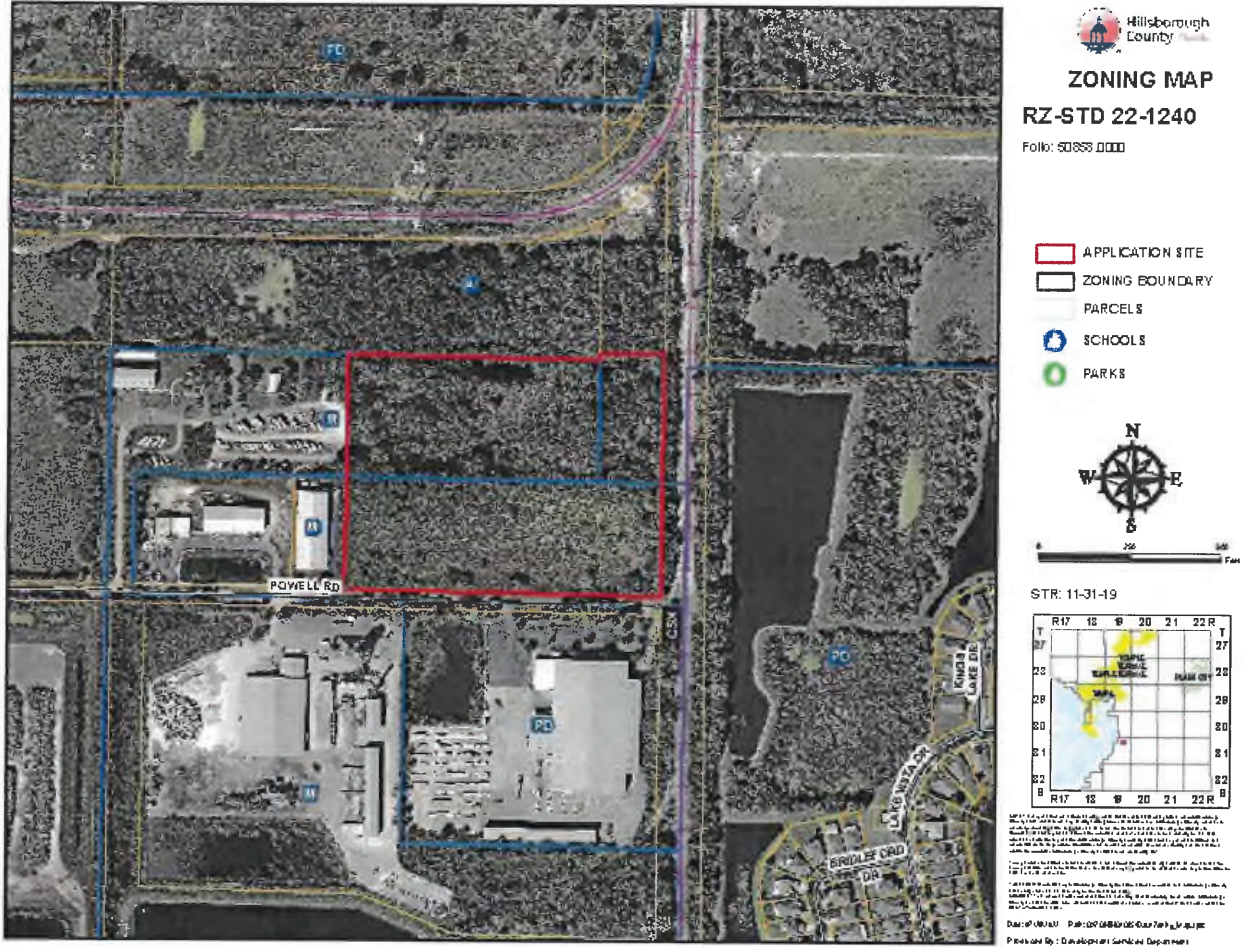
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial (LI)
Maximum Density/F.A.R.:	0.75 F.A.R.
Typical Uses:	Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AI	1 du per 1 ac	Agricultural	Vacant
South	M	0.70 FAR	Industrial/Manufacturing	Vacant / Concrete Plant
	PD 02-0214	0.70 FAR	Industrial/Manufacturing	Warehouse
East	N/A	N/A	Railway	Railway
West	M	0.70 FAR	Industrial/Manufacturing	Warehouse

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

APPLICATION NUMBER: RZ STD 22-1240

ZHM HEARING DATE: September 19, 2022

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
Powell Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,461	227	245
Proposed	1,592	251	271
Difference (+/-)	+131	+24	+26

*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		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.

