

PD Modification Application MM 21-0559

Zoning Hearing Master Date: June 14, 2021

BOCC Land Use Meeting Date: August 10, 2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Bricklemyer Law Group, P.L.

FLU Category: RES-9 Flexed to UMU-20

Service Area: Urban

Site Acreage 4.69 Ac

Community Plan Area: Greater Palm River

Overlay: None

Request Major Modification to PD



Existing Approvals:

PD 06-2105

Proposed Modifications:

The applicant is requesting a major modification to a +/- 4.9-acre parcel consisting of a self-storage facility. The originally approved Planned Development (PD 06-2105) allowed an +/- 102,000 square footage of self-storage and open storage. The applicant is requesting to modify the existing zoning to replace the open storage with 30,000 of close storage for a total of +/-132,000 square feet of self-storage.

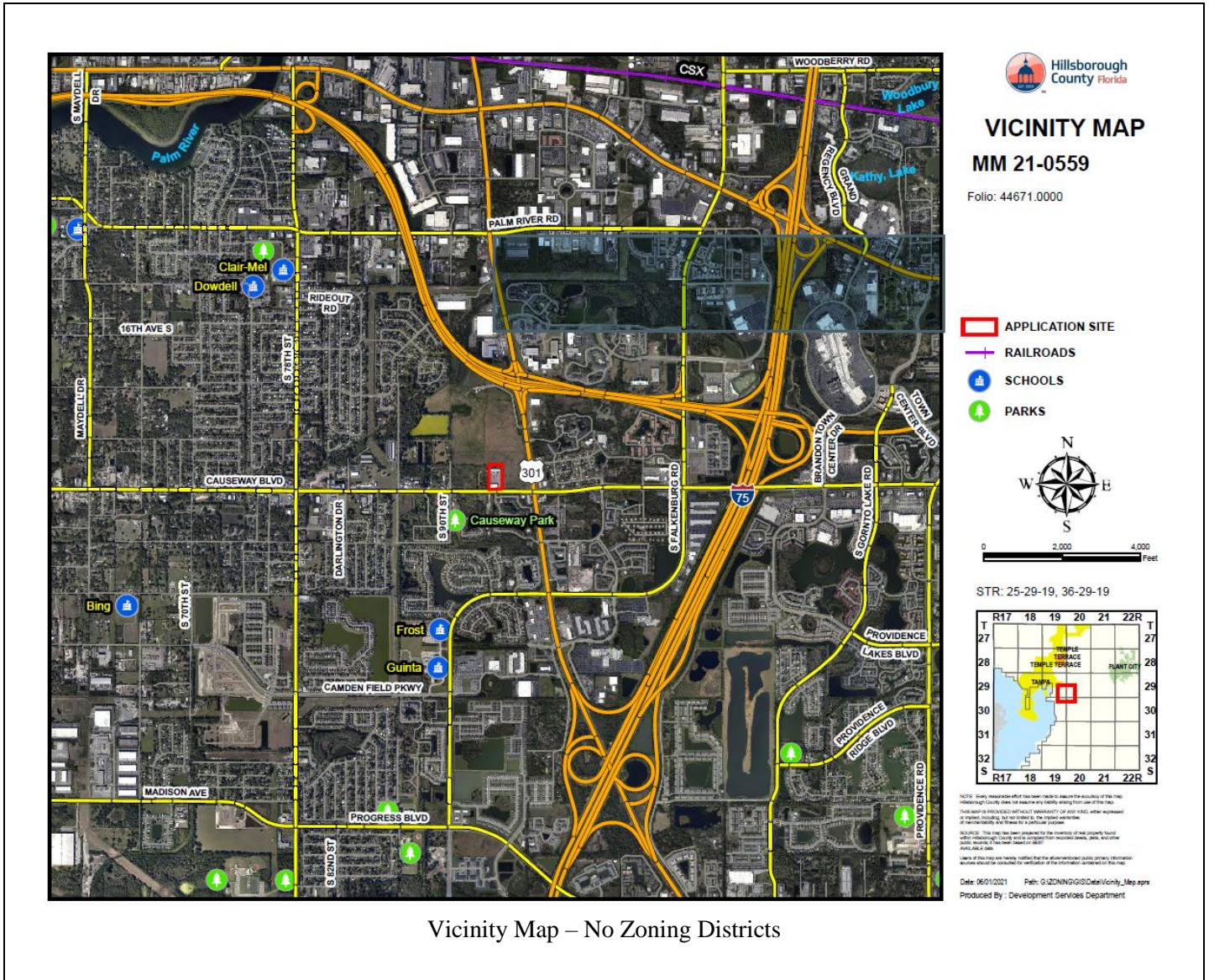
The project entails a FAR increase from an 0.5 FAR to a 0.6 FAR. The Maximum FAR permitted in the RES-9 0.47. In order to approve such increase, the applicant requested a Flex to the UMU-20 FLU.

Additional Information:

PD Variations	None Requested
Waivers	None Requested.
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

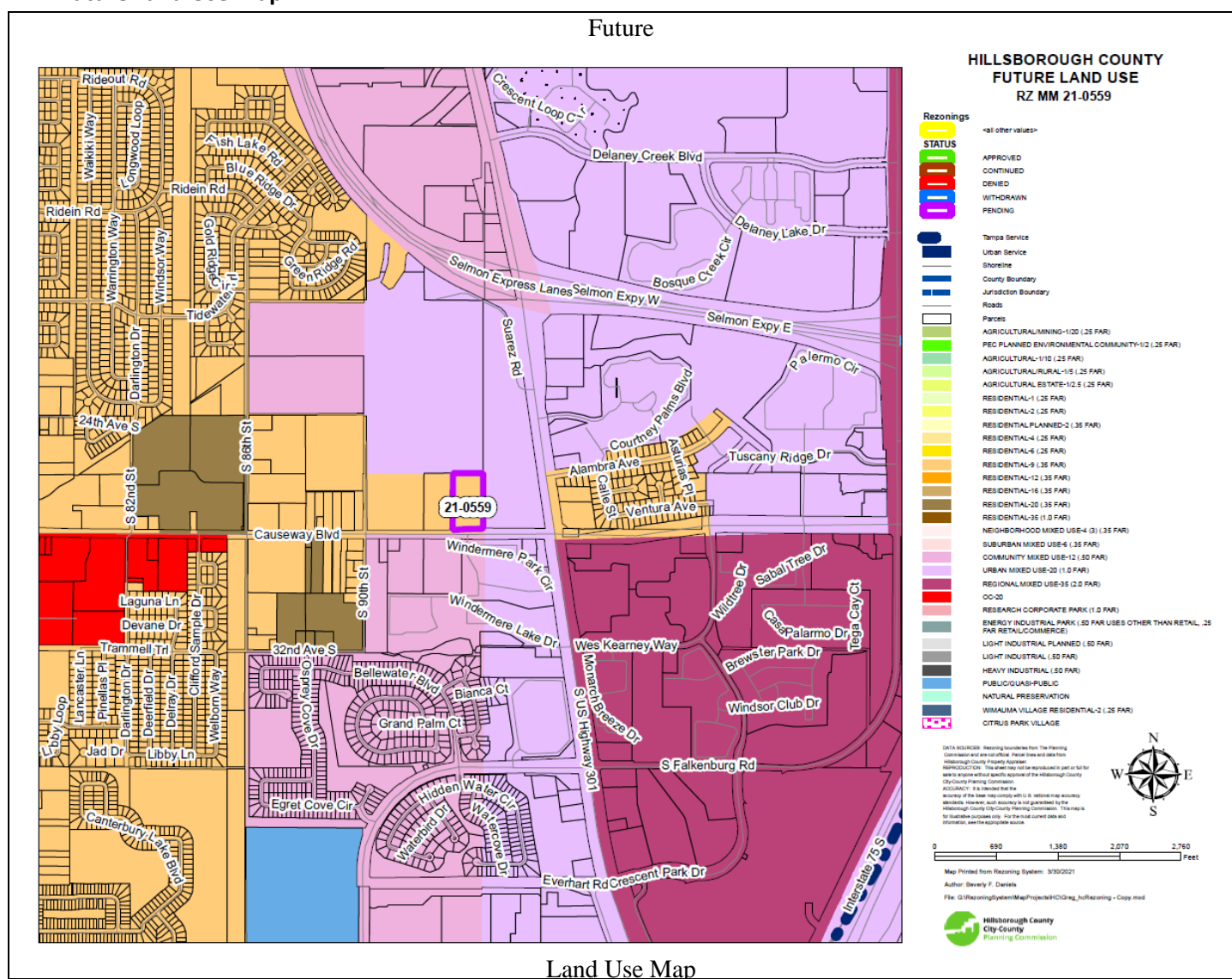


Context of Surrounding Area:

Existing land uses

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



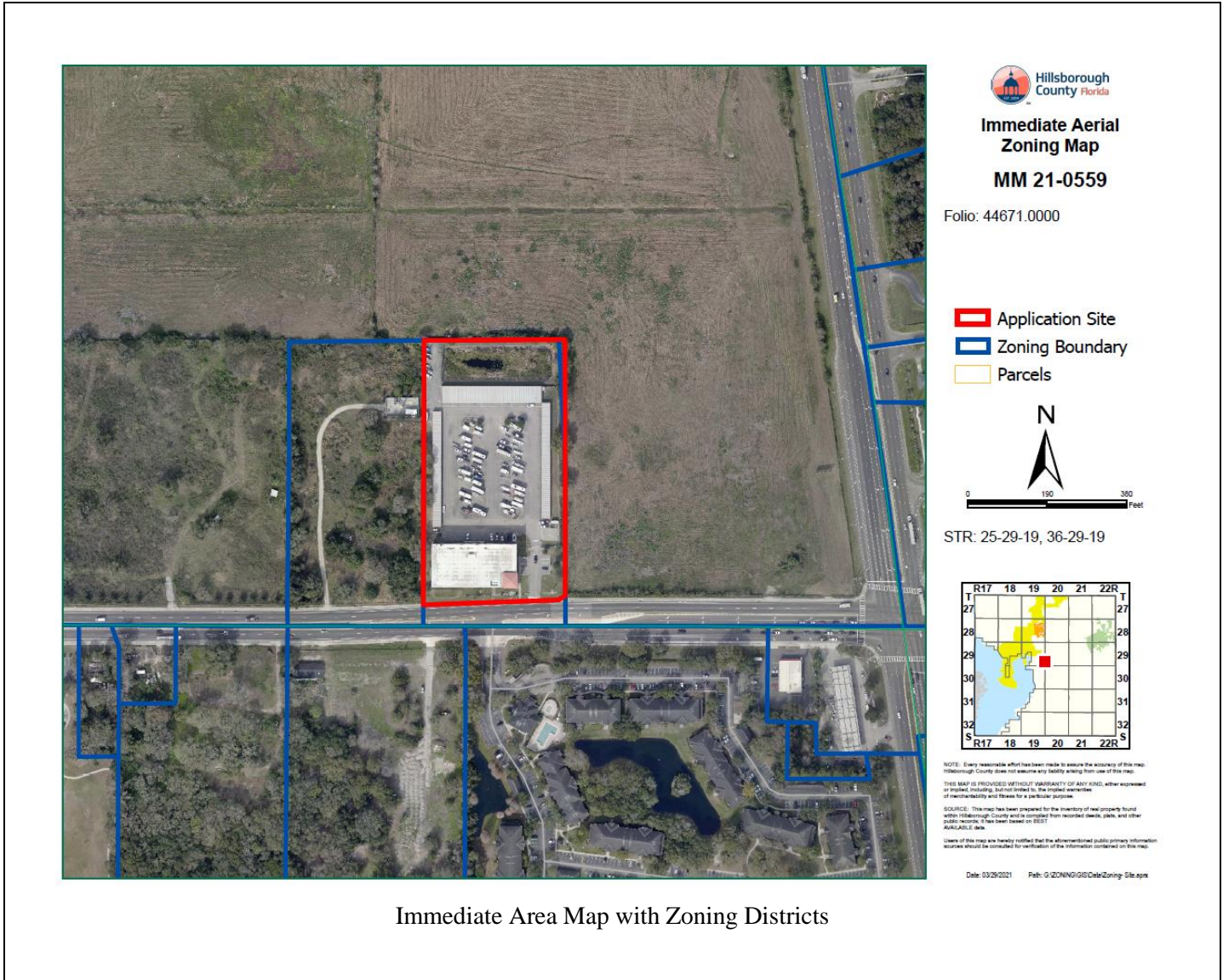
Future Land Use Category Description:

UMU-20 (Urban Mixed Use - 20)

Maximum FAR: 1.0
 Maximum Density: 0.5

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Immediate Area Map with Zoning Districts

Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	PD 19-1445	UMU-20	20 DU/GA/ 1.0	Cl, retail, office, hotel uses	vacant
South	PD 16-0915, PD 89-0051	CMU-12/ UMU-20	12 DU/GA/0.5	Multifamily,	Multifamily/vacant
West	PD 00-0045	RES-9	9 DU/GA /0.35	Business park, industry, mini-warehouse, contractors' office, offices	Vacant

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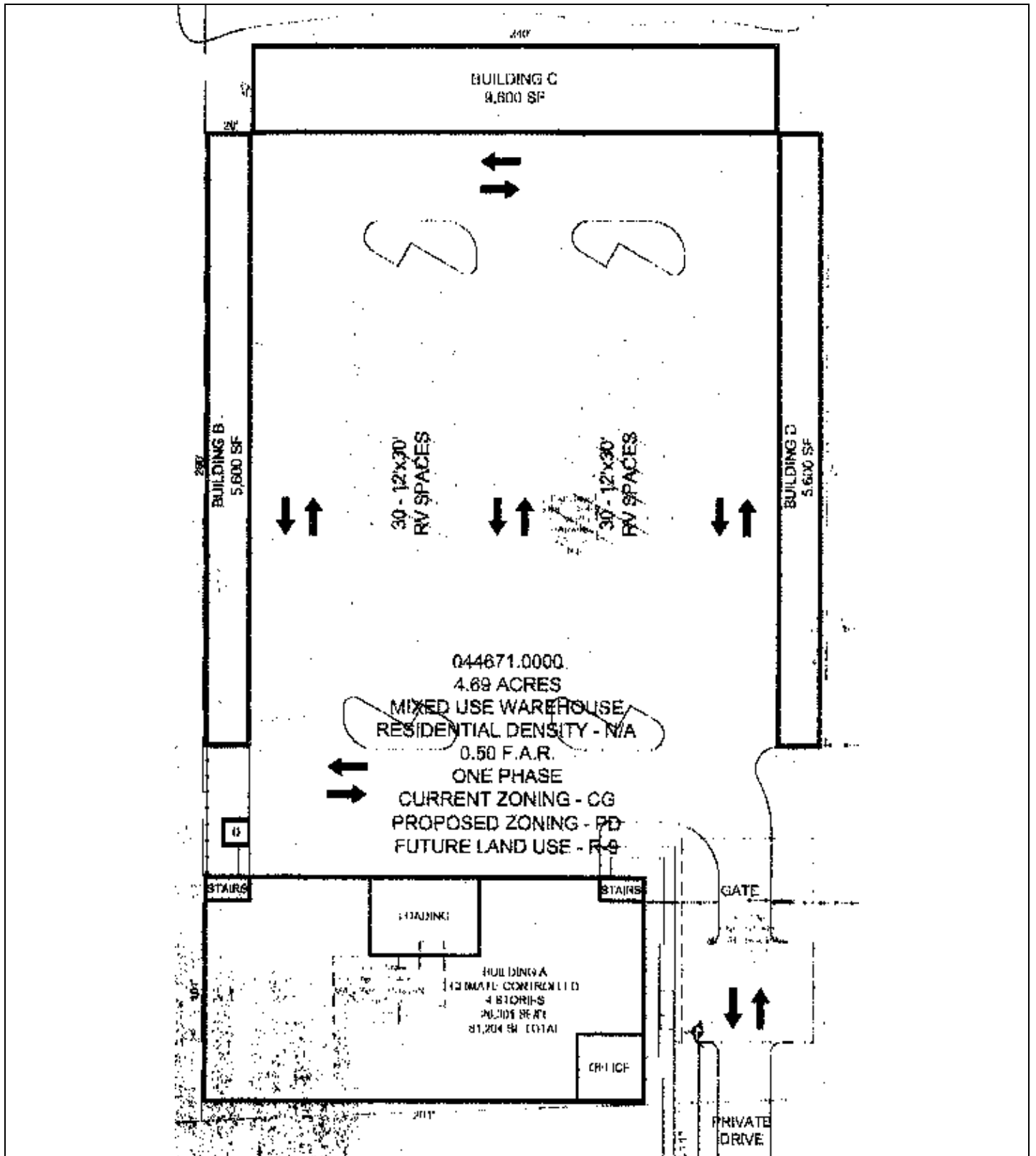
BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: Tania Chapela

East	PD 19-1445	UMU-20	20 DU/GA /1.0	CG, retail, hotel	vacant
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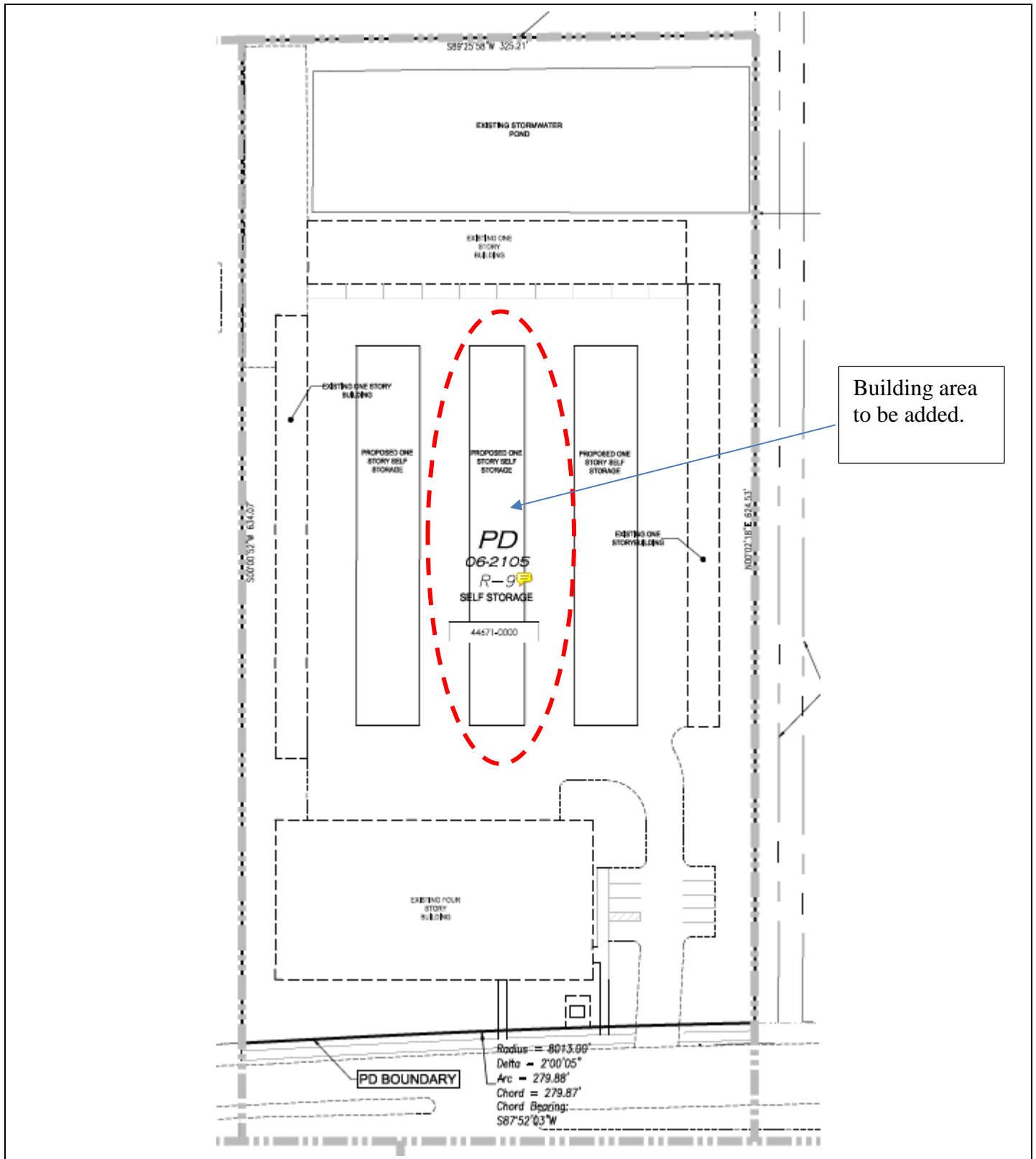
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



3.0 TRANSPORTATION SUMMERY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd. (SR 676)	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input checked="" 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	154	10	17
Proposed	199	13	22
Difference (+/-)	45	3	5

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

Design Exceptions/Administrative Variance Not applicable for this request

Road Name	Type	Finding
	Design Exception Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

Required Connectivity Not applicable for this request

Project Boundary	Status
North	Not Required and Not Proposed
South	Not Required and Not Proposed
East	Not Required and Not Proposed
West	Not Required and Not Proposed
Other:	

Cross Access Not applicable for this request

Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

4.0 AGENCY COMMENTS SUMMARY

AGENCY (Check Applicable Information)	OBJECTIONS	CONDITIONS REQUESTED	INFORMATION/COMMENTS
Environmental Protection Commission <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Other _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Management <input type="checkbox"/> Adjacent to ELAPP property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban Service Area <input checked="" type="checkbox"/> Tampa Service Area <input type="checkbox"/> Rural Service Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Planning Commission <input 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"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees			

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The proposed uses to be added are comparable to the Mini warehouse uses approved by PD 06-2105; and does not create further incompatibilities with the surrounding area. The increase in FAR will have minimal impact on the transportation network. The proposed addition to the building area will not intrude into the required setbacks, buffering, and does not entails a reduction of the required screening.

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

5.2 Recommendation

Approvable, subject to Conditions

6.0 PROPOSED CONDITIONS

Approval - RECOMMENDED ZONING CONDITIONS ARE BASED ON SITE PLAN RECEIVED May 24, 2021.

Prior to PD Site Plan Certification, the applicant shall revise the PD site plan as follows: o Add under "Site Notes", Minimum off-street parking spaces shall be provided consistent with Sec. 6.05.00 of the LDC.

1. The project shall be permitted a maximum of ~~102,004~~ 132,000 square feet of building area for Commercial General (CG) zoning district uses and standards including mini-warehouse. The project shall be subject to Section 6.11.60 Mini Warehouse Locational and Design Requirements of the Land Development Code, except as referenced herein. A maximum floor area ratio (FAR) of .5 shall be permitted. The maximum height shall be 50 feet and 4 stories.