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subject Site is located south of the Alafia River and subject to Water distribution system improvements. See WR Report.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, agricultural, mixed and commercial uses. The adjacent properties are zoned AI to north, Manufacturing (M) to the east, M and PD 02-0214 to the, and Railway line and PD 84-0276 to the east. The subject site’s immediate surrounding area consist of properties within the LIFLU category

The subject site is located within a Coastal High Hazard Area. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.04.00 of the Land Development Code.

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern. An 8-inch water main exists adjacent to the site and is located within the north Right-of-Way of Powell Road. A 4-inch wastewater force main exists approximately 50 feet from the site and is located south of the subject within the south Right-of-Way of Powell Road. Which could potentially be the point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. Additionally, “Water distribution system improvements will need to be completed prior to connection to the County’s water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system”.

The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the light industrial and commercial uses/zoning districts in the area.


5.2 Recommendation

Based on the above considerations, staff finds ~~the proposed M zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request~~ **Approvable**. request approvable, with the following restrictions:

1. Water distribution system improvements will need to be completed prior to connection to the County’s water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Sep 19 2022 08:41:40</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 09/09/2022
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Gibsonton/Central	PETITION NO.: STD 22-1240

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 131 average daily trips, 24 trips in the a.m. peak hour, and 26 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 12.42 acres from Agricultural Industrial (AI) and Manufacturing (M) to all Manufacturing (M). The site is located on the north side of Powell Road, +/- 0.37 miles east of the intersection of US Hwy 41 and Powell Road. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Nursery (Wholesale) (ITE Code 818)	23	0	1
M, 366,000 sf of Manufacturing (ITE Code 140)	1,438	227	245
Total Trips	1,461	227	245

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 405,000 sf of Manufacturing (ITE Code 140)	1,592	251	271

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+131	+24	+26

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 131 average daily trips, 24 trips in the a.m. peak hour, and 26 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Powell Road. Powell Road is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 16-foot width of pavement. Powell Road lies within +/- 50 ft of Right of Way in the vicinity of the project. Powell Road does not have sidewalk, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Powell Road is not a regulated roadway and was not included in the Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 19, 2022	Petition: RZ 22-1240
Report Prepared: September 13, 2022	Folio: 50858.0000 <i>North of Powell Road, and east of U.S. Highway 41</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Light Industrial (0.75 FAR/no residential allowed)
Service Area	Urban Service Area
Community Plan:	Southshore Areawide Systems
Request:	Rezoning from Manufacturing (M) and Agricultural Industrial (AI) to Manufacturing (M) to allow for warehousing on the entire site
Parcel Size (Approx.):	12.42 ± acres (541,015 sq. ft.)
Street Functional Classification:	US Highway 41 – State Principal Arterial Powell Road– Local
Locational Criteria	Not applicable for Industrial
Evacuation Zone	Zone A