1.1 The main structure fronting Causeway Boulevard shall be designed in accordance with the architectural rendering dated November 27, 2006. Said rendering shall be shown on the General Site Plan submitted for certification.

1. The project may be permitted a maximum of ~~102,004~~ 132,000 square feet of Commercial General (CG) uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan.

If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Buffering and screening shall be consistent with the requirements in the Land Development Code (LDC) unless otherwise stated herein.

3.1 Landscaping on Causeway Boulevard shall meet the requirements for Urban Scenic Roadways of the Land Development Code Section 6.06.03.1.2.c.

3.2 Perimeter Landscaping on the western and eastern property boundaries shall include evergreen plants, at the time of planting, shall be 6 feet in height and provide an overall screening opacity of 75 percent.

4. The general design and location of the access point(s) shall be regulated by the Florida Department of Transportation (FDOT) Access Management regulations. The design and construction of curb cuts are subject to approval by FOOT/Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

5. Prior to Concurrency approval, the developer shall submit a traffic analysis, signed by a Professional Engineer, showing the length of the left turn lanes may be needed to accommodate the development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided.

6. Based on the projected trip generation to the site, access onto the public road would be via "Type 11", Minor Roadway Connection (50 - 1500 trip ends per day), LDC 6.04.01.E. Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing

that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.

7. Subject to Florida Department of Transportation approval, the development would be allowed one access point onto Causeway Blvd. As a worse-case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97.

8. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).

9. Prior to Construction Plan approval, the Developer may be required to dedicate one-half of the right-of-way on Causeway Blvd. required for roadway widening project. Right-of-way shall be measured from the centerline of the roadway.

10. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.

11. If required during Concurrency review, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to FOOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths.

12. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet.

13. If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.

14. Notwithstanding anything shown on the site plan, future redevelopment and/or change of use of the subject site shall require design and construction of cross access stubouts to the properties to the east and west.

~~14.15~~ The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.

~~15.16~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

~~16.17~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~17.~~ 18. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County


~~18.~~ 19. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

~~19.~~ 20. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Florida Statutes Chapter 163, Part II. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

Zoning Administrator Sign Off:



Integrisign[®]
Desktop

J. Brian Grady
Tue Jun 8 2021 07:21:57

APPLICATION NUMBER: MM 21-0559

ZHM HEARING DATE: June 14, 2021

BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: Tania Chapela

7.0 ADDITIONAL INFORMATION

8.0 FULL TRANSPORTATION REPORT

See attached

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 6/3/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/Central

PETITION NO: MM 21-0559

- 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.

REPORT HIGHLIGHTS AND CONCLUSIONS

- The proposed zoning modification is anticipated to generate 45 average daily trips, 3 AM peak hour trips, and 5 PM peak hour trips based on the maximum trip generation potential of the subject site at buildout.
- Transportation Review Section staff has no objection to this request, subject to the revised conditions provided herein below.

NEW CONDITION OF APPROVAL

1. Notwithstanding anything shown on the site plan, future redevelopment and/or change of use of the subject site shall require design and construction of cross access stubouts to the properties to the east and west.

OTHER CONDITIONS

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan as follows:
 - Add under "Site Notes", Minimum off-street parking spaces shall be provided consistent with Sec. 6.05.00 of the LDC.

PROJECT OVERVIEW AND ANALYSIS

The applicant is requesting a major modification to a +/- 4.9-acre parcel consisting of a self-storage facility. The originally approved Planned Development (PD 06-2105) allowed an +/- 102,000 square footage of self-storage and open storage. The applicant is requesting to modify the existing zoning to replace the open storage with 30,000 of close storage for a total of +/-132,000 square feet of self-storage.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition,

staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 102,004 SQ FT Mini-Warehouse (ITE LUC 151)	154	10	17

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 132,004 SQ FT Mini-Warehouse (ITE LUC 151)	199	13	22

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 45	(+) 3	(+) 5

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Causeway Blvd. (SR 676) is a 4-lane, divided, arterial roadway maintained by FDOT. The roadway is characterized by +/- 11-foot wide travel lanes within +/- 100 feet of right-of-way. There are +/- 6-foot sidewalk at the back of curb and +/- 4 foot bicycles lanes are present in the vicinity of the project.

This segment of Causeway Blvd. is not on the Hillsborough County Corridor Preservation Plan. However, Causeway Blvd. is identified by FDOT for future widening to six-lanes consistent with the SR 676 Project Development & Environment (PD&E) study, conducted between 1994 and 2004. The PD&E typical section for this segment of Causeway Blvd., from 22nd St. to US 301, calls for 134 foot of right of way.

SITE ACCESS AND CONNECTIVITY

Site access to the project will be from Causeway Blvd.

With the current configuration and existing use designed to be a self-contained storage facility, the ability to provide cross access to the adjacent Planned Developments approved for commercial uses consistent with Section 6.04.04. Q. of the LDC is constrained. However, any future redevelopment or change of use on the subject property shall require that cross access is required to stubout to the properties to the east and west.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CAUSEWAYBLVD	ADAMODR	HILLSBOROUGH AVE	D	C

Source: 2019 Hillsborough County LOS report

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 21-0559

DATE OF HEARING: June 14, 2021

APPLICANT: Bricklemyer Law Group

PETITION REQUEST: The Major Modification request is to modify PD 06-2105 to replace the approved open storage with 30,000 square feet of enclosed storage

LOCATION: Northwest corner of Causeway Blvd. and US Hwy 301

SIZE OF PROPERTY: 4.79 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 06-2105

FUTURE LAND USE CATEGORY: RES-9

SERVICE AREA: Urban

COMMUNITY PLAN: Greater Palm Riverview

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY



Applicant: Bricklemyer Law Group, P.L.

FLU Category: RES-9 Flexed to UMU-20

Service Area: Urban

Site Acreage: 4.69 Ac

Community Plan Area: Greater Palm River

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Request: Major Modification to PD

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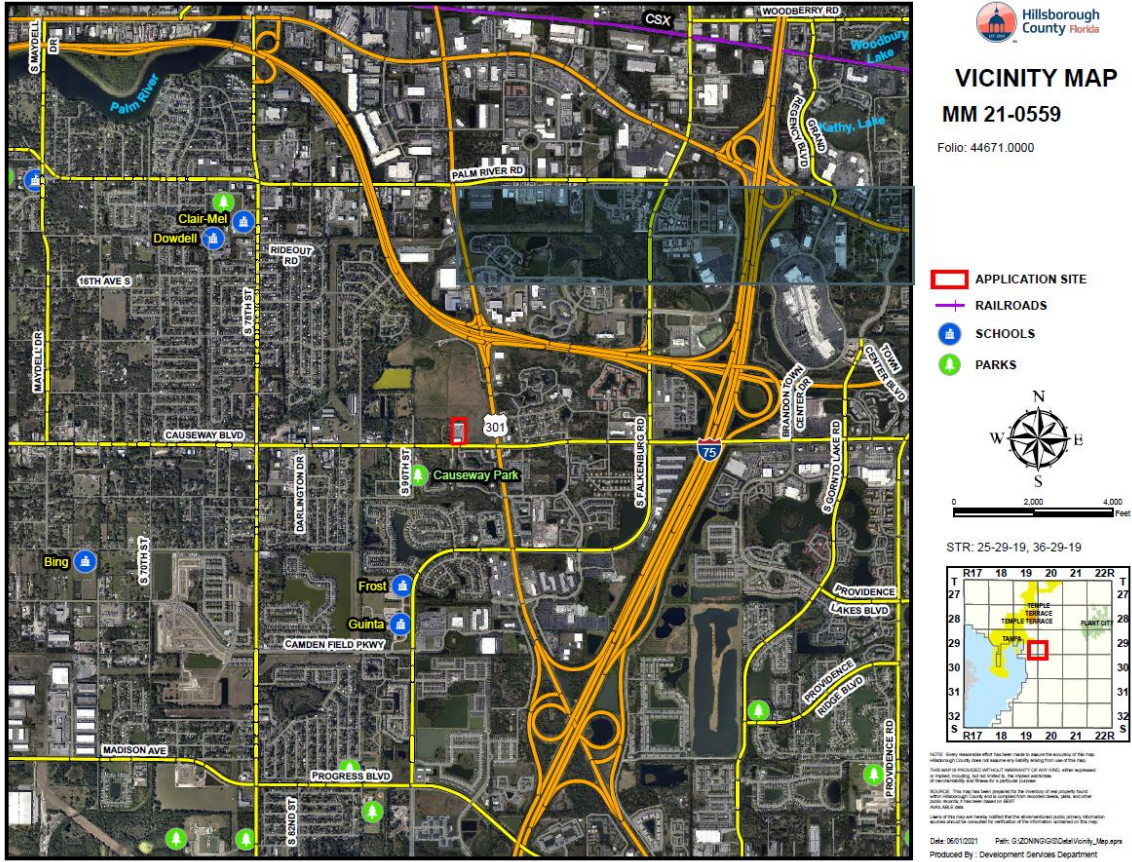
Additional Information:

PD Variations | None Requested

Waivers | None Requested.

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



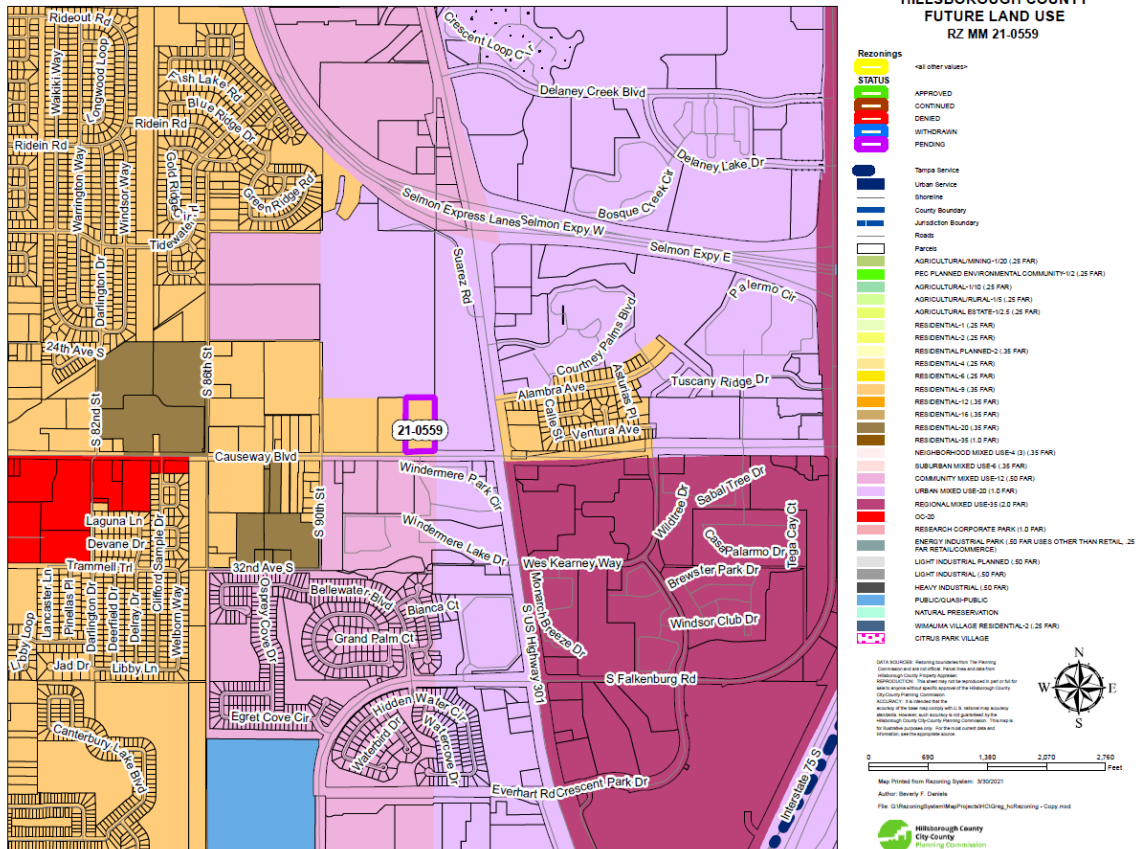
Vicinity Map – No Zoning Districts

Context of Surrounding Area:

Existing land uses

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

Future



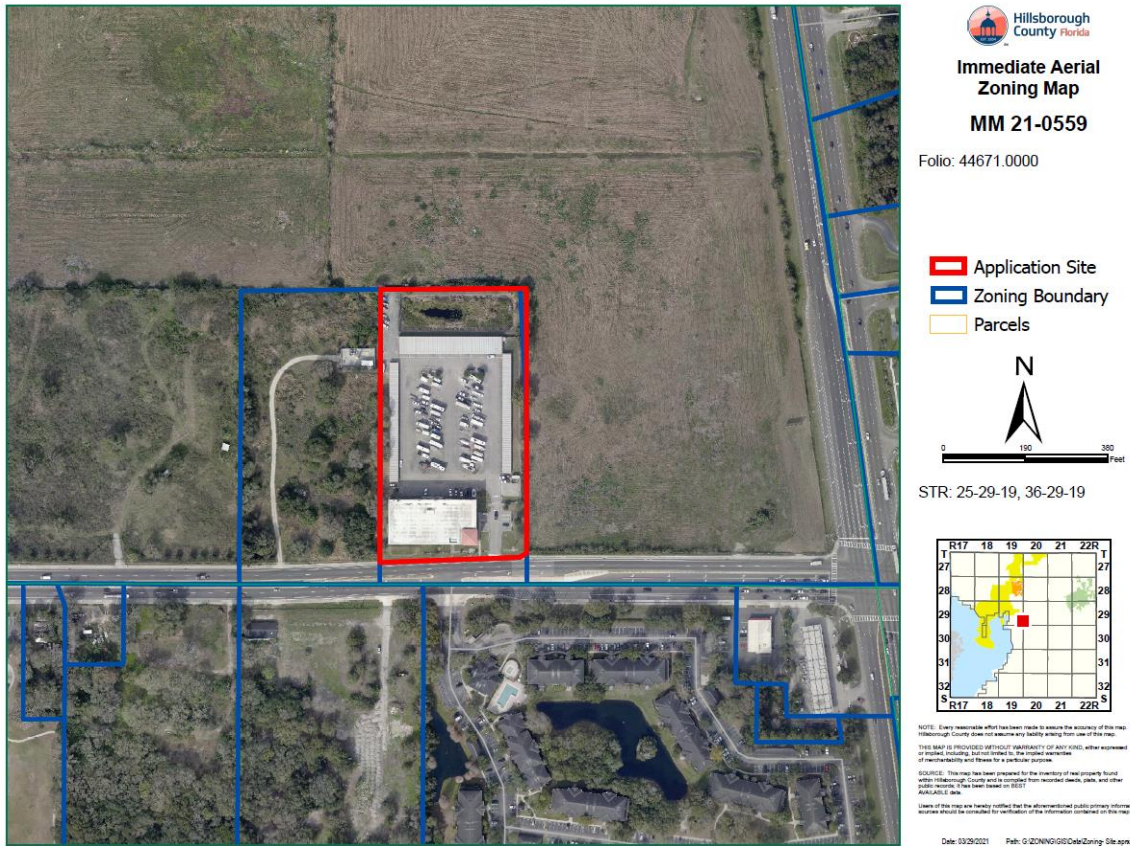
Land Use Map

Future Land Use Category Description:

UMU-20 (Urban Mixed Use - 20)

Maximum FAR: 1.0 Maximum Density: 0.5

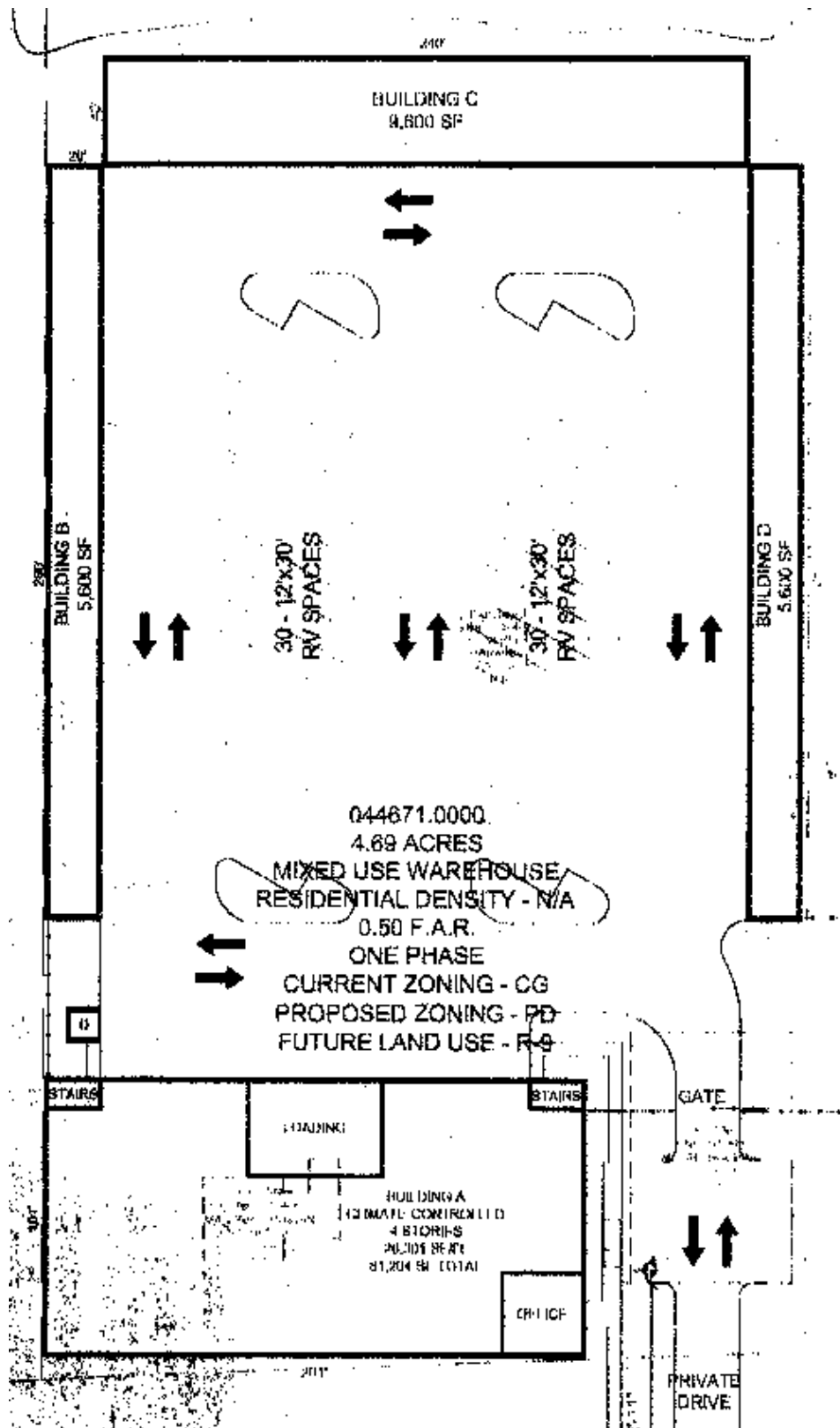
2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



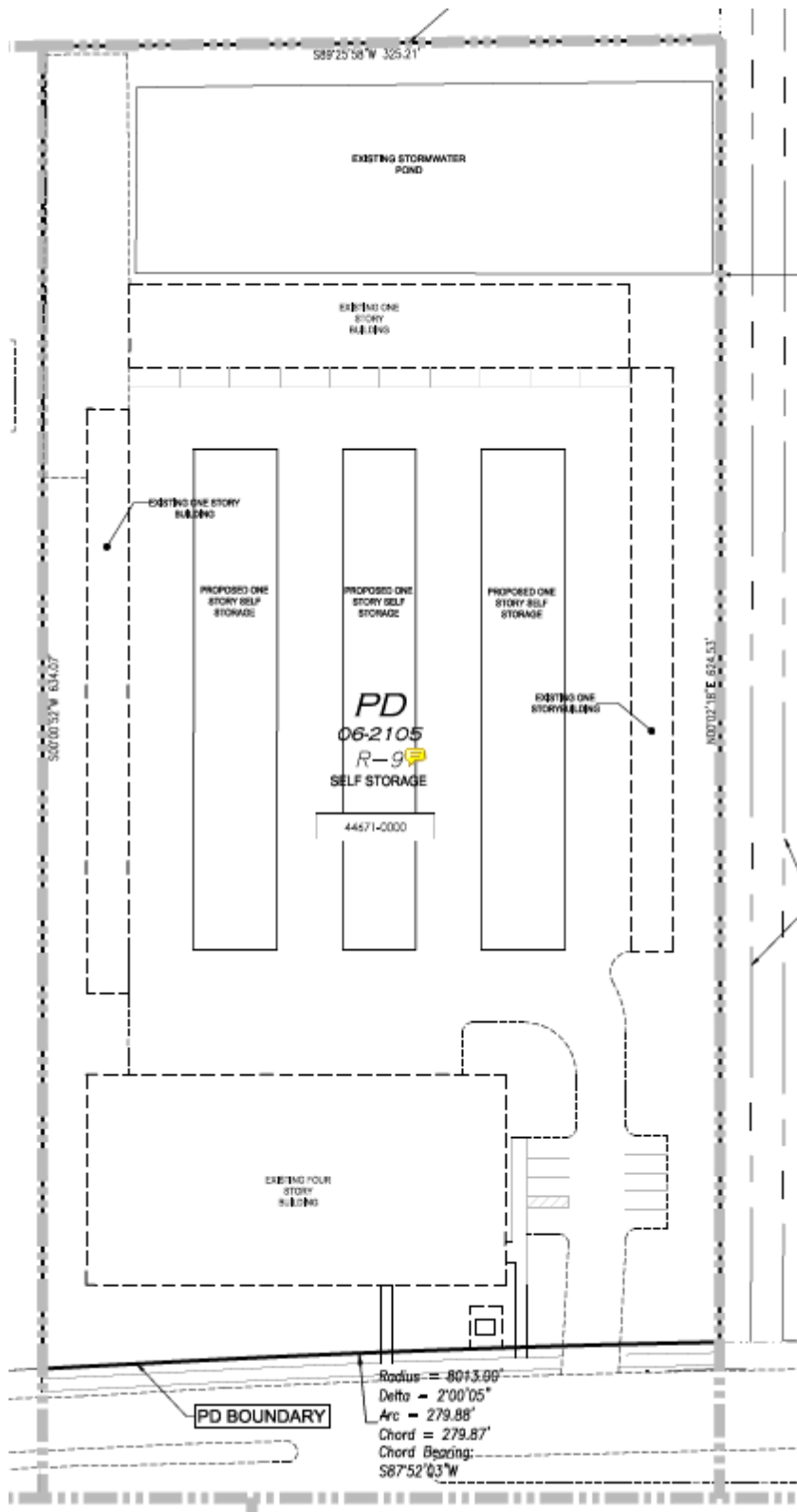
Immediate Area Map with Zoning Districts

Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
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South	PD 16-0915, PD 89-0051	CMU-12/UMU-20	12 DU/GA/0.5	Multifamily,	Multifamily/vacant
West	PD 00-0045	RES-9	9 DU/GA /0.35	Business park, industry, mini-warehouse, contractors' office, offices	Vacant
East	PD 19-1445	UMU-20	20 DU/GA /1.0	CG, retail, hotel	vacant

2.0 LAND USE MAP SET AND SUMMARY DATA 2.4 Existing Site Plan



2.0 LAND USE MAP SET AND SUMMARY DATA 2.5 Proposed Site Plan



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
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Project Trip Generation <input type="checkbox"/> Not applicable for this request			
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Existing	154	10	17
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Design Exceptions/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name	Type	Finding
	Design Exception Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

Required Connectivity <input checked="" type="checkbox"/> Not applicable for this request	
Project Boundary	Status
North	Not Required and Not Proposed
South	Not Required and Not Proposed
East	Not Required and Not Proposed
West	Not Required and Not Proposed
Other:	

Type of Cross Access

Vehicular and Pedestrian Cross Access Pedestrian Only Cross Access

Required

Yes No Yes No

If Yes, Location(s)

North South East West North South East West

If Yes, Proposed by Applicant

Yes
 No, see above for Adm. Variance Yes
 No, see above for Adm. Variance

4.0 AGENCY COMMENTS SUMMARY			
AGENCY (Check Applicable Information)	OBJECTIONS	CONDITIONS REQUESTED	INFORMATION/COMMENTS
Environmental Protection Commission <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Other			
Conservation & Environmental Lands Management <input type="checkbox"/> Adjacent to ELAPP property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban Service Area <input checked="" type="checkbox"/> Tampa Service Area <input type="checkbox"/> Rural Service Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Planning Commission <input 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"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees			

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The proposed uses to be added are comparable to the Mini warehouse uses approved by PD 06-2105; and does not create further incompatibilities with the surrounding area. The increase in FAR will have minimal impact on the transportation network. The proposed addition to the building area will not intrude into the required setbacks, buffering, and does not entails a reduction of the required screening.

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

5.2 Recommendation

Approvable, subject to Conditions

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 14, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition and distributed a revised staff report.

Mr. Clayton Bricklemyer 4427 West Kennedy Blvd testified that he was happy with the planning reports and was available for questions.

Ms. Tania Chapela of the Development Services Department, testified regarding the County staff report. Ms. Chapela stated that the Major Modification requests a flex of the UMU-20 Future Land Use category from the RES-9 category. She described the surrounding land use category designations and identified the location of the property. Ms. Chapela added that there are commercial uses approved to the north and east and multi-family development to the south. The subject Major Modification requests to change the approved open storage with enclosed storage for a total of 132,000 square feet. An increase of the FAR from 0.5 to 0.6 conforms with the maximum FAR of the UMU-20 category. Ms. Chapela concluded her presentation by stating that staff recommends approval of the modification.

Ms. Yeneka Mills of the Planning Commission testified regarding the Planning Commission staff report. Ms. Mills stated that the property is designated RES-9 however the applicant is requesting a flex of the Urban Mixed Use-20 category.

The flex can be located a maximum of 500 feet which covers the subject property. Ms. Mills explained that the site is currently approved for over 102,000 square feet of self-storage uses. The request meets Policy 7.3 and 7.4 regarding the flex standards. She added that the request is similar in character to surrounding uses thereby conforming with Policies 1.4, 16.2 and 16.3. The modification is consistent with the Greater Palm River Community Plan and the Comprehensive Plan.

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

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

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

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 4.79 acres in size and is zoned Planned Development (06-2105). The property is designated RES-9 by the Comprehensive Plan and located in the Urban Service Area and the Greater Palm River Community Plan.
2. The Planned Development is currently approved for a maximum of 102,004 square feet of CG uses including mini-warehouse.
3. The Major Modification request proposes to convert the approved open storage with 30,000 square feet of enclosed storage for a maximum project square footage of 132,000 square feet.
4. The applicant has requested a flex of the adjacent Urban Mixed Use-20 (UMU-20) Future Land Use category.

5. The Planning Commission stated that the flex can be located a maximum of 500 feet which covers the subject property. Further, the Planning Commission found that the request meets Policy 7.3 and 7.4 regarding the flex standards and that the development is similar in character to surrounding uses thereby conforming with Policies 1.4, 16.2 and 16.3. Finally, the Planning Commission found the modification to be consistent with the Greater Palm River Community Plan and the Comprehensive Plan.
6. No Planned Development variations or waivers are requested.
7. The proposed modification does not create additional impacts to the surrounding area and is in keeping with the established development pattern.
8. The proposed Major Modification request is consistent with the character of the area and intent of the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The Major Modification to Planned Development 06-2105 requests to replace the approved open storage with 30,000 square feet of enclosed storage. The Planned Development is currently approved for a maximum of 102,004 square feet of CG uses including mini-warehouse. The Major Modification, if approved, would result in a maximum project square footage of 132,000 square feet.

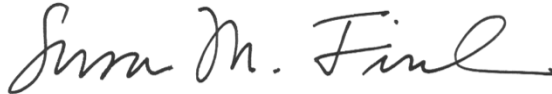
The applicant has requested a flex of the adjacent Urban Mixed Use-20 (UMU-20) Future Land Use category. The Planning Commission supports the

requested flex and found the modification consistent with the Greater Palm River Community Plan and the Comprehensive Plan.

The proposed modification does not create additional impacts to the surrounding area and is in keeping with the established development pattern.

RECOMMENDATION

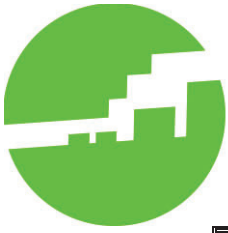
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 06-2105 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



July 5, 2021

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**



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

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 14, 2021	Petition: MM 21-0559
Report Prepared: June 1, 2021	<i>Northwest quadrant of Causeway Boulevard and South US Highway 301</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-9 (9 du/ga; 0.35 FAR)
Service Area:	Urban
Community Plan:	Greater Palm River
Modification Request:	Modification to Planned Development (06-2105) to add an additional self-storage uses.
Parcel Size (Approx.):	4.69± acres
Street Functional Classification:	South US Highway 301 - Arterial Causeway Boulevard - Arterial
Locational Criteria:	N/A- due to flex of UMU-20
Evacuation Zone:	The site is located in Evacuation Zone D

Context

- The approximately 4.69-acre property is located in the northwest quadrant of Causeway Boulevard and South US Highway 301. The subject property is located within the Urban Service Area (USA). It falls within the limits of the Greater Palm River Community Plan.
- The subject property is designated Residential-9 (RES-9). Typical uses in the RES-9 Future Land Use category include residential, neighborhood commercial, office uses, multi-purpose projects, and mixed-use developments
- The subject site is surrounded by the Urban Mixed Use-20 Future Land Use category to the north and east. Parcels recognized under the Residential-9 designation are located west of the site. Parcels under the Community Mixed Use-12 are located to the south across Causeway Boulevard.
- The applicant is requesting a flex of the Urban Mixed Use-20 onto their site.
- The applicant is requesting a modification to Planned Development (PD 06-2105) for the purpose of adding an additional self-storage uses.

Compliance with Comprehensive Plan:

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

Future Land Use Element

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

Relationship to the Future Land Use Map

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

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

Policy 7.2: *All land use category boundaries on the Future Land Use Map coinciding with and delineated by man-made or natural features, such as but not limited to roads, section lines, property boundaries, surface utility rights-of-way, railroad tracks, rivers, streams or other water bodies or wetlands are precise lines.*

Policy 7.3: *The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:*

- *Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.*
- *The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.*
- *No new flexes can be extended from an existing flexed area.*
- *All flexes must be parallel to the land use category line.*
- *Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.*
- *Flexes to increase residential density are not permitted in the Coastal High Hazard Area.*
- *Flexes are not permitted from a municipality into the unincorporated county.*
- *A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.*
- *Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.*
- *The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.*

Policy 7.4: *The criteria for consideration of a flex request are as follows:*

- *The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;*
- *The compatibility with surrounding land uses and their density and intensity;*
- *The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.*

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 8.8: *For projects whose boundaries encompass more than one land use category, density and intensity calculations will allow for the blending of those categories across the entire project. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted across improved public roadways or between the Urban Service Area (USA) and Rural Service Area (RSA) boundary. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a ceiling*

for review purposes. This provides maximum design flexibility for those projects, because the location or clustering of those units on the project site need not conform to the land use category boundary on the site as long as the maximum number of dwelling units permitted for the entire project are not exceeded.

Neighborhood/Community Development

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

Policy 16.2: 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

Livable Communities Element: Greater Palm River Community Plan

Planning and Growth /Economic Development

Goal 5a: Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs

Strategies:

- 3) Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.
- 8) Support well designed, compatible densities and intensities at appropriate locations.

Staff Analysis of Goals, Objectives, and Policies:

The subject property is located on approximately 4.69 acres within the northwest quadrant of Causeway Boulevard and South US Highway 301. The subject property is located in the Urban Service Area, as well as within the limits of the Greater Palm River Area Community Plan. The applicant requests to modify an existing Planned Development (PD 06-2105) to allow for additional square feet of self-storage uses.

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map, however, the applicant has requested a flex of the Urban Mixed Use-20. The flex can be relocated a maximum of 500 feet within the subject site, which will cover the site in its entirety. The site currently contains 102,004 square feet of self-storage uses. With the proposed flex the applicant can be considered for an additional 98,372 square feet of non-residential uses for up to a total of 200,376 maximum square feet.

The surrounding development pattern includes a mix of residential and non-residential uses. There is an approved planned development (19-1445), that is approved for intense

commercial uses, which abuts the subject site along the east and north. Commercial uses, including auto repair, are located further west of the site. Multi-family residential is located south of the site.

The proposed land uses, and intensity of development are comparable to the existing development pattern in the area. For this reason, Planning Commission staff has determined that the request meets the intent of Policy 7.3 and 7.4 and recommends that the BOCC approve the flex request.

The requested uses are compatible with the surrounding development pattern. The development pattern along this portion of Causeway Boulevard consists of both urban level density and intensity of uses. The commercial development in proximity to the site includes small strip centers, used car dealerships, automotive repair shops and other similar uses, making the request consistent with Policies 1.4, 16.2 and 16.3.

This rezoning is also consistent with the Greater Palm River Community Plan. The rezoning promotes and provides an opportunity for infill development that is compatible with the existing development pattern in the area, consistent with community plan policy.