Plan Hillsborough
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Context

- The subject property is 12.42 ± acres located north of Powell Road and east of U.S. Highway 41 in the Urban Service Area and within the limits of the Southshore Areawide Systems Community Plan.
- The subject site is designated with the Light Industrial (LI) Future Land Use designation, which are typically those areas of concentrated industrial development that involve processing of nonhazardous and non-toxic materials and create a minimal degree of impact to the surrounding environment, in terms of potential leakage of objectionable liquids and gases and levels of noise, vibration, dust, and/or odor. Residential is not allowed in this category except for limited accessory residential. Other Typical uses include Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. There is a maximum floor area ratio of 0.75 for the LI Future Land Use category.
- The subject property is surrounded by Light Industrial (LI) Future Land Use (FLU) Category to the north, northwest, west, southwest, and south. The Community Mixed Use-12 (CMU-12) FLU category is found to the northeast, east, and southeast.
- The subject property is currently vacant with a Planned Development (PD) zoning . To the south is a light industrial use, and to the southwest is heavy industrial. West is a combination of light industrial and light commercial uses. Adjacent to the north is vacant land, to the northeast is an agricultural use, and to the east and southeast is the CSX Railroad followed by the Kings Lake residential Homeowner's Association.
- The applicant requests a rezoning from Manufacturing (M) and Agricultural Industrial (AI) to Manufacturing (M) to allow for warehousing on the entire site.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

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

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.*

Policy 9.6: *Development must meet or exceed all airport zoning regulations, as established by the Land Development Code and by the Aviation Authority, unless such requirements are waived through established procedures.*

Provision of Public Facilities-Transportation

Objective 12: *All new development and redevelopment shall be serviced with transportation systems that meet or exceed the adopted levels of service established by Hillsborough County.*

Policy 12.3: *Restrict direct access to arterial roadways from development projects when access can be provided via a collector or local facility.*

Policy 12.5: *Land use planning efforts shall make a distinction between the land uses that may be considered within land areas adjacent to limited access highways but not directly accessible to an interchange, and those land areas that are directly accessible to an interchange. These*

distinctions shall include, but not be limited to, compatibility of the land use with the interstate highway system, effect of the land use on highway system levels of service, and availability of the county collector and arterial systems to serve the proposed land use.

Neighborhood/Community Development

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

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

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

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

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

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

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

Strategies that generally enhance desirable economic growth include:

- *encouraging the retention, expansion or attraction of export-base businesses—firms that provide goods or services to markets beyond the Tampa Bay metropolitan area. These traditionally include many manufacturers, but may also include services, such as, financial service firms, universities, certain health services and tourism. Universities represent an ideal export-based firm—they not only sell four-year degrees to students from outside the metropolitan area, but they require their customers to purchase four years of food, lodging and other living expenses. This strategy may extend to key members of a significant industry cluster.*
- *stimulating the development of import-substitution businesses—often smaller, sometimes home-based, firms that may fill an important “missing link” in the local economy, or may help lower costs by providing a less expensive, or more accessible, neighborhood supplier.*

- *providing better educational and work-force training to optimize the opportunities and productivity of the local work force.*
- *offering more affordable options for transportation, day care, medical, housing and energy to low income communities, thereby improving their economic well-being, while creating a more reliable workforce and a greater consumer base.*

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

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

Policy 26.1: *Economic development areas shall be any area with a land use designation, including mixed use categories, consistent with the targeted business or industry associated with desirable economic growth.*

Policy 26.2: *Economic development areas should be within designated transit corridors, accessible to economically disadvantaged populations, and within the County's Urban Service Area.*

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

Policy 26.6: *In industrial land use categories, up to twenty percent (20%) of the project land area, when part of larger industrial developments (those industrial and/or office parks greater than 300,000 square feet total) may be considered for certain retail, service and tourist-related uses; generally, the amount of commercial uses permitted in this type of development will not exceed the maximum square footage shown in the chart with locational criteria. Retail activities may also be considered in industrial areas as freestanding uses if it is demonstrated to serve the greater industrial area, pursuant to the provisions of the suburban-scale Locational Criteria.*

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.*

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The community desires to pursue economic development activities in the following areas:

1. *Land Use/ Transportation a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*

Staff Analysis of Goals, Objectives and Policies:

The subject property is 12.42 ± acres located north of Powell Road and east of U.S. Highway 41 in the Urban Service Area and within the limits of the Southshore Areawide Systems Community Plan. The applicant requests a rezoning from Manufacturing (M) and Agricultural Industrial (AI) to Manufacturing (M) to allow for warehousing on the entire site .