Overall, staff finds that the proposed development on the subject property would encourage infill development in the Greater Palm River Community Plan area as well as would allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-0559

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

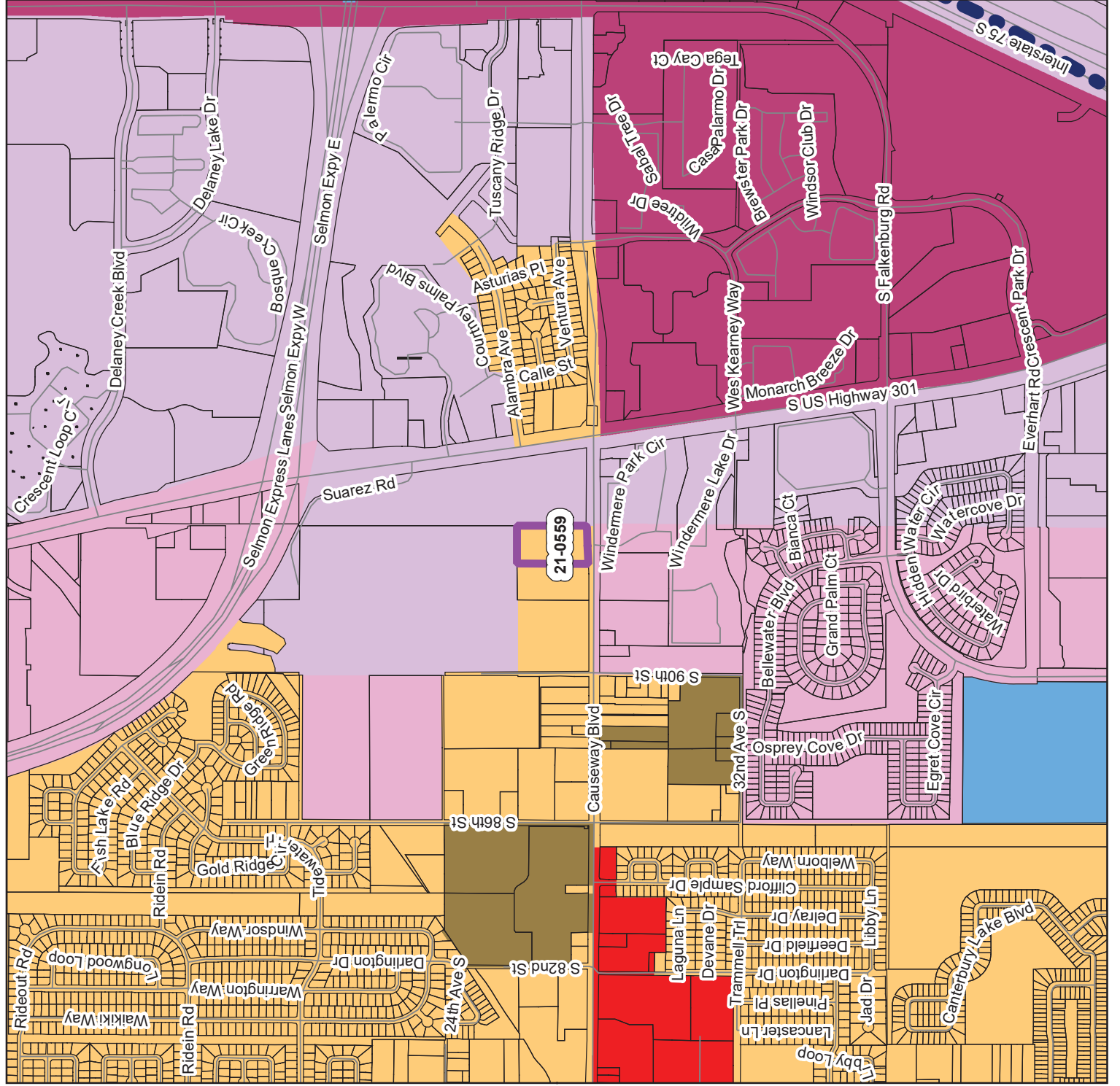
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-RURAL-1/10 (.25 FAR)
- AGRICULTURALESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
-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



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

ACCURACY: It is intended that the information on this map is for informational purposes only. Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Map Printed from Rezoning System: 3/30/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Greg_H\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name: _____

Zoning File: _____ **Modification:** _____

Atlas Page: _____ **Submitted:** _____

To Planner for Review: _____ **Date Due:** _____

Contact Person: _____ **Phone:** _____

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

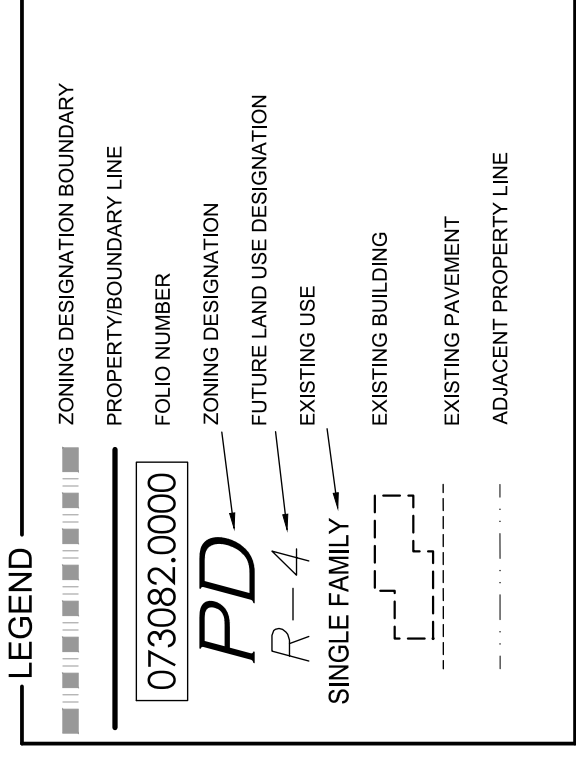
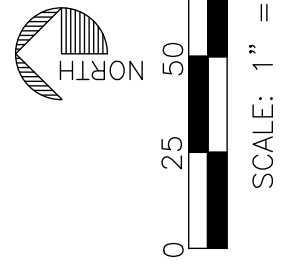
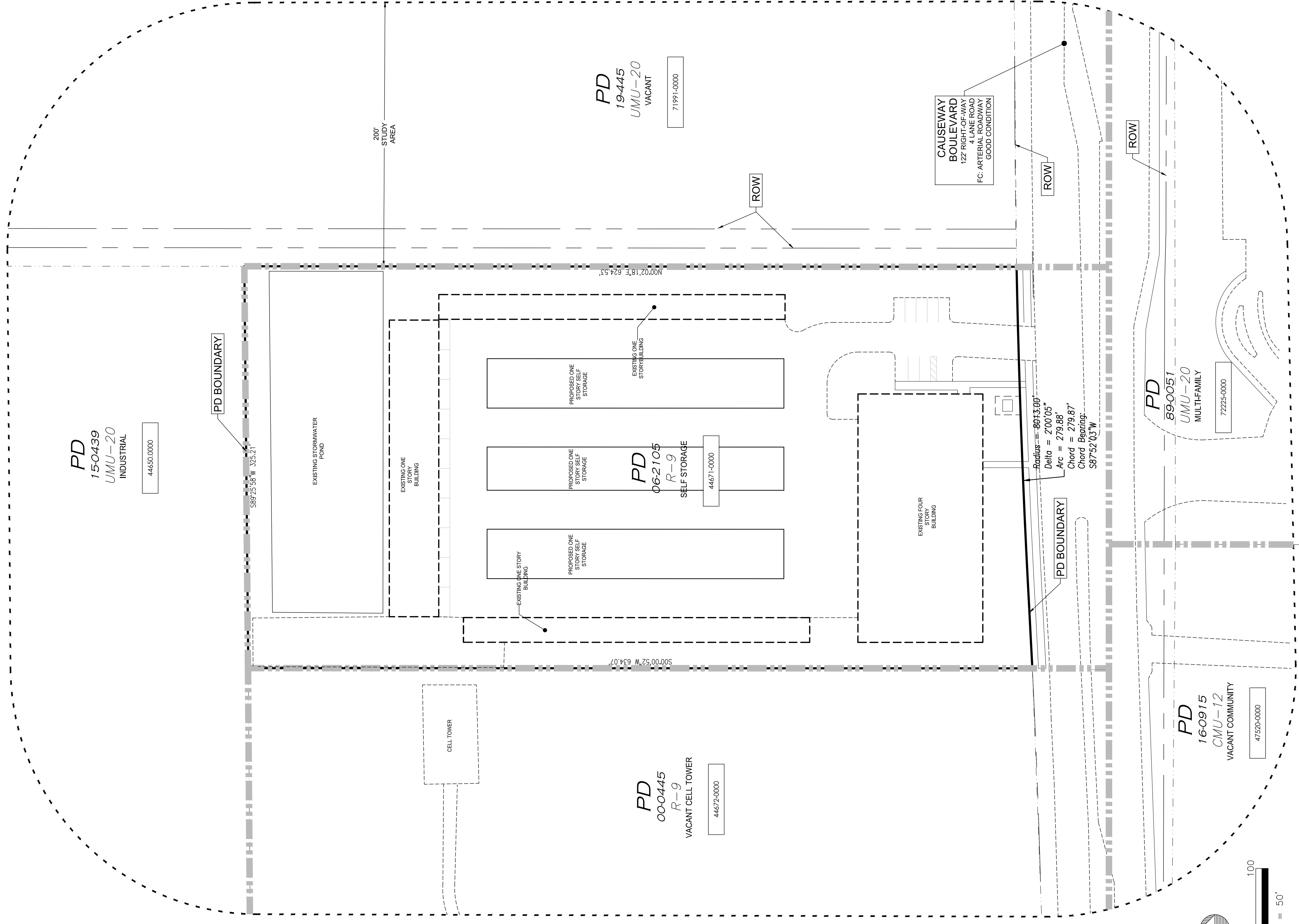
() The Development Services Department HAS NO OBJECTION to this General Site Plan.