The property has an existing Future Land Use (FLU) designation of Light Industrial (LI) which are typically those areas of concentrated industrial development that involve processing of nonhazardous and non-toxic materials that create a minimal degree of impact to the surrounding environment. Residential is not allowed in this category except for limited accessory residential. Typical uses include processing, manufacturing, assembly of materials, storage of non-hazardous materials, warehouse/showrooms with no more than 20% retail sales of the floor area. There is a maximum floor area ratio of 0.75 for the LI Future Land Use category. The subject property is currently vacant with a Planned Development (PD) zoning and is surrounded by the Light Industrial (LI) Future Land Use (FLU) category to the north, northwest, west, southwest, and south. The Community Mixed Use-12 (CMU-12) FLU category is found to the northeast, east, and southeast.

The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan by providing growth in the Urban Service Area. The proposed rezoning also meets the intent of Policy 1.4 as it is compatible with the surrounding area that has several industrial uses in proximity to the subject site. The existing surrounding uses are light industrial to the south and heavy industrial to the southwest. West is a combination of light industrial and light commercial uses. Adjacent property to the north is vacant, to the northeast is agricultural use, and to the east and southeast is the CSX Railroad followed by the Kings Lake residential Homeowner's Association (HOA).

According to Policy 1.4 *“Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.”* In this case, a rezoning to Manufacturing (M) would maintain the non-residential character. The proposed rezoning meets the intent of Objective 8 and Policies 8.1 and 8.2, Objective 9 and Policy 9.2 that require proposed land uses to meet the intent of the Future Land Use Map designations, the Land Development regulations, and the goals objectives and policies of the Comprehensive Plan. The subject site's Future Land Use category is Light Industrial (LI) and the proposed zoning district is Manufacturing (M). As mentioned above manufacturing is a permitted zoning district under LI Future Land Use and the proposed warehousing is a permitted use under the M zoning district.

The subject site meets the intent of Objective 16, Policies 16.2, 16.3, 16.10 and 17.7 regarding the protection of adjacent land uses through various buffering and mitigation measures. The subject site abuts the CSX Railroad to the east which is approximately 135 feet wide. East of the CSX railroad is the Kings Lake HOA open space land, which is over

650 feet wide. The nearest residential use is located over 800 feet to the east from the subject site. Therefore, Planning Commission Staff identifies that there is sufficient distance between residential and the proposed rezoning.

The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surrounding area (*CDC Goal 12*). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (*CDC Objective 12-1*). As previously mentioned, the immediate area is non-residential with manufacturing uses abutting the property.

The request is consistent with the Economic Development Objective 26 and Policy 26.5 that seeks to incentivize non-residential properties to help provide industrial and employment areas for securing longer term economic development. The proposed use will help provide new jobs to the area. Appendix A and Policy 26.6 of the Future Land Use Element indicates that free standing suburban scale neighborhood commercial uses are pursuant to locational criteria. The proposed use of the property is warehousing and distribution which is not considered a retail commercial use. The proposed use is considered industrial therefore is not subject to locational criteria.

The subject site is located within the limits of the SouthShore Areawide Systems Community Plans. The SouthShore Areawide Systems Plan has language per the Economic Development section on recognizing preferred development patterns and implementing the communities' desires to the greatest extent possible. As stated above, the proposed intensity and scale of the development is compatible with the existing non-residential development pattern.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is compatible with the existing non-residential development pattern in the area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 22-1240

<all other values>

- Rezonings**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

- STATUS**
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Major Roads
 - Parcels

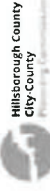
- AGRICULTURAL/AMINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- CC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL .25 FAR RETAILCOMMERC)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 8/10/2022

Author: Beverly F. Daniels

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DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and site location information are from the Hillsborough County GIS Department. This map was prepared for the rezoning project and is not intended to be used for any other purpose. The accuracy of the base map is not guaranteed to the user. The user is responsible for verifying the accuracy of the data for their intended use. For further information, see the appropriate source.



**PARTY OF
RECORD**

NONE