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

Reviewed by: _____ **Date:** _____

Date Agent/Owner notified of Disapproval: _____

PD ZONING MODIFICATION



- ### SITE NOTES
1. THE PROJECT IS LOCATED WITHIN THE GREATER PALM RIVER COMMUNITY PLANNING AREA.
 2. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL HIGH HAZARD AREA.
 3. THE PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA.
 4. THE PROJECT IS NOT LOCATED WITHIN A WELLHEAD RESOURCE PROTECTION AREA.
 5. THE PROJECT AREA IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA.
 6. THE PROJECT IS NOT LOCATED WITHIN A POTABLE WATER WELLFIELD PROTECTION AREA.
 7. A PORTION OF THE SITE IS LOCATED WITHIN A WELLHEAD BUFFER.
 8. THERE ARE SCENIC ROADWAY CORRIDORS ADJACENT TO THE PROJECT AREA.
 9. THERE ARE NO HISTORIC LANDMARKS, HISTORICAL SITES OR ARCHAEOLOGICAL SITES WITHIN THE PROJECT AREA OR WITHIN 150 FEET ADJACENT TO THE PROJECT AREA.
 10. THERE IS NOT AN EXISTING PLAT WITHIN THE PROJECT AREA PROPOSED TO BE VACATED. THERE ARE NO PLATS PROPOSED TO BE VACATED WITHIN 150 FEET ADJACENT TO THE PROJECT AREA.
 11. THERE ARE NO EXISTING RIGHTS-OF-WAYS WITHIN THE PROJECT BOUNDARY.
 12. THERE ARE EXISTING STRUCTURES TO REMAIN WITHIN THE PROJECT BOUNDARY.
 13. THERE IS NOT A PROPOSED COMPREHENSIVE PLAN CATEGORY FLEX FOR THE PROJECT AREA.
 14. THERE ARE NO COMMON SPACE / RECREATION AREAS PROPOSED WITHIN THE PROJECT AREA.
 15. THERE ARE NO PROPOSED PUBLIC PARKLANDS OR PUBLIC SCHOOL SITES PROPOSED WITHIN THE PROJECT AREA.
 16. THERE ARE EXISTING WATER BODIES (NATURAL & MAN-MADE) WITHIN THE PROJECT AREA.
 17. THERE ARE RESIDENTIAL USES PROPOSED WITHIN THE PROPOSED PD BOUNDARY.
 18. NO BUILDING ELEVATIONS OR RENDERINGS FOR SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
 19. BUFFERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY L.D.C. (LATEST EDITION).
 20. THERE ARE EXISTING POINTS OF INGRESS/EGRESS WITHIN THE PROJECT AREA TO BE REMAIN.
 21. PROJECT ROADWAYS SHALL BE PRIVATE.
 22. THERE IS NO PROPOSED CROSS-ACCESS BETWEEN PROJECT & ADJACENT PARCEL.
 23. THERE IS NO RIGHT-OF-WAY WITHIN THE PROJECT BOUNDARY PROPOSED TO BE DEDICATED TO HILLSBOROUGH COUNTY.
 24. EXISTING RIGHTS-OF-WAY WITHIN 150 FEET OF THE PROJECT AREA HAVE BEEN SHOWN HEREON.
 25. THERE ARE EXISTING MEDIAN OPENINGS ADJACENT TO THE PROJECT AREA AND NO ADDITIONAL OPENINGS ARE PROPOSED.
 26. THERE ARE NO EXISTING BIKEWAYS WITHIN THE PROJECT AREA AND NONE ARE PROPOSED. THERE ARE EXISTING BIKEWAYS ADJACENT TO OR WITHIN 150 FEET OF THE PROJECT AREA.
 27. THERE ARE SIDEWALKS WITHIN 150 FEET OF THE PROJECT AS SHOWN HEREON, AND NO SIDEWALKS WITHIN THE PROJECT AREAS ARE PROPOSED.
 28. THERE ARE NO EXISTING TRANSIT STOPS WITHIN 150 FEET OF THE PROJECT AREA. NO TRANSIT STOPS ARE REQUIRED PER THE CURRENT L.D.C.
 29. THERE ARE NO WATER COURSES OR UPLAND HABITAT AREAS WITHIN THE PROJECT AREA OR WITHIN 150 FEET OF THE PROJECT AREA. THERE ARE NO WETLAND CONSERVATION AREAS WITHIN THE PROJECT AREA.
 30. VARIANCES ARE NOT PROPOSED OR REQUESTED FOR THE PROJECT AREA.

SITE DATA

FOLIO NUMBER:	044671-0000
SITE AREA:	4.69 AC± (216,912.74 SF±)
ZONING:	PD (06-2105)
FUTURE LAND USE:	SELF STORAGE
EXISTING USE:	R-9
PROPOSED ZONING:	PD
PROPOSED USE:	SELF STORAGE
PD MODIFICATION STANDARDS:	
BUILDING HEIGHT:	57' MAX
BUILDING TOTAL AREA:	132,004SF±
EXISTING AREA:	102,004SF±
PROPOSED AREA:	30,000SF±
BUILDING F.A.R.:	0.65
BUILDING SETBACKS:	
FRONT:	30 FEET
REAR:	20 FEET
SIDES:	20 FEET
WATER SERVICE:	CITY OF TAMPA
WASTE WATER SERVICE:	CITY OF TAMPA
FIRE PROTECTION:	PER CITY OF TAMPA FIRE DEPARTMENT REQUIREMENTS

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 1205770386J, EFFECTIVE DATE 08-28-2013

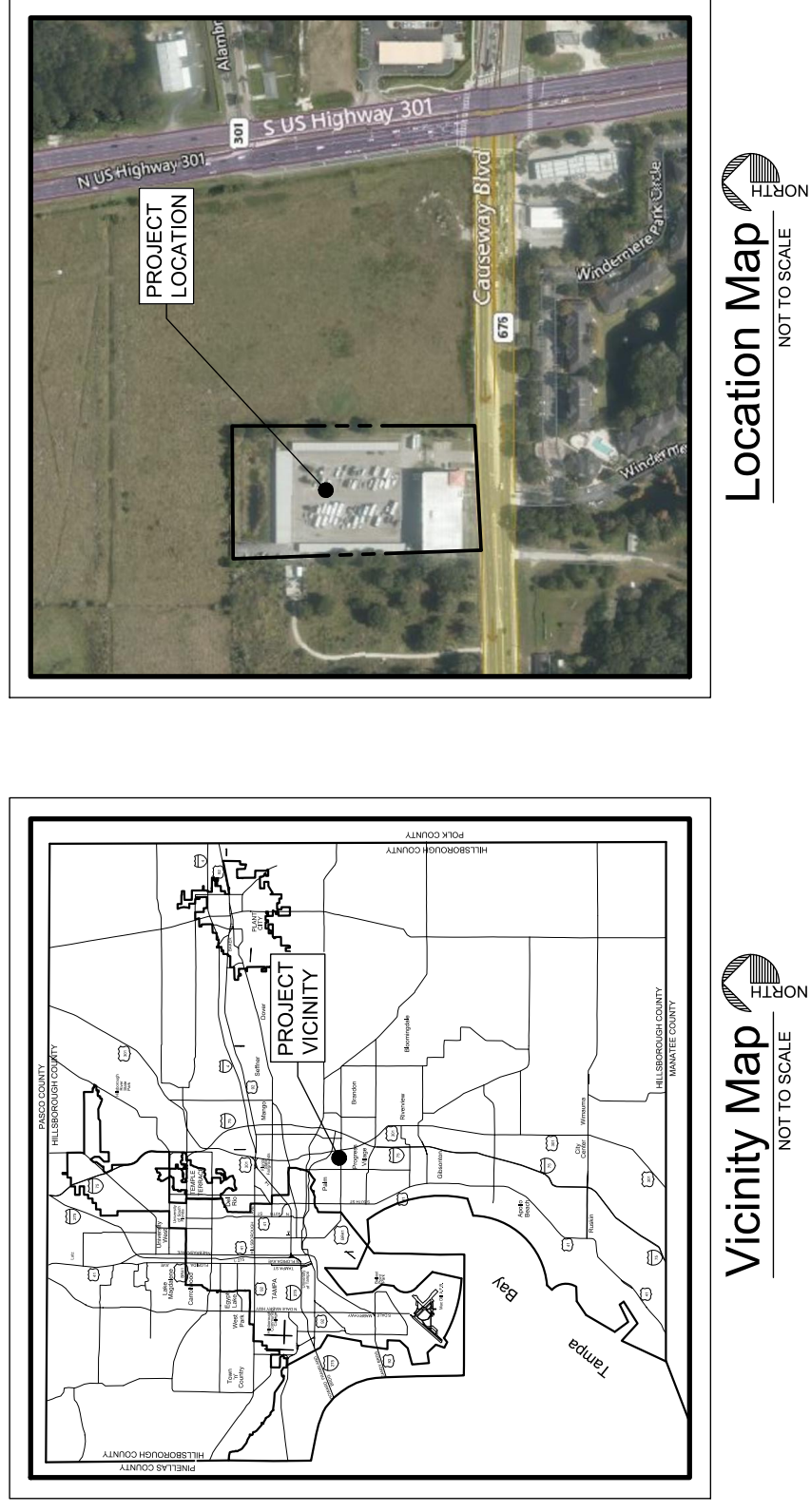
APPLICANT:
YORK CAUSEWAY, LLC
8200 ROBERTS DRIVE, SUITE 215
ATLANTA, GA 30350
PHONE: (917) 833-6315

ENGINEER:
LANDMARK ENGINEERING & SURVEYING CORP.
8515 PALM RIVER ROAD
TAMPA, FL 33636
PHONE: (813) 941-4641
FAX: (813) 824-6781

REPRESENTATIVE:
BRICKLEMYER LAW GROUP
601 N ASHLEY DRIVE, SUITE 700
TAMPA, FL 33606
PHONE: (813) 255-7700

DESCRIPTION

THE EAST 1/2 OF TRACT 16, SOUTH TAMPA SUBDIVISION, IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, IS SHOWN ON MAP NO. 1205770386J, EFFECTIVE DATE 08-28-2013, RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.



8515 Palm River Road
Tampa, Florida 33619
(813) 664-1832 (fax)
www.landmark.com
C.A. # 28014

YORK CAUSEWAY, LLC
8200 ROBERTS DRIVE, SUITE 215
ATLANTA, GEORGIA 30350
PHONE: (917) 833-6315

CAUSEWAY SELF STORAGE
TAMPA / HILLSBOROUGH, FLORIDA
PD ZONING MODIFICATION

DATE:	2021-03-01
REVISIONS:	
PRWVN BY:	AET
CHECKED BY:	DWB
JOB NO.:	2210011
DAVID W. BELL, No. 57966 PROFESSIONAL ENGINEER	



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 6/3/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/Central

PETITION NO: MM 21-0559

- 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.

REPORT HIGHLIGHTS AND CONCLUSIONS

- The proposed zoning modification is anticipated to generate 45 average daily trips, 3 AM peak hour trips, and 5 PM peak hour trips based on the maximum trip generation potential of the subject site at buildout.
- Transportation Review Section staff has no objection to this request, subject to the revised conditions provided herein below.

NEW CONDITION OF APPROVAL

1. Notwithstanding anything shown on the site plan, future redevelopment and/or change of use of the subject site shall require design and construction of cross access stubouts to the properties to the east and west.

OTHER CONDITIONS

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan as follows:
 - Add under "Site Notes", Minimum off-street parking spaces shall be provided consistent with Sec. 6.05.00 of the LDC.

PROJECT OVERVIEW AND ANALYSIS

The applicant is requesting a major modification to a +/- 4.9-acre parcel consisting of a self-storage facility. The originally approved Planned Development (PD 06-2105) allowed an +/- 102,000 square footage of self-storage and open storage. The applicant is requesting to modify the existing zoning to replace the open storage with 30,000 of close storage for a total of +/-132,000 square feet of self-storage.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition,

staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 102,004 SQ FT Mini-Warehouse (ITE LUC 151)	154	10	17

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 132,004 SQ FT Mini-Warehouse (ITE LUC 151)	199	13	22

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 45	(+) 3	(+) 5

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Causeway Blvd. (SR 676) is a 4-lane, divided, arterial roadway maintained by FDOT. The roadway is characterized by +/- 11-foot wide travel lanes within +/- 100 feet of right-of-way. There are +/- 6-foot sidewalk at the back of curb and +/- 4 foot bicycles lanes are present in the vicinity of the project.

This segment of Causeway Blvd. is not on the Hillsborough County Corridor Preservation Plan. However, Causeway Blvd. is identified by FDOT for future widening to six-lanes consistent with the SR 676 Project Development & Environment (PD&E) study, conducted between 1994 and 2004. The PD&E typical section for this segment of Causeway Blvd., from 22nd St. to US 301, calls for 134 foot of right of way.

SITE ACCESS AND CONNECTIVITY

Site access to the project will be from Causeway Blvd.

With the current configuration and existing use designed to be a self-contained storage facility, the ability to provide cross access to the adjacent Planned Developments approved for commercial uses consistent with Section 6.04.04. Q. of the LDC is constrained. However, any future redevelopment or change of use on the subject property shall require that cross access is required to stubout to the properties to the east and west.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CAUSEWAYBLVD	ADAMODR	HILLSBOROUGH AVE	D	C

Source: 2019 Hillsborough County LOS report



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.
SECRETARY

MEMORANDUM

DATE: April 7, 2021

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Sheida Tirado, Hillsborough County
Daniel Santos, FDOT
Craig Fox, FDOT
Clayton Bricklemyer, Bricklemyer Law Group

SUBJECT: MM 21-0559, 9234 Causeway Blvd.

This project is on a state road, Causeway Blvd.

Please be advised that FDOT conducted a Project Development & Environment (PD&E) study for widening a portion of 22nd Street Causeway/Causeway Boulevard (SR 676) from US 301 to SR 60 to six lanes. Four lanes have been constructed. The concept page shows a need for ROW on the north side of Causeway Blvd at this location.

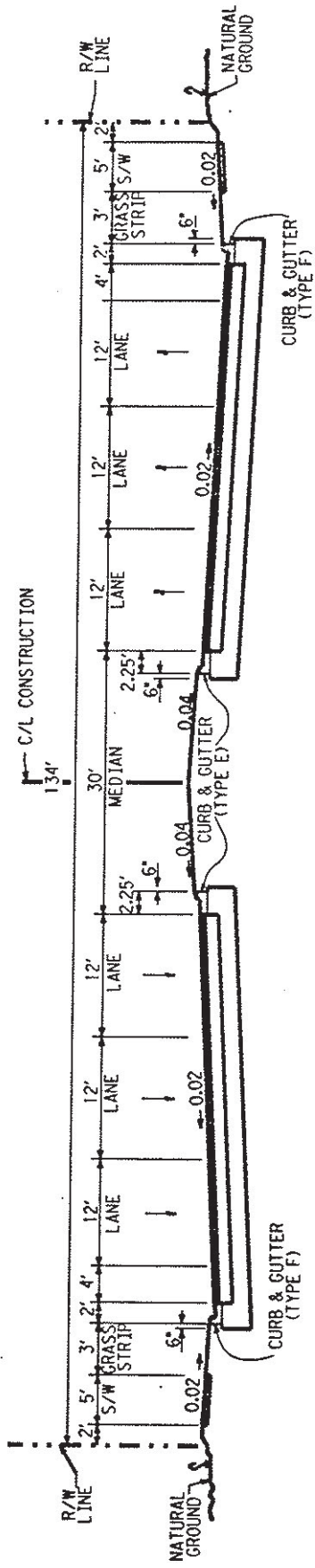
The portion of Causeway Blvd from US 41 to US 301 is not on the Hillsborough County Corridor Preservation Plan.

The Project Manager for the PD&E is Craig Fox, Craig.Fox@dot.sate.fl.us.

Thank you for the opportunity to comment.

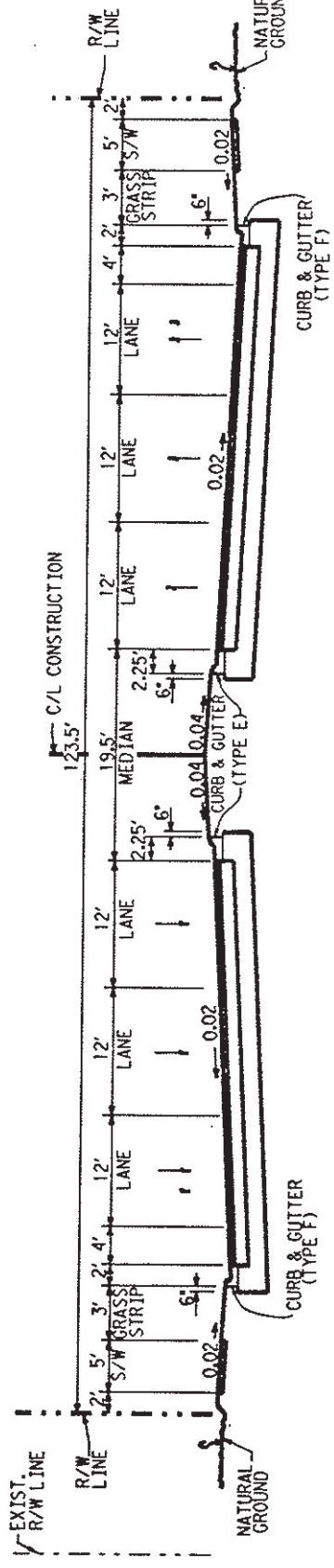
Attachment: Adopted PD&E Concept Page for Causeway Blvd at folio 44671.0000
Typical Section for Causeway Blvd PD&E

END OF MEMO



22ND ST. BRIDGE TO U.S. 301
6-LANE DIVIDED
N.T.S.

EXCEPTIONS: 1. CAUSEWAY SECTION
2. 45TH ST. TO 54TH ST.



CAUSEWAY, SOUTH OF 22ND STREET BRIDGE (WETLAND CONSTRAINED)
45TH ST. TO 54TH ST.
6-LANE DIVIDED
N.T.S.

PROJECT
22ND STREET CAUSEWAY/ CAUSEWAY BOULEVARD
(S.R. 676)
PD&E STUDY

TYPICAL SECTIONS - EAST SECTION

FIGURE NO.

7-3

COMMISSION

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 Pat Kemp VICE-CHAIR
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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 14, 2021 PETITION NO.: 21-0559 EPC REVIEWER: Jackie Perry Cahanin CONTACT INFORMATION: (813) 627-2600 X EMAIL: cahaninj@epchc.org	COMMENT DATE: April 8, 2021 PROPERTY ADDRESS: 9234 Causeway Blvd., Tampa FOLIO #: 044671-0000 STR: 25-29S-19E
REQUESTED ZONING: Major Mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Offsite wetlands immediately adjacent to northern and eastern property boundaries. Wetland setbacks may lie within property boundaries.
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

Jpc/mst

ec: clayton@bricklawgroup.P.L



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

TO: Zoning Review, Development Services

DATE: 06/11/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Brickleyer Law Group, P.L.

PETITION NO: 21-0559

LOCATION: 9234 Causeway Blvd

FOLIO NO: 44671.0000

Estimated Fees:

Self Storage

(Per 1,000 s.f.)

Mobility: \$449 * 30 = \$13,470

Fire: \$32 * 30 = \$960

Project Summary/Description:

Urban Mobility, CE Fire - Self Storage



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
June 14, 2021
ZONING HEARING MASTER: SUSAN FINCH

D12:
Application Number: MM 21-0559
Applicant: Brickleyer Law Group
Location: NW corner of Causeway Blvd.; S.
U.S. Hwy 301
Folio Number: 044671.0000
Acreage: 4.79 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: PD (06-2105 & 19-1445)
Request: Major Modification to Planned
Development

1 MR. GRADY: The next item is agenda item
2 D-12, Major Mod Application 21-0559. The
3 applicant's Bricklemyer Law Group.

4 The request is for a Major Modification to
5 existing Planned Development. Tania Chapela will
6 provide staff recommendation after presentation by
7 the applicant.

8 HEARING MASTER FINCH: Good evening.

9 MR. BRICKLEMYER: Good evening, Ms. Finch.
10 Clayton Bricklemyer, Bricklemyer Law Group, 4427
11 West Kennedy Boulevard.

12 Similar to my earlier presentation. We are
13 happy with the reports here, and I'm available for
14 any questions. We request your approval.

15 HEARING MASTER FINCH: No questions at this
16 time. Thank you.

17 Development Services.

18 MS. CHAPELA: Tania Chapela, Hillsborough
19 County Development Services. I'll be sharing my
20 screen.

21 The property associated with Major
22 Modification 21-0559 is a subject of a Future Land
23 Use designation flex from RES-9 to UMU-20. The
24 UMU-20 Future Land Use permit consideration of
25 residential densities up to a maximum density of 20

1 units per acre and nonresidential intensities of a
2 maximum one FAR.

3 The surrounding FLU categories to the north,
4 to the south, and the west are comprised by UMU-20,
5 which allows a density of 12 dwelling units per
6 acre and one FAR. The CMU-12 Future Land Use
7 category allows for up to 12 dwelling units per
8 acre to the south and RES-9 to the west, which
9 allows up to nine dwelling units per acre.

10 The subject rezoning parcel is located on
11 Causeway Boulevard, about 700 feet to the west of
12 the intersection with 301 Highway in the Palm River
13 area. The surrounding zoning and development
14 pattern consists of -- we have PD 19-1445 to the
15 north and east, which allows for commercial
16 intensive, retail office and hotel uses.

17 We have PD 16-0915 and PD 89-0051 to the
18 south approved for multifamily uses. We also have
19 another PD approved for business park industry,
20 mini warehouse, contractor's office, and office.
21 This one is to the west of the subject property.

22 So the applicant is requesting a Major
23 Modification to PD 06-2105. The original approved
24 Planned Development allowed self-storage and open
25 storage. The applicant is requesting to modify the

1 existing zoning to replace the open storage with
2 closed storage for a total of approximately
3 132,000 square feet of mini warehouse uses.

4 The project entails an FAR increase from 05
5 FAR to 0.6 FAR. Since the maximum FAR permitted in
6 the RES-9 is 0.47, the applicant had to request a
7 flex to the M -- I'm sorry, the UMU-20 Future Land
8 Use category.

9 So based on the UMU-20 Land Use
10 classification, the surrounding zoning and
11 development pattern and the proposed use and
12 development standards for the Major Modification
13 21-0559 zoning district, staff finds the request is
14 approvable.

15 This concludes my presentation and I'm
16 available for any questions.

17 HEARING MASTER FINCH: No questions at this
18 time.

19 Planning Commission, please.

20 MS. MILLS: Yeneka Mills, Planning
21 Commission staff.

22 The subject property is located within the
23 Residential-9 Future Land Use classification;
24 however, the applicant is requesting a flex of the
25 Urban Mixed-Use-20. The flex can be relocated a

1 maximum of 500 feet within the subject site, which
2 will cover the site in its entirety.

3 The site currently contains 102 -- a little
4 over 102,000 square feet of self-storage uses.
5 With a proposed flex, the applicant can be
6 considered for an additional 98,000 -- a little
7 over 98,000 square feet of nonresidential uses.

8 The proposed land uses and intensities of
9 development are compatible with the existing
10 development pattern in the area. For this reason,
11 Planning Commission staff has determined that the
12 request meets the intent of Policy 7.3 and 7.4 and
13 recommends that the Board of County Commissioners
14 approve the flex request.

15 The commercial development in proximity to
16 the site includes small strip centers, used car
17 dealerships, automotive repair shops, and other
18 similar uses making this request consistent with
19 Policy 1.4, 16.2, and 16.3 of the Future Land Use
20 Element.

21 The rezoning is also consistent with the
22 Greater Palm River Area Community Plan. The
23 rezoning promotes and provides an opportunity for
24 infill development that is compatible with the
25 existing development pattern in the area, which is

1 consistent with the community plan vision.

2 And based on those considerations, Planning
3 Commission staff finds the proposed rezoning
4 consistent with the Future of Hillsborough
5 Comprehensive Plan subject to conditions proposed
6 by Development Services Department. Thank you.

7 HEARING MASTER FINCH: Thank you for that.
8 I appreciate it.

9 And now we'll call for anyone that wants to
10 speak in support or in opposition? Don't think so.

11 Seeing none, County Staff, anything else?

12 MR. GRADY: Nothing further.

13 HEARING MASTER FINCH: Mr. Bricklemyer?

14 MR. BRICKLEMYER: Nothing further. Thank
15 you.

16 HEARING MASTER FINCH: All right. Then
17 we'll close Major Modification 21-0559 and go to
18 the last case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE