

PD Modification Application

Zoning Hearing Master Date:

BOCC Land Use Meeting Date:



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Michael D. Horner

FLU Category: LI-P (Light Industrial – Planned)

Service Area: Urban

Site Acreage: 3.29

Community Plan Area: East Lake/Orient Park

Overlay: None

Request: Major Modification to Allow Open Storage



Existing Approvals:

The parcel is part of a large Planned Development that was approved during Zoning Conformance that permits a wide range of agricultural, commercial, office, limited light industrial and residential uses.

Proposed Modifications:

The applicant is requesting an open storage facility for 15 commercial vehicles, with a 3,000 sq. ft. office and 1,420 sq. ft. parts storage building. A Comprehensive Plan Amendment (CPA 21-02) to change the Future Land Use Classification from RCP to LI-P (Light Industrial – Planned) was recently adopted by the Hillsborough County Board of County Commissioners on April 22, 2021 and became effective on May 23, 2021. The change to LI-P was necessary to allow for the consideration of the proposed open storage of the commercial vehicles.

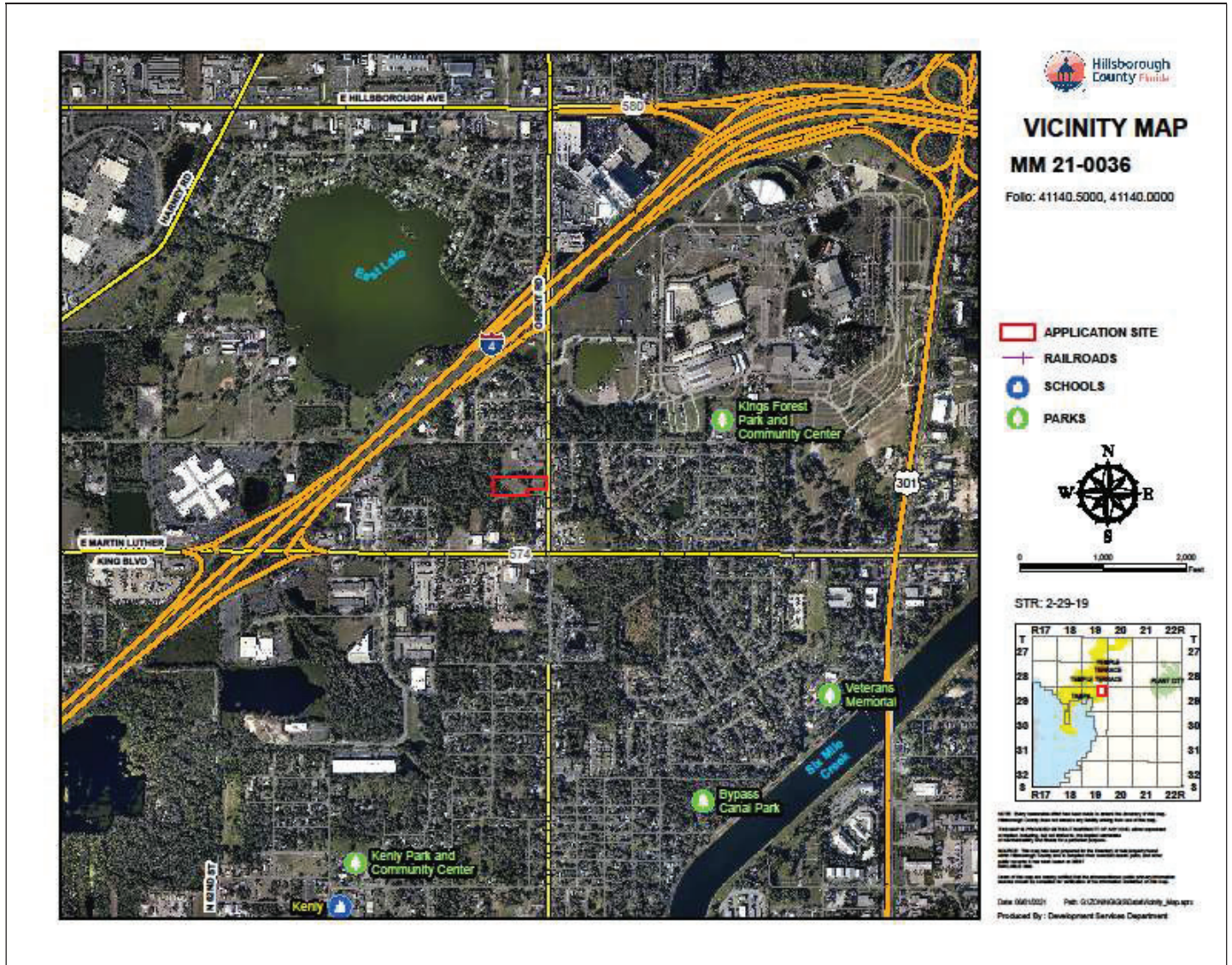
Additional Information:

PD Variations	The applicant has requested a Variation to Part 6.06.00 (Landscaping/Buffering). Per LDC 6.06.06.C.7. which requires open storage that is the principal use of the parcel to have all boundaries of the parcel to have a 30-foot buffer and screening in accordance with Type C Screening which requires a 6-foot masonry wall and 10' evergreen trees planted on 20-foot centers. Instead of the 6-foot masonry wall, the applicant is proposing an 8-foot PVC Fence. Along the eastern boundary along Orient Road only fencing between the open storage area and office is proposed.
Waivers	N/A

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

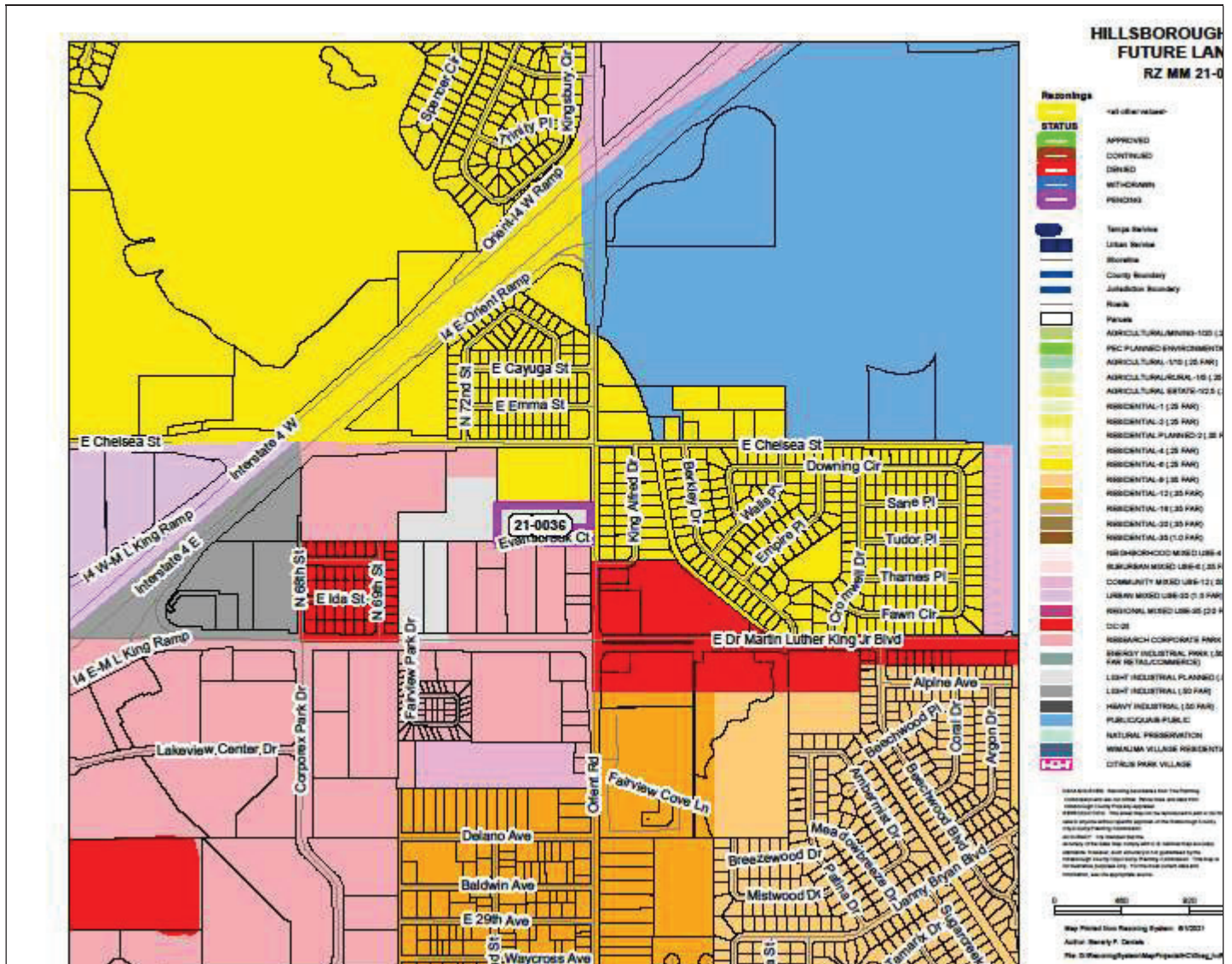


Context of Surrounding Area:

The area contains a mixture of commercial, residential support and residential uses. On the west side of Orient Road immediately to the north is a church and to the south on the west side of Orient Road are commercial uses. The intersection of Orient Road and Martin Luther King, Jr. Blvd. to the south of the subject property contains commercial uses. Immediately to the east across Orient Road are single-family homes.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

Light Industrial Planned

Maximum FAR: .50

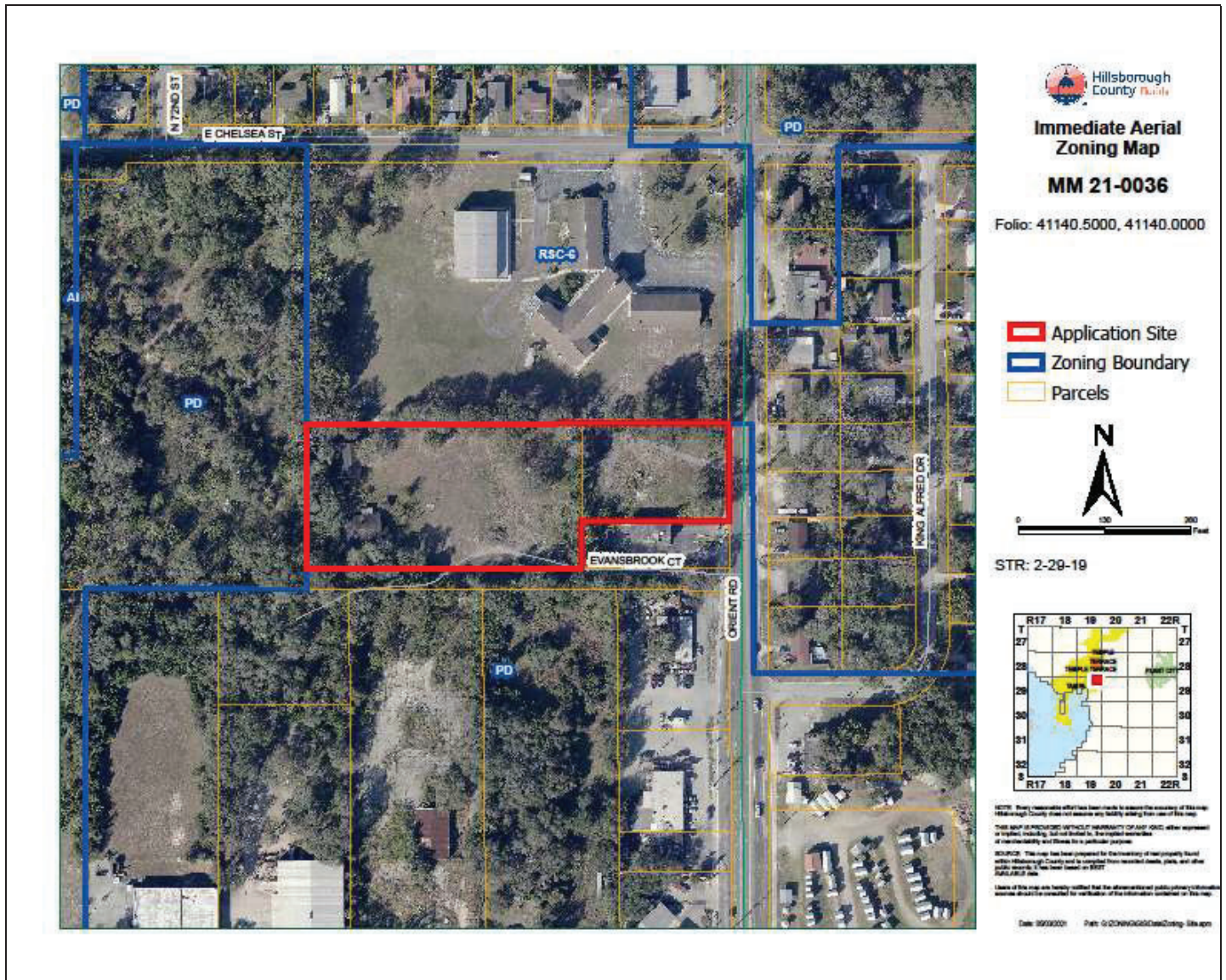
Maximum Density: N/A

Typical Uses:

Processing, manufacturing and assembly of materials, warehousing/showrooms with retail sales (max. 20 percent), offices, research/corporate parks.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



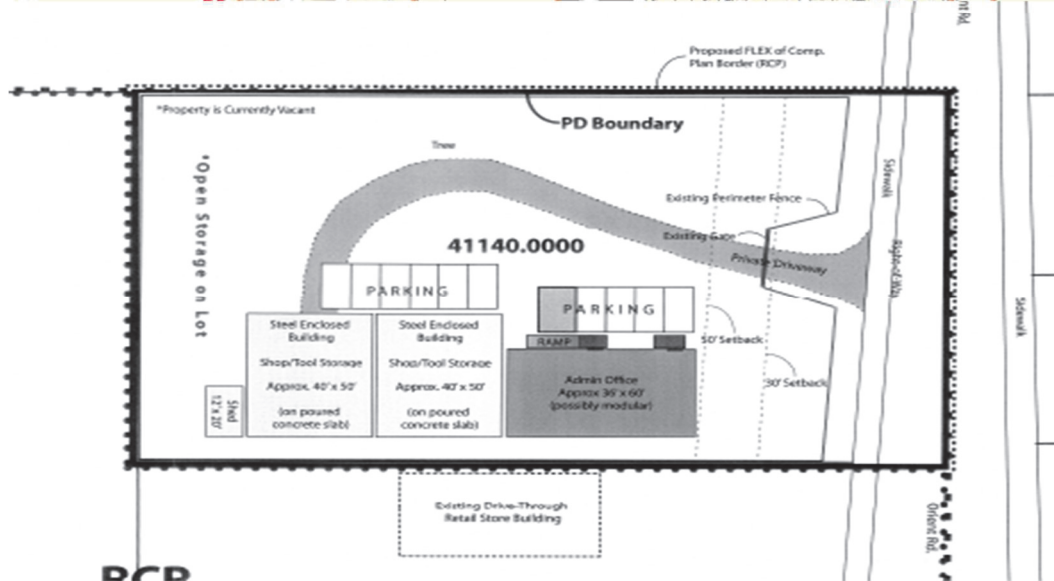
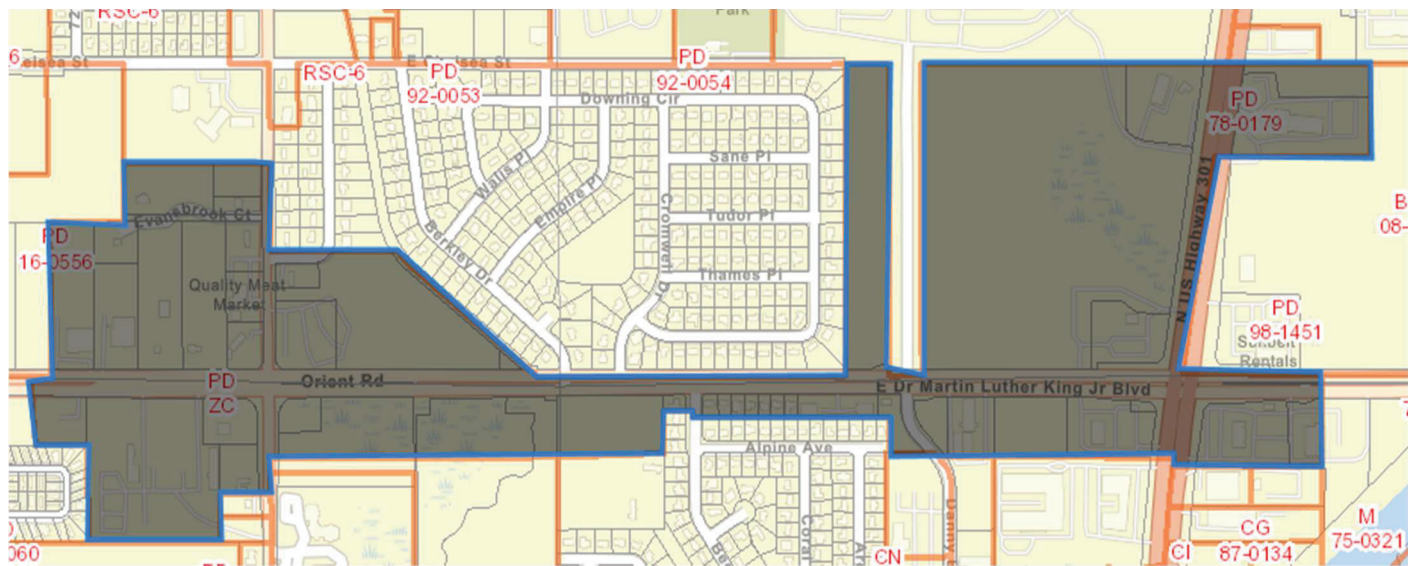
Adjacent Zonings and Uses

Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	RSC-6	RES-6	6 d/u/a .25 FAR	Single-Family, Residential Support	Church
South	PD	RCP	1.0 FAR	Agricultural, office commercial, light industrial and residential	Commercial, Single- Family, vacant
West	PD	LI-P	.50 FAR	Approved for 133,500 sq. ft. of warehouse/office	Vacant
East	RSC-6	RSC-6	6 d/u/a .25 FAR	Single-Family, Residential Support	Single-Family

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan

The parcel is located within a Zoning Conformance PD (92-0056) in which the original site plan for the Zoning Conformance PD was a copy of the Official Zoning Atlas outlining the area included within the PD. Since the Zoning Conformance PD included multiple parcels, all subsequent zoning modifications to the PD only provided a site plan specific to the parcel(s) that were the subject of the modification. Therefore, there is no existing site plan specific to both parcels that are the subject of the current application. The portion of the project with Folio 41140.0000 was modified in 2015 via MM 15-1097. Therefore, below is a graphic outlining the areas included within PD 92-0056 and the site plan for MM 15-1097.



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input 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 type="checkbox"/> Other
Orient Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input 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 type="checkbox"/> Other:
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input 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 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	23	4	4
Proposed	45	8	8
Difference (+/-)	(+) 22	(+)4	(+)4

*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	Required and 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input 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
Pedestrian Only 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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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 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 checked="" type="checkbox"/> Other: Airport Height Restrictions			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	None Requested
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" 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 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 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 for proposes open storage use.			
Comprehensive Plan:			
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The applicant is requesting an open storage facility for 15 commercial vehicles, with a 3,000 sq. ft. office and 1,420 sq. ft. parts storage building. A Comprehensive Plan Amendment (CPA 21-02) to change the Future Land Use Classification from RCP to LI-P (Light Industrial – Planned) was recently adopted by the Hillsborough County Board of County Commissioners on April 22, 2021 and became effective on May 23, 2021. The change to LI-P was necessary to allow for the consideration of the proposed open storage of the commercial vehicles.

The parcel is located on the west side of Orient Road between E. Chelsea Street to the north and Martin Luther King Jr. Blvd to the south. On the west side of the subject segment of Orient Road is comprised on non-residential uses consisting of a church to the north and commercial uses to the south. To the west of the subject project is Planned Development (16-0556) approved for 133,500 sq. ft. of warehouse/office. To the immediate east across Orient Road are single-family homes.

The existing PD zoning associated with both parcels currently allows for a wide range of commercial, office and limited light industrial uses, including accessory storage of 15 commercial vehicles on Folio 41140.0000.

The applicant has requested a Variation to Part 6.06.00 (Landscaping/Buffering). Per LDC 6.06.06.C.7. which requires open storage that is the principal use of the parcel to have all boundaries of the parcel to have a 30-foot buffer and screening in accordance with Type C Screening which requires a 6-foot masonry wall and 10' evergreen trees planted on 20-foot centers. Instead of the 6-foot masonry wall, the applicant is proposing an 8-foot PVC Fence. Along the eastern boundary along Orient Road proposed fencing would be between the open storage area and office. A six-foot fence is proposed the along the northern and southern boundary adjacent to the proposed office building. Staff concurs with the applicant's justification for the requested variation and finds that the proposed 8- foot PVC fence in lieu of an 8- foot masonry fence around the open storage area provides appropriate adequate alternative opaque screening, as does the 6-foot fence adjacent to the proposed office area, given adjacent land uses.

Based on the above, considerations staff finds the request compatible with the surrounding zoning and development pattern.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 26, 2019.

1. Permitted uses shall also include the following:
 - A. Agricultural, horticulture and general farming, including pasturage, forestry, livestock citrus groves, stables, barns, sheds, plant nurseries (wholesale and retail), greenhouses, truck gardening, fish hatcheries or fish pools;
 - B. Animal Hospitals or Veterinary Clinics, Aquariums, Auditorium, Automobile, Boat, Recreational Vehicle or Truck Sales (new vehicles and boats only), Automotive Service Stations, Automotive Parts (new only, and excluding service);
 - C. Banks (including drive-in), Bowling Alley, Club (private), Lodge, Fraternity and Sorority, Convenience Store, Dairy Bars and Ice Cream Manufacturers, Dry Cleaners;
 - D. Food Catering Service, Food Delicatessen Meat and Fish Store (excluding any slaughtering and warehousing), Food Distribution (wholesale w/o outside storage), Funeral Parlor or Mortuaries, Golf Courses and Driving Ranges (no miniature golf course), Ice Delivery Station;
 - E. Light Industrial with related office and showroom (industrial uses permitted are those which manufacture, assemble, process, package, store and distribute small unit products such as optical devices, precision instruments, electronic equipment, toys, and fishing tackle);
 - F. Mail Order Offices, Medical, Dental, or Research Laboratories (including facilities devoted to commercial industrial or scientific research), Motels and Hotels, Office (including administrative, business or professional use);
 - G. Parks, Park Security Mobile Home, Radio and Television Stations, Recreational Vehicle Park (as provided in the zoning code, as amended), Recyclable Household Goods Collection Facilities (permanent structures), Schools (including industrial or business training), Skating Rink (enclosed structures), Tennis Clubs, Theater (no drive-in), Warehousing (only wholesale/distribution with no outside storage);
 - H. Special Use Permits are required for the following: Adult Care Facility, Public Use and Service Facilities, Recyclable Household Goods Collection Facilities (truck trailers), Temporary Mobile Home Permits, Wastewater Treatment Facilities;
 - I. Dwellings (Single Family, Mobile Home w/agricultural use) shall be permitted except for areas designated RCP in the Future Land Use Plan. No new residential uses shall be permitted in RCP designated areas.
 - J. Rental, sales, service and major repair of construction equipment;
 - K. Outside storage of model homes for display. Screening of the model home display area shall not be required;

- L. Sales of portable storage buildings and gazebos; (See Special Note Below)
 - M. General Retail (for MM 06-1472);
 - N. Pharmacy; (for MM 06-1472) and
 - O. Restaurant with drive-thru (for MM 06-1472)
 - P. Contractor's office with accessory open commercial vehicle and equipment storage (for MM 15-1097)
 - Q. Open Storage of 2 Semi-Tractor trailers to be located on the property as shown on the General Site Plan submitted (June 20, 2016) (PRS 16-0941)
 - R. ~~Under Folio Numbers 41144.0000 and 4114.5000, open storage for a maximum of 15 commercial vehicles as an accessory use for a Contractor's Office shall be permitted. A maximum of 12,000 square feet for a contractor's office, warehouse, and/or restricted retail uses with a 3,000 sq. ft. office and 1,420 sq. ft. parts storage building shall be permitted in Building 1. Restricted retail shall mean all retail uses as defined by the Land Development Code, excluding adult uses, convenience store with or without gas pumps, liquor store, restaurant with fast food, and restaurant with drive up facilities. A maximum of 19,000 square feet for a contractor's office and/or warehouse uses (only wholesale/distribution) shall be permitted in Building 2. Building 1 and Building 2 shall be located as shown on the General Site Plan submitted (October 29, 2018) (PRS 18-1304).~~
 - S. Under Folio Number 43234.0000, a 4-story, 77 room hotel with a maximum of 41,329 square feet shall be permitted.
 - i. An evaluation of the property identified mature trees warranting preservation that may include grand oaks. The applicant is encouraged to consult with staff of the Natural Resource unit.
 - ii. The applicant shall be allowed one right-in/right-out access connection on East Doctor Martin Luther King Junior Boulevard. The general design and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations. The final design and location of the access point shall be regulated by the Hillsborough County Access Management regulations subject to FDOT approval.
 - iii. The applicant shall provide cross access to the adjacent and eastern parcel located at 3942 North US Highway 301 and with folio number 43228.0000.
 - iv. The applicant shall provide cross access to the adjacent and western parcel located at 8119 East Doctor Martin Luther King Junior Boulevard and with folio number 43240.0000.
 - v. Pedestrian connectivity shall be provided from the external sidewalk on East Doctor Martin Luther King Junior Boulevard internal to the site.
2. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

3. Approval of this zoning 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 impact to wetlands, and does not grant any implied or vested right to environmental approvals.
4. 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.
5. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services 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.
6. Subject to FDOT approval, the developer may need to construct a right turn lane (deceleration) into the site, and an acceleration lane out of the site, at the project's driveways. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. 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. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
7. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated U-turning traffic, for vehicles making U-turns, on US 301, at the median cut south of the site where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of this left turn lane shall be subject to FDOT approval.
8. 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.
9. 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.
10. All previous conditions of approval, except those in direct conflict with conditions stated above shall be applicable.

11. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event contact with the limestone aquifer be allowed.
12. All stormwater exiting the site shall meet all applicable State water quality standards.
13. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water and Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - 13.1 If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - 13.2 Take immediate measures to ensure no surface water drains into the affected areas.
 - 13.3 Visually inspect the affected area.
 - 13.4 Excavate and backfill as required to fill the affected area and prevent further subsidence.
 - 13.5 Use geotextile materials in the backfilling operation, when appropriate.
 - 13.6 If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the lime rock clay or karst connection.
 - 13.7 If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
14. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
15. Sidewalks are provided along the front of the property on U.S. Highway 301 connecting to the existing sidewalks on Martin Luther King Boulevard. The internal sidewalks within the development will connect external sidewalks to help with pedestrian mobility to the bus stops. The sidewalks will comply with the Americans with Disabilities Act standards for accessible design.
16. The developer will provide an ADA landing pad that will connect to the sidewalk to accommodate ADA patrons entering and exiting the bus and to and from structure within the site.
17. Construction of this site must meet the criteria of the Stormwater Management Technical Manual in effect at the time of the Construction Plan submittal.
18. All areas which convey or store stormwater will have an associated 100-year floodplain due to stormwater runoff and flows, including those conveyance and storage facilities in storm surge areas. The Engineer-of-Record shall be responsible for determining the onsite 100-year flood elevations if not defined by a FEMA study. No development (structures or fill) shall be allowed in any 100-year frequency non-tidal floodplain unless provisions are made to compensate for the reduction in storage volume due to the proposed development.

19. In addition to all applicable conditions herein, the following conditions shall also apply to the parcel associated with MM ~~15-1097~~ 21-0036:
 - A. Setbacks and buffers shall be as shown on the general site plan.
 - B. Landscaping and buffering shall be provided in accordance with Land Development Code (LDC) ~~Sec. 6.06.04. The open storage area shall be screened in accordance with~~ LDC Sec, 6.06.06.C.7.a, unless otherwise specified herein. Required opaque screening shall consist of a 8-foot PVC fence and 6-foot PVC fence in the areas as shown on the general site plan.
 - C. Consistent with the Hillsborough County Corridor Preservation Plan, up to 256 feet of additional right-of-way shall be preserved along the project's Orient Road frontage, as measured from the edge of the existing right-of-way line, in order to accommodate a future four-lane roadway.
 - D. The applicant shall construct vehicular cross access to the southern property boundary, ~~unless otherwise approved by Hillsborough County. Building locations can be adjusted to accommodate the access.~~
 - E. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances.
 - F. Minimum off-street parking spaces shall be provided per Sec. 6.05.00 of the LDC or as identified on the PD site plan, whichever is greater.
20. Any jurisdictional wetlands existing on the property, as delineated by the Hillsborough County Environmental Protection Commission, as well the required 30-foot setback line from all conservation areas, must be shown on the revised general development plan prior to certification.
21. The maximum densities and intensities of any new use must not exceed the requirements of the RCP, CMU-12, and UMU-20 Land Use Category.
22. Any change to the existing general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and the Florida Department of Transportation (see Rules of the Department of Transportation, Chapter 14-97). Final design, if approved by Hillsborough County Development Services Department and the Florida Department of Transportation may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).
23. The applicant shall provide internal access to any existing or future outparcels on the site (LDC 5.03.05 H).
24. New development shall be in accordance with all applicable regulations and ordinances, including Subdivision and Site Development Regulations.
25. The maximum densities and intensities of any new use must not exceed the requirements of the RCP, UL-1, and UL-2 Land Use Category.

26. Permitted uses are all existing legally permitted uses and legal non-conforming activities, structures, or buildings existing or occurring on the subject property on December 19, 1991.
27. All previous conditions of approval, except those in direct conflict with conditions stated above, shall be applicable.
28. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990 and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits.
29. The Development Services Department is authorized to approve minor changes in the approved original General Development Site Plan, as long as the changes are in harmony with the originally approved original General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.
30. Maximum height, minimum setbacks, maximum lot coverage, FAR, and other bulk requirements shall be that of the C-G zoning district. Parcels with tax folios 43226.0000, 43228.0000, 43230.0000, and 43232.0000 shall be permitted 0.75 impervious surface with a maximum 22,106 SF, and a maximum 0.25 FAR.
31. Required buffering of all non-residential uses shall meet the requirements of Section 7.12, Buffers and Screening, as set forth in the Hillsborough County Zoning and/or Land Development Code, as amended, unless otherwise specified herein. Buffering and screening associated with tax folios 43226.0000, 43228.0000, 43230.0000, and 43232.0000 on the western project boundary shall be as shown on the General Site Plan for PRS 11-0708.

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:



J. Brian Grady
Fri Jun 4 2021 09:05:37

APPLICATION NUMBER: MM 21-0036

ZHM HEARING DATE: June 14, 2021

BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: J. Brian Grady

7.0 ADDITIONAL INFORMATION

8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department	DATE: 6/2/2021 Revised: 6/3/2021
REVIEWER: Richard Perez, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Central/ELOP	PETITION NO: MM 21-0036

- 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 22 average daily trips, 4 AM peak hour trips, and 4 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, ADA/sidewalk connections shall be provided from all site access points to all building entrances.
2. Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC or as identified on the PD Site Plan, whichever is greater.

OTHER CONDITIONS

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan as follows:
 - Confirm and identify the right of way width on Orient Road on the site plan.
 - Confirm and identify the pavement width on Orient Road on the site plan.

PROJECT OVERVIEW AND ANALYSIS

The applicant is requesting a major modification to two parcels consisting of +/- 2.89 acres combined. The originally approved Planned Development (PD 92-0056) allowed a wide range of uses including agricultural, banks, light industrial, office and whole sale distribution. The smaller of the two parcels to the east (+/- 0.75 acres) was previously modified under MM 02-0204 and MM 15-1097 to allow for 2,160 square foot contractor's office and open storage uses, including truck parking. The applicant is requesting to modify the existing zoning to allow up to a total of 4,420 square feet of light industrial uses and parking for 15 trucks. The site is currently occupied by mobile home utilized as an office, a 1,420 square foot storage structure and smaller accessory structures.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 21-0036

DATE OF HEARING: June 14, 2021

APPLICANT: Juvier Enterprises LLC

PETITION REQUEST: The Major Modification request is to modify PD 92-0056 to develop an open storage facility for 15 commercial vehicles with a 3,000 square foot office and 1,420 square foot parts storage building

LOCATION: 20 feet west of the intersection of Orient Road and Evansbrook Court

SIZE OF PROPERTY: 3.29 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 92-0056

FUTURE LAND USE CATEGORY: LI-P

SERVICE AREA: Urban

COMMUNITY PLAN: East Lake Orient Park

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY



Applicant:	Michael D. Horner
FLU Category:	LI-P (Light Industrial – Planned)
Service Area:	Urban
Site Acreage	3.29
Community Plan Area:	East Lake/Orient Park
Overlay:	None
Request:	Major Modification to Allow Open Storage

Existing Approvals:

The parcel is part of a large Planned Development that was approved during Zoning Conformance that permits a wide range of agricultural, commercial, office, limited light industrial and residential uses.

Proposed Modifications:

The applicant is requesting an open storage facility for 15 commercial vehicles, with a 3,000 sq. ft. office and 1,420 sq. ft. parts storage building. A Comprehensive Plan Amendment (CPA 21-02) to change the Future Land Use Classification from RCP to LI-P (Light Industrial – Planned) was recently adopted by the Hillsborough County Board of County Commissioners on April 22, 2021 and became effective on May 23, 2021. The change to LI-P was necessary to allow for the consideration of the proposed open storage of the commercial vehicles.

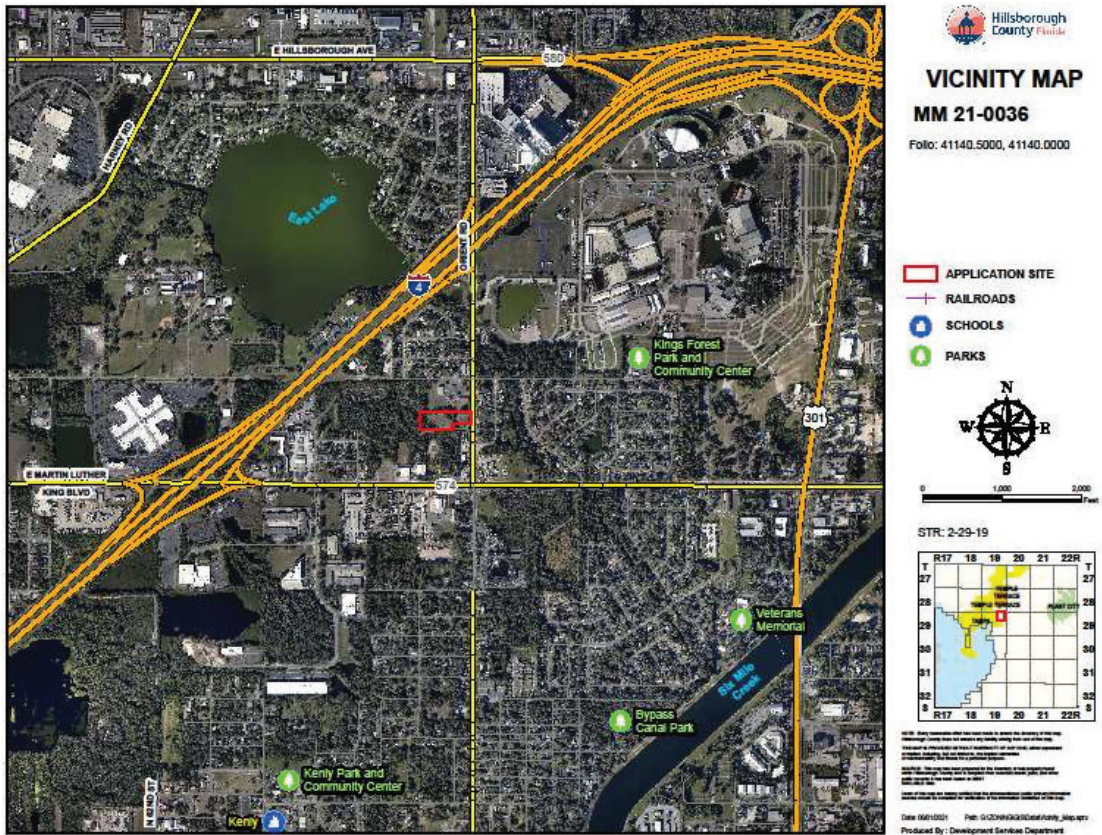
Additional Information:

PD Variations	The applicant has requested a Variation to Part 6.06.00 (Landscaping/Buffering). Per LDC 6.06.06.C.7. which requires open storage that is the principal use of the parcel to have all boundaries of the parcel to have a 30-foot buffer and screening in accordance with Type C Screening which requires a 6-foot masonry wall and 10' evergreen trees planted on 20- foot centers. Instead of the 6-foot masonry wall, the applicant is proposing an 8-foot PVC Fence. Along the eastern boundary along Orient Road only fencing between the open storage area and office is proposed.
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Waivers	N/A
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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:

The area contains a mixture of commercial, residential support and residential uses. On the west side of Orient Road immediately to the north is a church and to the south on the west side of Orient Road are commercial uses. The intersection of Orient Road and Martin Luther King, Jr. Blvd. to the south of the subject property contains commercial uses. Immediately to the east across Orient Road are single-family homes.

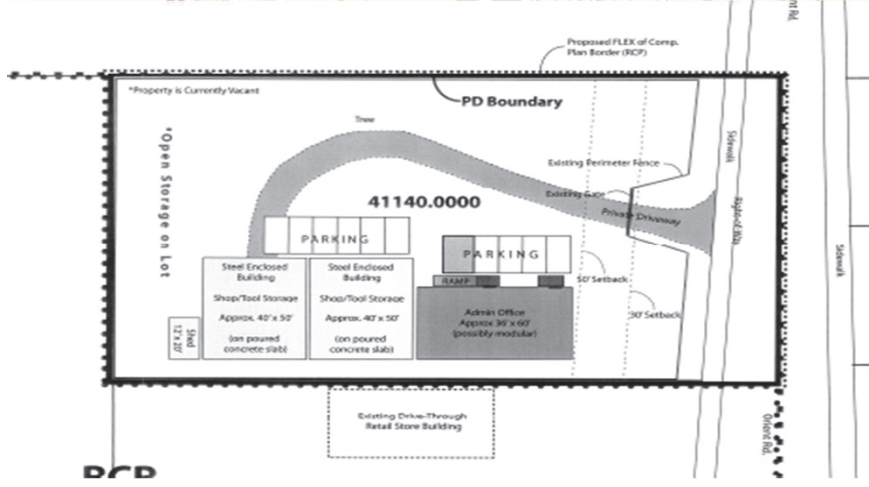
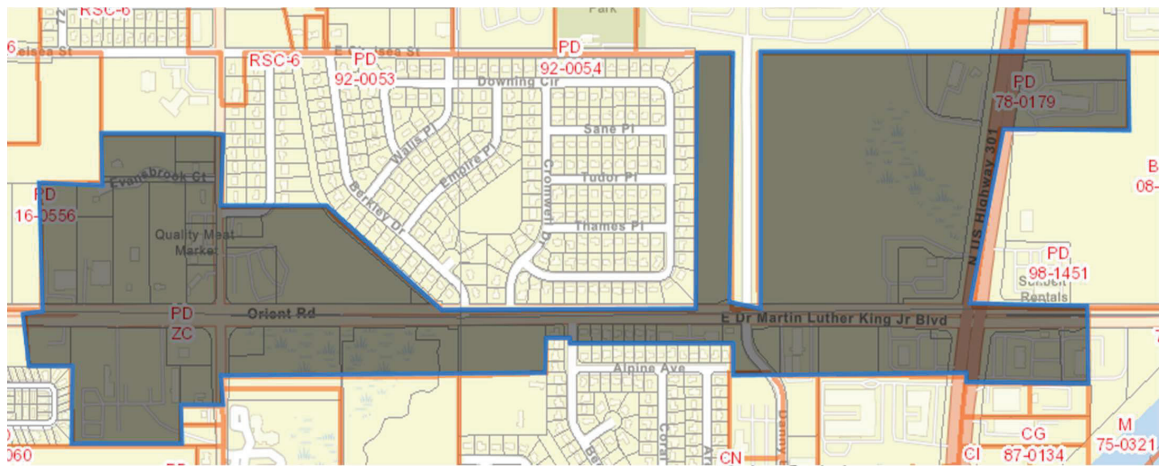
2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	RSC-6	RES-6	6 d/u/a .25 FAR	Single-Family, Residential Support	Church
South	PD	RCP	1.0 FAR	Agricultural, office commercial, light industrial and residential	Commercial, Single-Family, vacant
West	PD	LI-P	.50 FAR	Approved for 133,500 sq. ft. of warehouse/office	Vacant
East	RSC-6	RSC-6	6 d/u/a .25 FAR	Single-Family, Residential Support	Single-Family

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

The parcel is located within a Zoning Conformance PD (92-0056) in which the original site plan for the Zoning Conformance PD was a copy of the Official Zoning Atlas outlining the area included within the PD. Since the Zoning Conformance PD included multiple parcels, all subsequent zoning modifications to the PD only provided a site plan specific to the parcel(s) that were the subject of the modification. Therefore, there is no existing site plan specific to both parcels that are the subject of the current application. The portion of the project with Folio 41140.0000 was modified in 2015 via MM 15-1097. Therefore, below is a graphic outlining the areas included within PD 92-0056 and the site plan for MM 15-1097.



		<input type="checkbox"/> Sufficient ROW Width	Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input 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 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	23	4	4
Proposed	45	8	8
Difference (+/-)	(+) 22	(+)4	(+)4

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

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

Cross Access <input type="checkbox"/> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input 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
Pedestrian Only 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
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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
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Environmental:

Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Check if Applicable:

Wetlands/Other Surface Waters
 Use of Environmentally Sensitive Land Credit Wellhead Protection Area
 Surface Water Resource Protection Area
 Potable Water Wellfield Protection Area

 Significant Wildlife Habitat
 Coastal High Hazard Area
 Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
 Other: Airport Height Restrictions

Public Facilities:

Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	None Requested
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" 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 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 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 for proposes open storage use.			
Comprehensive Plan:			
Planning Commission			
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Consistent <input type="checkbox"/> N/A		

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The applicant is requesting an open storage facility for 15 commercial vehicles, with a 3,000 sq. ft. office and 1,420 sq. ft. parts storage building. A Comprehensive Plan Amendment (CPA 21-02) to change the Future Land Use Classification from RCP to LI-P (Light Industrial – Planned) was recently adopted by the Hillsborough County Board of County Commissioners on April 22, 2021 and became effective on May 23, 2021. The change to LI-P was necessary to allow for the consideration of the proposed open storage of the commercial vehicles.

The parcel is located on the west side of Orient Road between E. Chelsea Street to the north and Martin Luther King Jr. Blvd to the south. On the west side of the subject segment of Orient Road is comprised on non-residential uses consisting of a church to the north and commercial uses to the south. To the west of the subject project is Planned Development (16-0556) approved for 133,500 sq. ft. of warehouse/office. To the immediate east across Orient Road are single-family homes.

The existing PD zoning associated with both parcels currently allows for a wide range of commercial, office and limited light industrial uses, including accessory storage of 15 commercial vehicles on Folio 41140.0000.

The applicant has requested a Variation to Part 6.06.00 (Landscaping/Buffering). Per LDC 6.06.06.C.7. which requires open storage that is the principal use of the parcel to have all boundaries of the parcel to have a 30-foot buffer and screening in accordance with Type C Screening which requires a 6-foot masonry wall and 10' evergreen trees planted on 20-foot centers. Instead of the 6-foot masonry wall, the applicant is proposing an 8-foot PVC Fence. Along the eastern boundary along Orient Road proposed fencing would be between the open storage area and office. A six-foot fence is proposed the along the northern and southern boundary adjacent to the proposed office building. Staff concurs with the applicant's justification for the requested variation and finds that the proposed 8- foot PVC fence in lieu of an 8- foot masonry fence around the open storage area provides appropriate adequate alternative opaque screening, as does the 6-foot fence adjacent to the proposed office area, given adjacent land uses.

Based on the above, considerations staff finds the request compatible with the surrounding zoning and development pattern.

5.2 Recommendation

Based on the above considerations, staff finds the request 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. Michael Horner, 14502 North Dale Mabry Highway, Suite 200 Tampa testified on behalf of the applicant and owner Lazaro Juvier who runs Juvier Enterprises LLC. Mr. Horner stated that the application has unanimous recommendations for approval from County staff and the Planning Commission. He added that a Comprehensive Plan amendment was approved to amend the Future Land Use category to LI-P. He described the location of the property. The request is for a truck parking facility for 15 trucks. The applicant is requesting to construct an 8-foot high PVC fence instead of the required 6-foot concrete wall on all sides of the property. Mr. Horner showed a graphic to describe the surrounding land uses. No objections or opposition has been received by the applicant. He then showed a copy of the site plan to detail the proposed location of the open storage, office and storage building. He added that he has received letters of support which he filed into the record. Mr. Horner concluded his presentation by stating that his client has cleaned up the property and returning the property to a

productive life.

Hearing Master Finch asked Mr. Horner if the site will comply with the Type C screening and the required 10-foot trees with no variations. Mr. Horner replied that no variations are requested and no waivers are requested for screening.

Mr. Brian Grady, of the Development Services Department, testified regarding the County staff report. Mr. Grady showed a copy of the Future Land Use Plan to describe the recent amendment of the parcel from RCP to Light Industrial Planned. He described the location of the subject property and the zoning districts and development pattern. A variation is requested to the required 6-foot wall around the open storage. The applicant proposes an 8-foot wall around the open storage and a 6-foot wall in other areas of the property. Staff agrees with the applicant's justification for the variance and recommends approval.

Ms. Yeneka Mills of the Planning Commission testified regarding the Planning Commission staff report. Ms. Mills stated that the property is designated Light Industrial Planned on the Future Land Use map and located in the Urban Service Area and the East Lake Orient Community Plan. She added that the request complies with Objective 16 and associated Policies 16.1 and 16.2 in regards to the buffering and screening techniques. The rezoning is consistent with the East Lake Orient Community Plan which promotes opportunities for business growth and jobs. Ms. Mills stated that staff finds the request consistent with 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.

Mr. Grady of the Development Services Department stated that there is an unpaved driveway and that the proposed zoning conditions should acknowledge that the driveway can remain in the buffer area as technically driveways are not permitted in the buffer area.

Mr. Horner testified during the rebuttal period that he agreed with Mr. Grady's comments regarding the driveway in the buffer area and that the correct acreage of the property is 2.84.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Mr. Horner submitted a copy of the site plan, approved zoning conditions and Planning map 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 3.29 acres in size and is zoned Planned Development (92-0056). The property is designated LI-P by the Comprehensive Plan and located in the Urban Service Area and the East Lake Orient Community Plan.
2. The Planned Development is currently approved for a wide range of agricultural, commercial, office, limited light industrial and residential land uses.
3. The Major Modification request is to permit an open storage facility for 15 commercial vehicles along with a 3,000 square foot office and 1,420 square foot parts storage building.
4. The Planning Commission found the request consistent with Objective 16 and associated Policies 16.1 and 16.2 in regards to the buffering and screening techniques. The Planning Commission staff also found the request to be consistent with the East Lake Orient Community Plan and the Comprehensive Plan.
5. The applicant has requested a Planned Development variation to the required 6-foot wall surrounding the open storage area. The applicant has proposed to provide an 8-foot PVC fence instead and will comply with the Type C screening which includes the installation of 10 foot evergreen trees and a 30-foot buffer.

The requested variation complies with Land Development Code Section 5.03.06.C.6(b) as the 8-foot PVC fence with required buffering and screening will provide an enhanced design feature that mitigates the degree of the variation. In addition, the variation is in harmony with the intent of the Land Development Code and will not affect adjacent property owners.

6. 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 92-0056 requests to permit an open storage facility for 15 commercial vehicles along with a 3,000 square foot office and 1,420 square foot parts storage building.

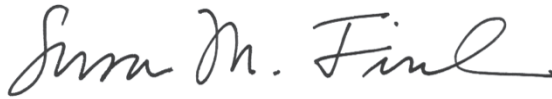
The Planning Commission found the modification to be consistent with the East Lake Orient Community Plan and the Comprehensive Plan.

The applicant has requested a Planned Development variation to the required 6-foot wall surrounding the open storage area. The applicant has proposed to provide an 8-foot PVC fence instead and will comply with the Type C screening which includes the installation of 10 foot evergreen trees and a 30-foot buffer. The requested variation complies with Land Development Code Section 5.03.06.C.6(b) as the 8-foot PVC fence with required buffering and screening will provide an enhanced design feature that mitigates the degree of the variation. In addition, the variation is in harmony with the intent of the Land Development Code and will not affect adjacent property owners.

The modification is consistent with both the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

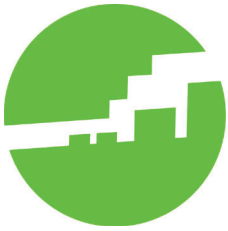
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 92-0056 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



July 5, 2021

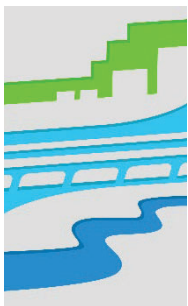
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 14, 2021	Petition: MM 21-0036
Report Prepared: June 3, 2021	<i>Within the northwest quadrant of the Orient Road and Evansbrook Court intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Light Industrial- Planned (0 du/ac; 0.75 FAR)
Service Area	Urban
Community Plan:	East Lake Orient Park
Requested Modification:	Modify a Planned Development (PD 92-0056/MM 15-1097) to allow for open storage and a 3,000 sq. ft. ancillary office building
Parcel Size (Approx.):	2.84 +/-acres
Street Functional Classification:	Orient Road – Collector Evansbrook Court – Local Roadway
Locational Criteria	N/A
Evacuation Zone	The subject property is located in Evacuation Zone E.



Context

- The subject property is located on approximately 2.84 acres within the northwest quadrant of the Orient Road and Evansbrook Court intersection. The property is located within the limits of the East Lake Orient Community Plan and is in the Urban Service Area (USA).
- The property is the subject of a recent Comprehensive Plan Amendment (HC/CPA 21-08). The Future Land Use designation was changed from Residential-6 (RES-6) and Research Corporate Park (RCP) to Light Industrial – Planned (LI-P). The Hillsborough County Board of County Commissioners (BOCC) voted unanimously to approve the amendment at their April 22, 2021 public hearing.
- Typical uses within the Light Industrial – Planned (LI-P) Future Land Use category include Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The Residential-6 (RES-6) Future Land Use category is located to the north and east of the subject property. Light Industrial – Planned (LI-P) are located to the west and Research Corporate Park (RCP) is located to the south. Office Commercial-20 (OC-20) is located further to the southeast.
- According to the Hillsborough County Property Appraiser, the subject property is currently comprised of a single single-family lot and a vacant lot with Planned Development (PD 92-0056) zoning. A church which is classified as public/quasi-public is located to north with Residential Single-Family Conventional-6 (RSC-6) zoning. A vacant property is located immediately to the west with Planned Development (PD) zoning is located to the west. Light commercial properties are located to the east and southeast across Evansbrook Court with PD zoning. Light industrial, vacant, single-family and light commercial lots are located to the south across Evansbrook Court with PD zoning. A day care is located northeast across Orient Road along with predominately single-family residential lots to the east with PD and RSC-6 zoning.
- The application seeks to modify a Planned Development (PD 92-0056) to allow for open storage and a 3,000 sq. ft. ancillary office building.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede

agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

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

Relationship to the Concept Plan

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

Objective 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

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

Neighborhood/Community Development

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

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

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

Strategies that generally enhance desirable economic growth include:

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

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

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

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

Policy 26.6: *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*

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

LIVABLE COMMUNITIES ELEMENT

East Lake Orient Park

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

Staff Analysis of Goals, Objectives, and Policies:

The subject property is located on approximately 2.84 acres within the northwest quadrant of the Orient Road and Evansbrook Court intersection. The property is located within the limits of the East Lake Orient Community Plan and the Urban Service Area (USA). The property is the subject of a recent Comprehensive Plan Amendment (HC/CPA 21-08). The Future Land Use designation was changed from Residential-6 (RES-6) and Research Corporate Park (RCP) to Light Industrial – Planned (LI-P). The Hillsborough County Board of County Commissioners (BOCC) voted unanimously to approve the amendment at their April 22, 2021 public hearing. The application seeks to modify a Planned Development (PD 92-0056) to allow for open storage and 3,000 sq. ft. ancillary office building.

The proposed modification is consistent with the intent of the Light Industrial-Planned (LI-P) Future Land Use category. As stated in the specific intent, LI-P Future Land Use designations are “those areas in the County potentially suitable for industrial activities but are located outside of concentrated industrial designated areas or in areas where the need for a site plan would be beneficial to ensure land use compatibility. The Light Industrial-Planned category offers flexibility in permitted uses and in creativity for design of the required site plan to ensure that the proposed industrial operation creates minimal degree of impact on the surrounding environment.” The maximum allowable intensity on the subject site is 4,420 sq. ft. The intensity and proposed use is consistent with the LI-P Future Land Use category.

The subject property is surrounded predominately by Research Corporate Park (RCP) and Light Industrial-Planned (LI-P) immediately to the west. This area of eastern Hillsborough County is developed with a variety of uses. A church is located to the north. A vacant lot that is approved for light industrial uses is located to the west. Light industrial uses are located to the southwest and front Dr. Martin Luther King Jr. Boulevard. A single-family lot is located to the south. Light commercial uses are located to the south and southeast fronting Orient Road. Extending southward from the subject site towards the intersection of Orient Road and Dr. Martin Luther King Jr. Boulevard, the pattern intensifies with predominately light commercial uses and business uses. Non-residential development within 1,000 feet of the intersection include restaurants, retail commercial, and

convenience stores. Extending northward from the subject site towards the E. Chelsea St. and Orient Road intersection includes the East Chelsea Baptist Church, a commercial strip center, vacant lots, a mixed-use warehouse development and single-family lots within 1,000 feet.

The requirements of developing within the Light Industrial-Planned designation include rezoning to a site plan-controlled zoning district (Planned Development). Single-family lots are located further north, immediately to the south and to the east across Orient Road. The provision of a detailed site plan will help to mitigate for impacts to the single-family residential uses in the area. The applicant requests an access onto Orient Road, a collector. The applicant is also providing a 30-foot buffer to the north, south and west. A 15-foot scenic corridor buffer is located to the east. The applicant is also preserving 26 feet of right of way for the future expansion of Orient Road. The request is consistent with Objective 16 and Policies 16.1, 16.2, 16.3 and 16.5 (FLUE). The request is also consistent with Objective 26 and Policy 26.7 (FLUE).

The property is located within the limits of the East Lake Orient Park Community Plan. The plan's vision is supported by eight major goals. One of the major goals of the plan is to provide opportunities for business growth and jobs. The applicant has indicated in the project narrative that the proposed truck leasing facility will bring job growth to the area as well as millions of dollars in economic impact to the local area. The modification request supports the vision of the East Lake Orient Park Community Plan. The request would also assist in supporting the Comprehensive Plan's Economic Development strategy by providing full, productive, stable employment that would contribute to the overall economic well-being of Hillsborough County.

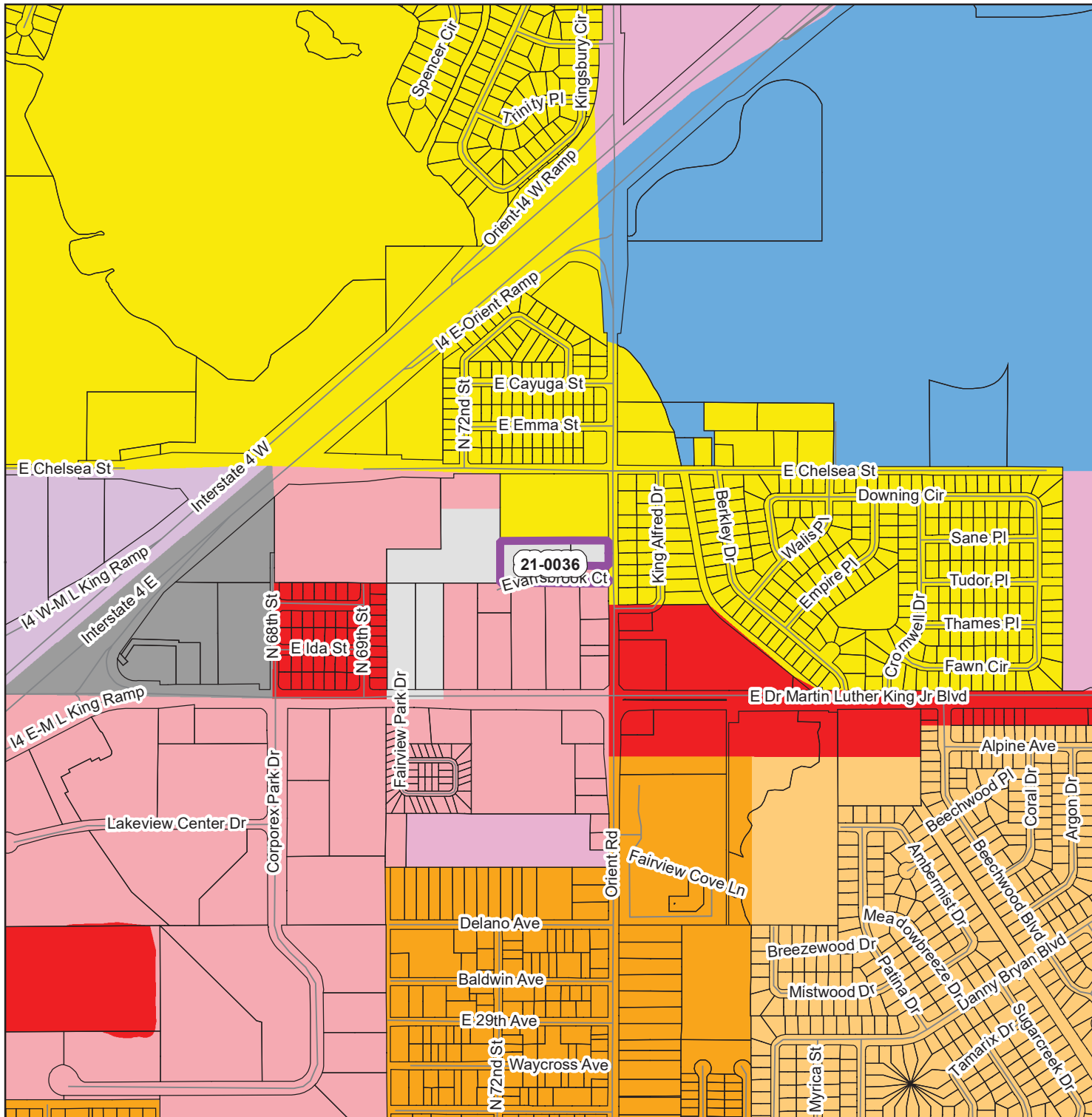
Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the subject site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology 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 site.

Overall, staff finds that the proposed modification is consistent with Urban Service Area policies and supports the vision of the East Lake Orient Park Community Plan. The request is compatible with the existing development pattern in the area. The request would allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*.

Recommendation

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

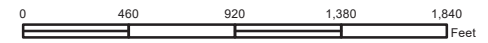
HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-0036



Rezoning

- <all other values>
- STATUS**
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 6/1/2021

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HIC\Greg_hcRezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

**BOARD OF COUNTY
COMMISSIONERS**

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Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
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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.

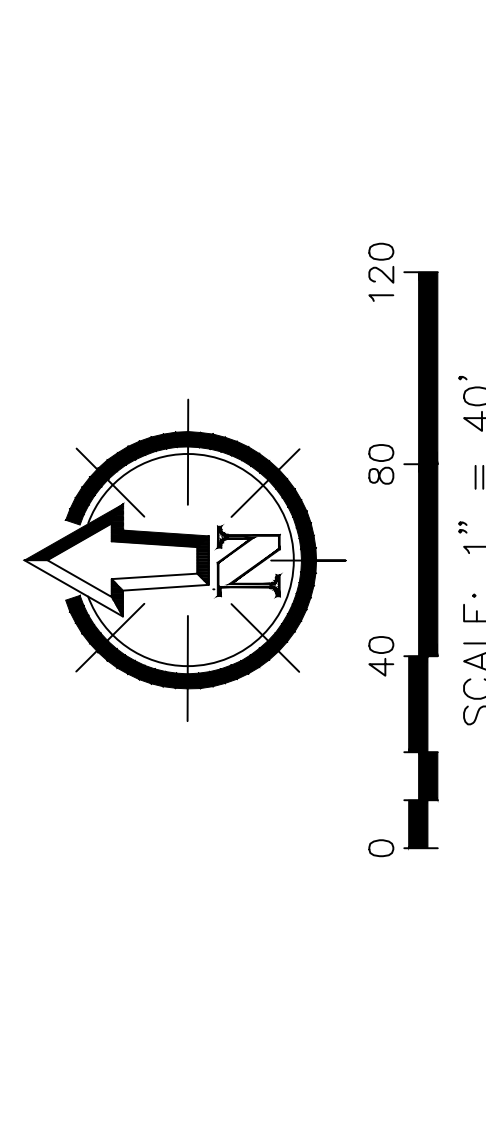
() The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: _____ **Date:** _____

Date Agent/Owner notified of Disapproval: _____



VICINITY MAP
N.T.S.



LEGAL DESCRIPTION

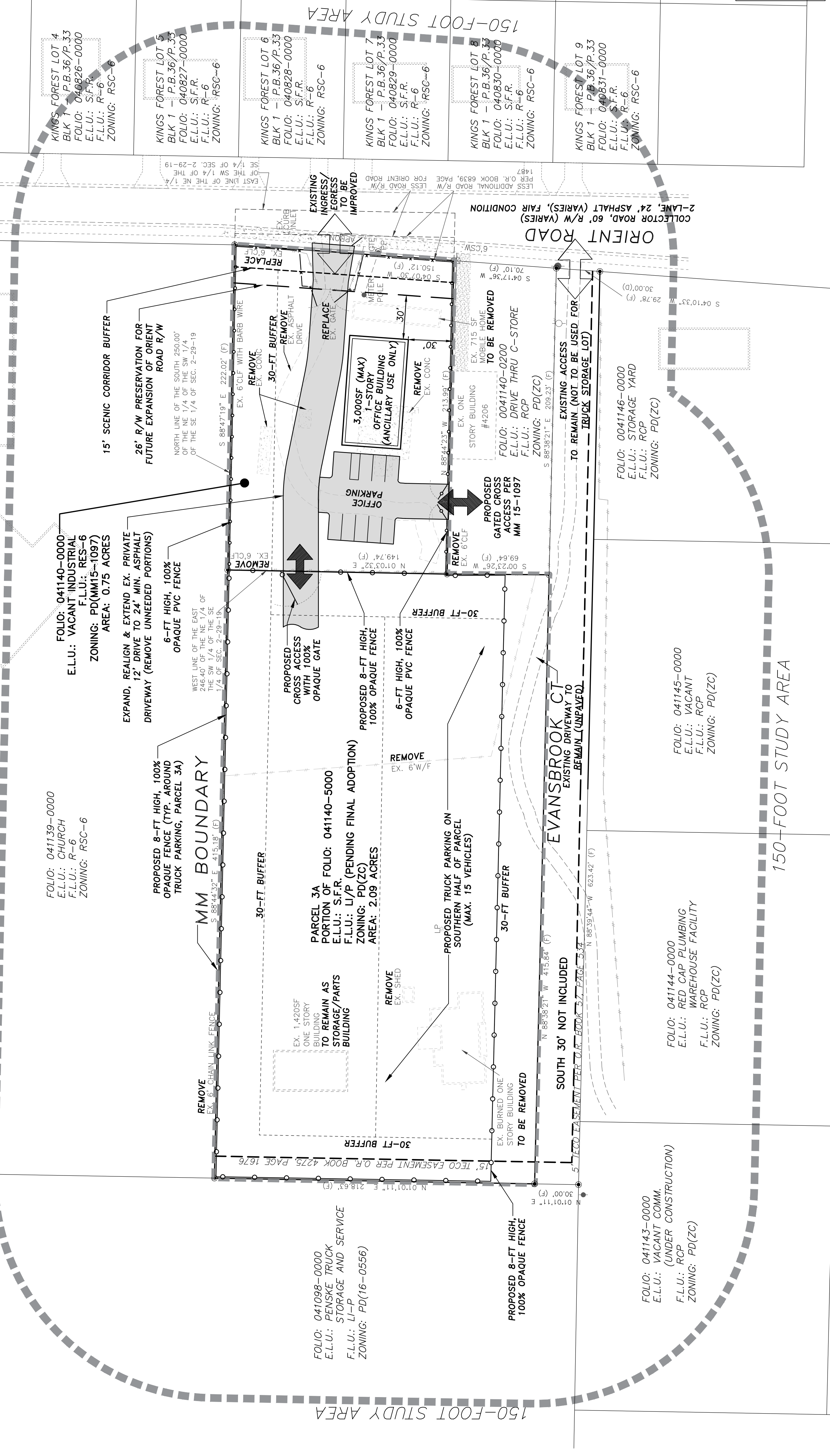
(PER SURVEY)
 PARCEL 3A:
 THE SOUTH 250 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 19 EAST, LESS THE SOUTH 30 FEET THEREOF AND LESS THE NORTH 220 FEET OF ROAD AND LESS ADDITIONAL ROAD RIGHT-OF-WAY AS RECORDED IN HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 2.09 ACRES MORE OR LESS.
 AND
 FOLIO #041140-0000:
 THE NORTH 150.00 FEET OF THE EAST 246.40 FEET OF THE SOUTH 250.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR ORIENT ROAD AND LESS ADDITIONAL ROAD RIGHT-OF-WAY AS RECORDED IN HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 0.75 ACRES MORE OR LESS.

GENERAL NOTES:

- SEE PLAN FOR THE LEGAL DESCRIPTION FOR THE PROJECT BOUNDARIES, A GRAPHIC DELINEATION OF THE BORDER OF THE PROPOSED PD AND OF THE 150-FOOT STUDY AREA.
- SEE PLAN FOR THE NAME OF THE PROPOSED PD AND THE NAME OF THE OWNER, DESIGNER, AND PLANNER ASSOCIATED WITH THE PROJECT.
- SEE PLAN FOR SCALE, SCALE BAR, SCALE STATEMENT, DATE AND NORTH ARROW.
- SEE PLAN FOR VICINITY MAP SHOWING THE LOCATION OF THE PROJECT WITHIN HILLSBOROUGH COUNTY.
- SEE PLAN FOR ALL PARCEL LINES WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- NO DEDICATED RIGHT-OF-WAY EXISTS WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- EXISTING ADJACENT TO THE PROJECT BOUNDARIES.
- NO EASEMENTS BEYOND THOSE REFLECTED HEREIN ARE KNOWN TO EXIST WITHIN THE PROJECT BOUNDARIES OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN FOR CURRENT ZONING WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN AND "PROJECT DATA TABLE" FOR ANY COMPREHENSIVE PLAN DESIGNATIONS WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN FOR THE GENERAL FOOTPRINTS OF ALL EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES LOCATED WITHIN STANDARD ZONING DISTRICTS.
- SEE PLAN FOR PLANNED DEVELOPMENT ZONING DISTRICT INFORMATION THAT EXISTS WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN FOR THE CURRENT USE OF PROPERTIES WITHIN 150 FEET OF THE PROJECT BOUNDARIES.

- SEE PLAN FOR A GENERAL DEPICTION OF THE PROPOSED BUILDABLE AREAS WITHIN THE PROJECT BOUNDARIES.
- NO OPTIONAL BUILDING ELEVATIONS AND/OR RENDERINGS ARE PROPOSED.
- SEE PLAN FOR THE PROJECT'S EXISTING POINT OF INGRESS/EGRESS, WHICH SHALL REMAIN IN ITS CURRENT LOCATION DUE TO EXISTING IMPEDIMENTS TO RELOCATION, AND WHICH SHALL BE IMPROVED TO ACCOMMODATE ANTICIPATED USE.
- SEE PLAN FOR THE GENERAL ROADWAY/TRAFFIC CIRCULATION AND ADDITIONAL RIGHT-OF-WAY ALONG ORIENT ROAD, SHALL BE RESERVED, AND CROSS ACCESS IS PROPOSED TO THE SITE PLAN ACCORDING TO THE FUNCTIONAL CLASSIFICATION MAP, ADJOINING, TRAVELING, OR WITHIN 150 FEET OF THE PROPOSED DISTRICT.
- SEE PLAN FOR ALL PUBLIC RIGHTS-OF-WAY ON THE SITE PLAN WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- PROJECT SHALL BE COMPLETED IN A SINGLE PHASE.
- HALF OF PARCEL 3A AND SHALL ALLOW A MAXIMUM OF 15 VEHICLES AT ANY TIME. PARKING AREA WILL BE UTILIZED FOR STATIONARY PARKING ONLY WHEN NOT IN SERVICE. NO REPAIRS, ENGINE WORK, FUELING OR MATERIAL STORAGE WILL TAKE PLACE ON SITE.
- TRUCK PARKING AREA SHALL BE COMPACTED AND FINISHED WITH A DUSTLESS SURFACE.
- ADMINISTRATIVE OFFICE SHALL BE SERVICED BY HILLSBOROUGH COUNTY PUBLIC WATER AND SEWER.

150-FOOT STUDY AREA



PROJECT DATA TABLE

PROPERTY FOLIO NUMBERS	041140-0000, 041140-0500
COMMUNITY PLANNING AREA(S)	THE PROJECT LIES WITHIN THE EAST LAKE ORIENT PARK COMMUNITY PLANNING AREA
OVERLAY DISTRICT(S)	THE PROJECT DOES NOT LIE WITHIN AN OVERLAY DISTRICT
SPECIAL ZONE(S)	NONE WITHIN OR ADJACENT TO PROJECT
SCENIC ROADWAY CORRIDOR(S)	THE PROJECT IS ADJACENT TO THE ORIENT ROAD SCENIC ROADWAY CORRIDOR
HISTORIC LANDMARKS	NO DESIGNATED HISTORIC LANDMARKS AND/OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND/OR STRUCTURES EXIST WITHIN THE PROJECT BOUNDARIES OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES
PLATS	THE FOLLOWING PLAT(S) HAVE BEEN IDENTIFIED WITHIN 150' OF THE PROPOSED PD BOUNDARY: KING'S FOREST; PB.36/P.33
PROPOSED ZONING	PD - MAJOR MODIFICATION
ORIGINAL PD REZONING NUMBER(S)	1992 ZC, MM 15-1097
EXISTING ZONING	PD
GROSS ACREAGE	2.84 ACRES
REQUIRED INFORMATION	TOTAL FOR PROJECT
PROPOSED USES	ADDITION OF OPEN STORAGE TO EXISTING APPROVED USES
MAXIMUM SQUARE FOOTAGE OF NON-RESIDENTIAL USES	4,420
MAXIMUM F.A.R. FOR NON-RESIDENTIAL USES	0.04
PROPOSED NUMBER OF DWELLING UNITS FOR RESIDENTIAL USES	N/A
MAXIMUM ALLOWABLE NUMBER OF DWELLING UNITS FOR RESIDENTIAL USES	N/A
FRONT YARD(S)	30'
SIDE YARD(S)	15'
REAR YARD(S)	30'
FRONT YARD	30'
SIDE YARD (S)	30'
SIDE YARD (W)	30'
REAR YARD	30'
MINIMUM LOT WIDTH	50'
MINIMUM LOT SIZE	1 ACRE
MAXIMUM BUILDING HEIGHT	TWO-STORY, 35'
MAXIMUM BUILDING COVERAGE	25%
MAXIMUM IMPERVIOUS SURFACE	N/A
FUTURE LAND USE DESIGNATION(S) (FLU) PER THE COMP PLAN	RES-6, LUP (PENDING FINAL ADOPTION)
ENVIRONMENTALLY SENSITIVE AREA(S) ACREAGE	0.0 ACRES
MAN-MADE WATER BODY(IES) ACREAGE	0.0 ACRES
OPEN SPACE/RECREATION AREA(S) ACREAGE	0.0 ACRES
PUBLIC PARK LAND(S) ACREAGE	0.0 ACRES
PUBLIC SCHOOL(S) SITE ACREAGE	0.0 ACRES
DENSITY BONUS REQUEST	NONE
UTILITIES SERVICE AREA	HILLSBOROUGH COUNTY SERVICE AREA

SITE DATA:
 Parcel Size: 2.84 acres mol
 Existing Zoning: PD (ZC), PD (MM 15-1097)
 Proposed Zoning: PD MM for COMMERCIAL OPEN STORAGE
 Existing Use: VACANT
 Proposed Use: Addition of COMMERCIAL OPEN STORAGE (MAX. 15 VEHICLES) to existing list of approved uses.
 Existing FLUC: RES-6, LUP (Pending Final Adoption)
 Service Area: Hillsborough County Urban Service Area
 FLEX Request: N/A

REVISIONS

4/27/2021	REVISED PER HC STAFF
5/17/2021	REVISED PER HC STAFF

MICHAEL D. HORNER, A.I.C.P.
 PLANNING CONSULTANT
 14502 NORTH DALE MABRY HWY, SUITE 200
 TAMPA, FLORIDA 33618
 (813) 962-2395

Sec. 2, Twp. 29 Rng. 19
 Loc: HILLSBOROUGH CO.
 Date: 2020-10-19

GENERAL DEVELOPMENT PLAN - MAJOR MODIFICATION
 ORIENT ROAD PD
 TRUCKING PARKING FACILITY
 PREPARED FOR: JUVIER ENTERPRISES LLC

DESIGNED~JCS
 DRAWN ~ JCS
 CHECKED~MDH

SHEET NO. 1 of 1

DESIGNER:
 JEFF SOMERVILLE
 WEST FLORIDA DRAFTING & DESIGN, INC.
 4005 STORWAY DRIVE
 TAMPA, FL 33618
 (813) 997-9464

PLANNER:
 MICHAEL D. HORNER, AICP
 14502 N. DALE MABRY HWY
 SUITE 200
 TAMPA, FL 33618
 (813) 926-2395

OWNER:
 JUVIER ENTERPRISES, LLC



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 6/2/2021
Revised: 6/3/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/ELOP

PETITION NO: MM 21-0036

- 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 22 average daily trips, 4 AM peak hour trips, and 4 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, ADA/sidewalk connections shall be provided from all site access points to all building entrances.
2. Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC or as identified on the PD Site Plan, whichever is greater.

OTHER CONDITIONS

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan as follows:
 - Confirm and identify the right of way width on Orient Road on the site plan.
 - Confirm and identify the pavement width on Orient Road on the site plan.

PROJECT OVERVIEW AND ANALYSIS

The applicant is requesting a major modification to two parcels consisting of +/- 2.89 acres combined. The originally approved Planned Development (PD 92-0056) allowed a wide range of uses including agricultural, banks, light industrial, office and whole sale distribution. The smaller of the two parcels to the east (+/- 0.75 acres) was previously modified under MM 02-0204 and MM 15-1097 to allow for 2,160 square foot contractor's office and open storage uses, including truck parking. The applicant is requesting to modify the existing zoning to allow up to a total of 4,420 square feet of light industrial uses and parking for 15 trucks. The site is currently occupied by mobile home utilized as an office, a 1,420 square foot storage structure and smaller accessory structures.

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.

Existing Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
2,160 s.f. Specialty Trade Contractor (ITE LUC 180)	23	4	4

Proposed Uses:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
4,400 s.f. Specialty Trade Contractor (ITE LUC 180)	45	8	8

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 22	(+) 4	(+) 4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Orient Road is a 2-lane, undivided, substandard collector roadway characterized by +/- 11 to 12-foot wide travel lanes within a range of 32 to 41 feet of pavement in average condition. Within the +/- 59 feet of right-of-way, there is a +/- 6-foot sidewalk at the back of curb, adjacent to the proposed project. No bicycles facilities are present in the vicinity of the project. In addition, HART bus service is available adjacent to the project site.

Orient Road is shown on the Hillsborough County Corridor Preservation Plan as a future four-lane roadway. The typical section for a four-lane urban roadway, as outlined in the County's Transportation Technical Manual (TTM), is 110 feet. Given the existing +/- 59 feet of right-of-way along the corridor and the applicant is required to set aside +/- 26 feet of right-of-way preservation as depicted on their proposed site plan.

SITE ACCESS AND CONNECTIVITY

Site access to the project will be from Orient Road.

The proposed site plan is providing for cross access consistent with Section 6.04.04. Q. of the LDC and as per condition of approval by MM 15-1097 along the southern boundary of the smaller parcel (folio # 4114.000) fronting Orient Road.

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

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
ORIENT RD	ADAMODR	HILLSBOROUGH AVE	D	D

Source: 2019 Hillsborough County LOS report

PD Modification

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Orient Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
	County Collector - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input 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 type="checkbox"/> Other:
	County Local - Rural	3 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 type="checkbox"/> Other:
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input 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 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	23	4	4
Proposed	45	8	8
Difference (+/-)	(+)22	(+)4	(+)4

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

Cross Access <input type="checkbox"/> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input 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
Pedestrian Only 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

PD Modification

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	None Requested

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 Lesley “Les” Miller, Jr.
 Sandra L. Murman
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 Stacy White



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 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 19, 2021</p> <p>PETITION NO.: 21-0036</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: November 17, 2020</p> <p>PROPERTY ADDRESS: 4208 Orient Rd. & 7204 Evansville Ct., Tampa, FL 33610</p> <p>FOLIO #: 041140.0000; 041140.5000</p> <p>STR: 02-29S-19E</p>
<p>REQUESTED ZONING: Major Mod. To PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	11/17/2020
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Previous No Wetland Determination expired 08/2020.
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Jpc/mst

cc: Mdhorne.aicp@gmail.com

Rome, Ashley

From: RYALL, OLIVIA J <oryall@teamhcso.com>
Sent: Wednesday, April 28, 2021 10:27 AM
To: Rome, Ashley
Subject: Fwd: RE MM 21-0036

[External]

Good Morning,

No concerns at this time.

Thank you,
Olivia

Olivia J. Ryall

Program Specialist
Grants, Research, and Development Unit
Hillsborough County Sheriff's Office
J: 813.247.8232
oryall@teamhcso.com

From: "DANIEL P HAWKINS" <dhawkins@teamhcso.com>
To: "OLIVIA J RYALL" <oryall@teamhcso.com>
Sent: Wednesday, April 28, 2021 10:21:54 AM
Subject: Re: RE MM 21-0036

No concerns. Thank you.

Corporal Daniel Hawkins ABN#221999
Hillsborough County Sheriff's Office
District V - Traffic
Office (813) 318-5461

From: "OLIVIA J RYALL" <oryall@teamhcso.com>
To: "DANIEL P HAWKINS" <dhawkins@teamhcso.com>
Sent: Wednesday, April 28, 2021 9:06:48 AM
Subject: Fwd: RE MM 21-0036

Cpl. Hawkins,

Please let me know if you have any comments or concerns.

Thank you,
Olivia

Olivia J. Ryall

Program Specialist
Grants, Research, and Development Unit
Hillsborough County Sheriff's Office
P: 813.247.8232
oryall@teamhcso.com

From: "Ashley Rome" <RomeA@hillsboroughcounty.org>

To: "Ackett, Kelli" <AckettK@hillsboroughcounty.org>, "Albert Marrero" <marreroa@plancom.org>, "Alvarez, Alicia" <AlvarezA@hillsboroughcounty.org>, "Amber Dickerson" <amber.dickerson@sdhc.k12.fl.us>, "Andrea Papandrew" <papandrewa@plancom.org>, "Ayesha Brinkley" <ayasha.brinkley@sdhc.k12.fl.us>, "Blinck, Jim" <BlinckJ@HillsboroughCounty.ORG>, "Brown, Gregory" <BrownGr@hillsboroughcounty.org>, "Cabrera, Richard" <CabreraR@HillsboroughCounty.ORG>, "Castro, Jason" <CastroJR@HillsboroughCounty.ORG>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "Dickerson, Ross" <DickersonR@HillsboroughCounty.ORG>, "Ellen Morrison" <ellen.morrison@swfwmd.state.fl.us>, "Franklin, Deborah" <FranklinDS@hillsboroughcounty.org>, "Greg Colangelo" <colangeg@plancom.org>, "Hansen, Raymond" <HansenR@hillsboroughcounty.org>, "Holman, Emily - PUD" <HolmanE@HillsboroughCounty.ORG>, "Hudkins, Michael" <HudkinsM@hillsboroughcounty.org>, "Hummel, Christina" <HummelC@hillsboroughcounty.org>, "Impact Fees" <ImpactFees@hillsboroughcounty.org>, "Ivana Kajtezovic" <Ikajtezovic@tampabaywater.org>, "James Hamilton" <jkhamilton@tecoenergy.com>, "Jillian Massey" <masseyj@plancom.org>, "Jiwuan Haley" <haleyj@plancom.org>, "Kaiser, Bernard" <KAISERB@HillsboroughCounty.ORG>, "Katz, Jonah" <KatzJ@hillsboroughcounty.org>, "Kelly O'Connor" <kelly.oconnor@myfwc.com>, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "Lindstrom, Eric" <LindstromE@hillsboroughcounty.org>, "Mackenzie, Jason" <MackenzieJ@hillsboroughcounty.org>, "Matthew Pleasant" <matthew.pleasant@hcps.net>, "McGuire, Kevin" <McGuireK@HillsboroughCounty.ORG>, "Melanie Ganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" <lienhardm@plancom.org>, "Martin, Monica" <MartinMo@hillsboroughcounty.org>, "OLIVIA J RYALL" <oryall@teamhcso.com>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Petrovic, Jakska" <PetrovicJ@HillsboroughCounty.ORG>, "Pezone, Kathleen" <PezoneK@hillsboroughcounty.org>, "Ratliff, James" <RatliffJa@hillsboroughcounty.org>, "Hessinger, Rebecca" <HessingerR@hillsboroughcounty.org>, "Carroll, Richard" <CarrollR@HillsboroughCounty.ORG>, "Rochelle, Randy" <RochelleR@HillsboroughCounty.ORG>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Schipfer, Andy" <Schipfer@epchc.org>, "Shelton, Carla" <SheltonC@HillsboroughCounty.ORG>, "Tapley, Kimberly" <tapleyk@epchc.org>, "Thompson, Mike" <Thompson@epchc.org>, "Tony Mantegna" <tmantegna@tampairport.com>, "Salisbury, Troy" <SalisburyT@hillsboroughcounty.org>, "Turbiville, John (Forest)" <TurbivilleJ@HillsboroughCounty.ORG>, "Valdez, Rick" <ValdezR@HillsboroughCounty.ORG>, "Yeneka Mills" <millsy@plancom.org>

Cc: "Brian Grady" <GradyB@HillsboroughCounty.ORG>, "Rosalina Timoteo" <TimoteoR@HillsboroughCounty.ORG>, "Bianca Vazquez" <VazquezB@hillsboroughcounty.org>, "Padron, Ingrid" <PadronI@hillsboroughcounty.org>, "Williams, Michael" <WilliamsM@HillsboroughCounty.ORG>

Sent: Tuesday, April 27, 2021 4:30:25 PM

Subject: RE MM 21-0036

CAUTION: This email originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Brian Grady

Contact: gradyb@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 01/14/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Juvier Enterprises, LLC

PETITION NO: 21-0036

LOCATION: 4208 Orient Rd/7204 Evansville Ct

FOLIO NO: 41140.0000, 41140.5000

Estimated Fees:

no agency comments/estimated fees

Project Summary/Description:

Urban Mobility, Northeast Fire - seems to be open area for truck parking, minor safety checks/repair. No additional new structures.

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

PETITION NO.: MM21-0036 **REVIEWED BY:** Randy Rochelle **DATE:** 12/4/2020

FOLIO NO.: 41140.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A ___ inch wastewater main exists (adjacent to the site), (approximately _____ feet from the site) _____.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

COMMENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.



**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

D2:
Application Number: MM 21-0036
Applicant: Juvier Enterprises, LLC
Location: 20ft W of inter Orient Rd.;
Evansbrook Ct.
Folio Number: 41140.5000 & 41140.0000
Acreage: 3.29 acres, more or less
Comprehensive Plan: RCP
Service Area: Urban
Existing Zoning: PD & ZC
Request: (Blank)

1 MR. GRADY: The next item is agenda item
2 D-2. It's Major Mod Application 21-0036. The
3 applicant is Juvier Enterprises, LLC.

4 The request is to rezone from -- it's a
5 Major Modification to existing PD.

6 HEARING MASTER FINCH: If we could, please,
7 clear the room quietly, we're going to continue our
8 hearing. If you could, please, clear the room
9 quietly, I'd really appreciate it. Thank you.

10 MR. GRADY: Again, the request is for a
11 Major Modification to existing PD. I'll provide
12 staff recommendation after presentation by the
13 applicant.

14 HEARING MASTER FINCH: Good evening.

15 MR. HORNER: Good evening, Ms. Finch. For
16 the record, Michael Horner, 14502 North Dale Mabry
17 Highway, Suite 200, Tampa, 33618, representing the
18 applicant and owner, Lazaro Juvier, who runs Juvier
19 Enterprises, LLC.

20 Madam Hearing Master, we're pleased to be
21 here with unanimous recommendations for approval.
22 We appreciate staff working with us, as well as the
23 Planning Commission.

24 This has been a large journey for my client
25 that has gone through a Major Mod filing initially,

1 and then we had to put that on hold. We asked for
2 a flex request of the abutting LIP, Light
3 Industrial Plan.

4 Planning Commission did not feel comfortable
5 with that. So we put on hold this Major Mod, filed
6 for a Comp Plan Amendment. That was unanimously
7 approved by the Board of County Commissioners to
8 LIP, and now we have all representations in favor
9 of this modification for the new designated
10 category, I think, was in place in December of this
11 year -- excuse me, December of last year.

12 So this is two folios west of Orient Road.
13 This is about just a quarter mile, less than that
14 from North MLK Boulevard, which is an arterial
15 highway. We have worked with staff on a number of
16 revisions trying to work through the LDC
17 requirements. As you know, in storage for truck
18 parking has its own little requirements in the LDC
19 provisions for buffering and screening.

20 So we have accompanied this Major Mod with a
21 design variation. We filed that into the record.
22 Staff has supported that. We still maintain the
23 30 feet all the way around. Buffer required. In
24 lieu of a 6-foot concrete wall, we are asking to
25 construct 8-foot-high PVC vinyl, 100 percent opaque

1 on all sides.

2 The staff has recommended approval of that
3 for the screening. This is a truck parking
4 facility, Ms. Finch. We have restricted the number
5 of trucks to just 15. Before I -- I go to our site
6 plan, this is part of a PD. It's why we asked for
7 the Major Modification.

8 That gray area is a prior Planned
9 Development from early '90s. And if you look in
10 you backup, you'll see all the conditions. It
11 contains a lot of uses for a lot of parcels that
12 have been grandfathered in, if you will, or vested
13 under that PD.

14 We are on the north tip of that, which is
15 west of Orient Road. So the modification is to
16 that historical PD to allow the truck storage and
17 an office building.

18 A little graphic here, Ms. Finch. This shows
19 you what we're surrounded by. Our site is in
20 yellow. Again, we have two parcels up there in the
21 north side, northeast quadrant. Orient Road is a
22 collector. It is our eastern boundary.

23 We had to the south of our Orient Road
24 parcel, a Beverage Castle beer store. To the west
25 and, perhaps, most importantly, we now have Light

1 Industrial Plan for the Penske trucking facility
2 that was approved, gosh, about two years ago.

3 If you conduct your field review in the next
4 couple of weeks, you'll see one of the major
5 buildings has already been constructed. Their
6 access is from MLK, which is to the south, and we
7 are directly abutting them on their west. They
8 have truck storage, open storage; and we, of
9 course, would be the east.

10 On the south tract of us, I handled Red Cap
11 Plumbing, which is their corporate relocated
12 headquarters for their plumbing facility, warehouse
13 business. And then we also have vacant land
14 between, and then we have open storage. It's truck
15 sales. We also have a hydraulic pump place that is
16 to the west of Red Cap.

17 So we have a surrounding of uses that are
18 certainly compatible with what we think is
19 necessary to be compatible with our proposed use.
20 I would note that there is a church on the
21 northeast side. Let me slide this. It's Baptist
22 Church to our northeast.

23 The physical footprint of that building,
24 Ms. Finch, is clustered to the northeast corner.
25 So we are not abutting any church structures or any

1 of their improvements. And we have not received
2 any oppositions or objections.

3 All right. So point to this quick. North
4 is bottom and south is top. This is a little bit
5 interesting. But I just wanted to show you the
6 site plan for Penske trucking.

7 Where I have MM, that is our Major Mod site.
8 So you see our truck parking lined up hundreds of
9 spaces and also a very large maintenance service
10 facility which is on the southwest quadrant, which
11 is north of MLK.

12 All right. It's tough not having a handheld
13 microphone, Ms. Finch. Bear with me. Here's the
14 site plan that we proposed. You can see that we're
15 proposing a 3,000-square-foot office building on
16 the eastern side.

17 That is a separate folio number.

18 That folio number, by the way, has already
19 been approved under prior Major Mod from 2015 where
20 open storage is allowed as an accessory use. So we
21 are bringing that into the fold for this Major Mod.

22 There's only a small little trailer there
23 that's going to be raised. My client doesn't have
24 plans for immediately constructing that size office
25 but liked to have at least an opportunity if his

1 business expands to have up to 3,000 square feet.

2 You can see we have provided cross access.
3 We have a driveway currently in place. We are not
4 changing that driveway from MLK. It's now a curved
5 linear driveway. My client will straighten that
6 out. And then we'll enter the truck parking
7 facility at the western side.

8 Again, 30-foot buffers all the way around,
9 and then we have 8-foot-high PVC, 100 percent
10 opaque fence -- PVC fence that's being proposed.

11 You'll see this Evansbrook Court and little
12 meandering driveway. That is on the south 30 feet.
13 It is not included in our property. So our
14 boundary is where Evansbrook Court is stated, and
15 then we have our property starting at that point.

16 So we have no access to -- we have no access
17 to Orient Road from that southern portion. Plus it
18 doesn't meet access management requirements. So we
19 are unifying the access drive to that north
20 driveway.

21 Again, we have some uses on the south side
22 that do take access from Evansbrook. It's not a
23 public road. It is a private road. It's not owned
24 by Hillsborough County, and we have no intentions
25 of doing anything to that. We respect that. It is

1 within our 30-foot buffer. However, it's not
2 paved, and we have no improvements proposed within
3 that area.

4 We've received support letters that I sent
5 indirectly into the County. I don't believe
6 they're online tonight or available to speak.
7 We've had no objections or opposition.

8 We appreciate staff's recommendations
9 tonight. Not aware of any objections of review
10 agencies. We have no wetlands on-site, Ms. Finch.
11 Again, this is public -- excuse me, this is storage
12 of just tractor-trailers. They'll be departing and
13 leaving daily.

14 There will be a security fencing also in the
15 front parcel, just not the 100 percent opaque. So
16 we'll have security fencing chain-link and a gate
17 access. The gate into the truck storage facility
18 will be opaque. So you cannot see into the site
19 from many sides -- north, south, east, or west.

20 We do have one small building in the
21 northwest corner. We are allocating that for
22 parts, a little storage area for clients operation.
23 No fueling is on place. No major repairs is being
24 proposed. Just safety inspections to make sure
25 that these trucks are able to drive in and drive

1 out without having any issues from a safety
2 perspective.

3 I'll just close with, you know, it's been a
4 long journey for my client. He has expended a lot
5 of time and resources, obviously, going through the
6 Comp Plan Amendment and the Major Mod.

7 This site previously was a sight of a number
8 of violations. We pulled out mattresses and drug
9 paraphernalia. Fires were set by vagrants on the
10 property. TECO -- I think they hot-wired a house
11 that existed. Burned the house. TECO refused to
12 go out there and disconnect it from a safety
13 perspective.

14 So my client now is taking control fencing
15 it, and we hope to bring this back to productive
16 life, certainly on the tax revenues, ad valorem
17 revenues. And, again, I don't think there's any
18 opposition. I appreciate staff's report. We
19 appreciate your support as well. Thank you.

20 HEARING MASTER FINCH: I just had one quick
21 question to clarify. The -- the cover of the staff
22 report talks about the 8-foot fence instead of the
23 6-foot fence.

24 And I just want to make sure that you're
25 still complying with the Type C screening in terms

1 of and in addition with the 10-foot trees that are
2 required to be planted; that there's no variation
3 for that?

4 MR. HORNER: We did not file any variation
5 to the landscaping. In fact, Ms. Finch, you'll
6 note when you go out there in your inspection, we
7 have lot of big trees out there. So we would be
8 augmenting those trees with any additional that
9 would meet the intent of that.

10 So we are not asking for any waiver of the
11 screening requirements.

12 HEARING MASTER FINCH: Perfect. Thank you.
13 That was my only question. I appreciate your
14 testimony.

15 MR. HORNER: Thank you, ma'am.

16 HEARING MASTER FINCH: Okay. If you could,
17 please, sign in.

18 We'll go to Development Services.

19 MR. GRADY: For the record, Brian Grady,
20 Hillsborough County Development Services.

21 The first graphic on the ELMO is Future Land
22 Use plan. As noted by the applicant, the subject
23 parcel was subject of recent Comprehensive Plan
24 Amendment to change the parcel from RCP to Light
25 Industrial Plan.

1 You'll note on the graphic that Light
2 Industrial Plan is located to the west. The areas
3 in pink are Research Corporate Park and areas in
4 yellow are RES-6.

5 The area is located on the west side of
6 Orient Road, north of Martin Luther King Boulevard,
7 south of East Chelsea Street. Surrounding land
8 uses in the area consists of -- surrounding land
9 uses consist of -- to the north of parcels zoned
10 RSC-6 developed with a church.

11 To the east across Orient Road is
12 single-family home. To the west is a PD within the
13 Light Industrial Plan category as noted by the
14 applicant approved for a trucking facility. To the
15 south are parcels zoned in the same PD that the
16 subject property is in.

17 That PD allows for a mixture of Commercial,
18 Industrial, Office, and Residential uses.
19 Primarily those uses along that southern boundary
20 are primarily commercial-type uses.

21 As noted by the applicant, the applicant has
22 proposed variations to the requirement for a 6-foot
23 wall around the open storage area. I will note the
24 areas where -- I'll point out the areas where
25 they're doing the proposed 8-foot wall, and then

1 they're also proposing a 6-foot wall in areas where
2 they're not having the open storage. And I'll note
3 that.

4 So the area around the open storage is where
5 8-foot wall is going, and then along the north,
6 south boundaries -- north and south of the office
7 is a 6-foot fence.

8 Staff agrees with the applicant's
9 justifications for the variances and recommending
10 approval.

11 Again, based in general -- based on the
12 zoning -- the surrounding zoning and development
13 pattern and its Light Industrial Plan category this
14 parcel has, as well as the existing PD it's in and
15 the numerous uses that are permitted in there,
16 staff does find the request approvable subject to
17 conditions. And I'm available for any questions.

18 HEARING MASTER FINCH: I don't have any at
19 this time but thank you.

20 Planning Commission, please.

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

23 The subject site is located within the Light
24 Industrial Plan Future Land Use classification, the
25 Urban Service Area, and it's also located within

1 the East Lake Orient Community Plan.

2 The property is -- was -- was the subject of
3 a recent Comprehensive Plan Amendment changed from
4 Residential-6 to Light Industrial Plan in which the
5 Hillsborough County Board of County Commissioners
6 approved in April of this year.

7 The proposed use is consistent with the LIP
8 Future Land Use category. The specific intent of
9 LIP Future Land Use classification are for those
10 areas in the county potentially suitable for light
11 industrial activities but are located outside of
12 concentrated industrial designated areas or in
13 areas where the need for a site plan would be
14 beneficial to ensure compatibility.

15 The applicant is also providing buffering
16 and screening techniques which would be consistent
17 with Policies 16.1, 16.2, and Objective 16 of the
18 Future Land Use Element.

19 The request is also consistent with
20 Policy 26.7 of the Future Land Use Element. The
21 property is located, again, within the East Lake
22 Orient Community Plan.

23 The plan division is supported by eight
24 major goals. One of the major goals of the plan is
25 to provide opportunities for business growth and

1 jobs. The request would be consistent with that
2 vision.

3 And based on those considerations, Planning
4 Commission staff finds the proposed request
5 consistent with the Future of Hillsborough
6 Comprehensive Plan. Thank you.

7 HEARING MASTER FINCH: Thank you. I
8 appreciate your testimony.

9 Is there anyone here or online that would
10 like to speak in support? Anyone in favor of this
11 application?

12 Seeing no one, anyone in opposition to the
13 request? No one online.

14 All right. Mr. Grady, anything further?

15 MR. GRADY: Just one more item. I think
16 even though the site plan shows that along the
17 southern boundary, that unpaved driveway running
18 through there, which again, acknowledges the fact
19 it's existing, I think it be appropriate in the
20 conditions to just acknowledge the fact that --
21 that within that buffer that driveway can remain
22 just so there's no conflicts since conditions
23 technically as written, since it says buffering and
24 screening according to the Code except for
25 otherwise specified.

1 And, technically, that driveway is not
2 permitted in the buffer. So I think it'd be
3 prudent to include that modification in the
4 condition, acknowledge that allowance. So I'll
5 make that change.

6 HEARING MASTER FINCH: All right.
7 Mr. Horner, we'll go to you, and if you could just
8 respond to Mr. Grady's comment.

9 MR. HORNER: Thank you, Ms. Finch. Again,
10 Michael Horner for the record.

11 We agree with Mr. Grady. Typically, we
12 don't have a driveway in any buffer areas. So this
13 a little bit unique. We would accept that
14 condition. It also goes to the acreage
15 calculation.

16 I think Planning Commission has it correct
17 with 2.84. The Development Services has the 3.29.
18 We probably included that 30 feet, which is the
19 full boundary of all -- of both folio numbers. So
20 the correct acreage is 2.84. We accept that
21 additional condition. Thank you, Ms. Finch.

22 HEARING MASTER FINCH: Thank you. I
23 appreciate it.

24 With that, we will close Major Modification
25 21-0036 and go to the next case.

1 being continued to the July 26th, 2021, Zoning
2 Hearing Master Hearing.

3 Item A-6, Rezoning-PD 20-1253. This
4 application is being continued by the applicant to
5 the June 14th, 2021, Zoning Hearing Master Hearing.
6 Actually, A-6, the changes, it's an out of order
7 continuance to the June 14th, 2021, Zoning Hearing
8 Master Hearing.

9 Item A-7, Major Mod Application 21-0036.
10 This application is out of order to be heard and is
11 being continued to the June 14, 2021, Zoning
12 Hearing Master Hearing.

13 Item A-8, Major Mod Application 21-0038.
14 This application is being continued by staff to the
15 June 14th, 2021, Zoning Hearing Master Hearing.

16 Item A-9, Rezoning-PD 21-0113. This
17 application is out of order to be heard and is
18 being continued to the September 13, 2021, Zoning
19 Hearing Master Hearing.

20 Item A-10, Major Mod 21-0116. This
21 application is being continued by the applicant to
22 the June 14, 2021, Zoning Hearing Master Hearing.

23 Item A-11, Rezoning-PD 21-0220. This
24 application is continued by the applicant to the
25 June 14, 2021, Zoning Hearing Master Hearing.

1 application is being withdrawn from the Zoning
2 Hearing Master process.

3 Item A-3, Major Mod Application 20-1068.
4 This application is out of order to be heard and is
5 being continued to the May 17th, 2021, Zoning
6 Hearing Master Hearing.

7 Item A-4, Rezoning-PD 20-1198. This
8 application is being continued by the applicant to
9 the May 17th, 2021, Zoning Hearing Master Hearing.

10 Item A-5, Rezoning-PD 20-1377. This
11 application is out of order to be heard and is
12 being continued to the July 26, 2021, Zoning
13 Hearing Master Hearing.

14 Item A-6, Major Mod Application 21-0036.
15 This application is out of order to be heard and is
16 being continued to the May 17, 2021, Zoning Hearing
17 Master Hearing.

18 Item A-7, Major Mod Application 21-0038.
19 This application is being continued by staff to the
20 May 17, 2021, Zoning Hearing Master Hearing.

21 Item A-8, PD 21-0123. This application is
22 being continued by staff to the May 17th, 2021,
23 Zoning Hearing Master Hearing.

24 Item A-9, Major Mod Application 21-0169.
25 This application is being continued by staff to the

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
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 IN RE:)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Monday, February 15, 2021

TIME: Commencing at 6:00 p.m.
 Concluding at 11:35 p.m.

PLACE: Appeared via Cisco Webex
 Videoconference

Reported By:

Christina M. Walsh, RPR
 Executive Reporting Service
 Ulmerton Business Center
 13555 Automobile Blvd., Suite 100
 Clearwater, FL 33762
 (800) 337-7740

1 being continued to the March 15th, 2021, Zoning
2 Hearing Master Hearing.

3 Item A-16, Rezoning-PD 20-1270. This
4 application is out of order to be heard and is
5 being continued to the March 15th, 2021, Zoning
6 Hearing Master Hearing.

7 Item A-17, Rezoning 20-1377. This
8 application is out of order to be heard and is
9 being continued to the April 19, 2021, Zoning
10 Hearing Master Hearing.

11 I'll note for the record that the -- again,
12 the statement that was in the backup that outlined
13 this continuance had the wrong hearing date and we
14 submitted the corrected statement into the record.

15 A-18, Major Mod 21-0024. This application is
16 being continued by the applicant to the March 15,
17 2021, Zoning Hearing Master Hearing.

18 Item A-19, Rezoning 21-0034. This
19 application is continued by staff to the
20 March 15th, 2021, Zoning Hearing Master Hearing.

21 Item A-20, Major Mod 21-0036. This
22 application is out of order to be heard and is
23 being continued to the April 19, 2021, Zoning
24 Hearing Master Hearing.

25 Item A-21, Major Mod 21-0038. This

1 application is out of order to be heard and is
2 being continued to the February 15th, 2021, Zoning
3 Hearing Master Hearing beginning at 6:00 p.m.

4 Item A-22, Rezoning-Standard 20-1279. This
5 application is being continued by staff to the
6 February 15th, 2021, Zoning Hearing Master Hearing
7 beginning at 6:00 p.m.

8 Item A-23, Rezoning-Standard 20-1282. This
9 application is out of order to be heard and is
10 being continued to the February 15th, 2021, Zoning
11 Hearing Master Hearing beginning at 6:00 p.m.

12 Item A-24, Rezoning-PD 20-1377. This
13 application is out of order to be heard and is
14 being continued to the February 15th, 2021, Zoning
15 Hearing Master Hearing beginning at 6:00 p.m.

16 Item A-25, Major Mod Application 21-0024.
17 This application is being continued by the
18 applicant to the February 15th, 2021, Zoning
19 Hearing Master Hearing beginning at 6:00 p.m.

20 Item A-26, Rezoning-PD 20-0034 (sic). This
21 application is being continued by the applicant to
22 the February 15th, 2021, Zoning Hearing Master
23 Hearing beginning at 6:00 p.m.

24 Item A-27, Major Mod Application 21-0036.
25 This application is out of order to be heard and is

1 being continued to the April 12th, 2021, Zoning
2 Hearing Master Hearing beginning at 6:00 p.m.

3 And the last item is A-28, Rezoning-Standard
4 21-0130. This application is out of order to be
5 heard and is being continued to the February 15th,
6 2021, Zoning Hearing Master Hearing. And that's
7 all the continuances included in tonight's hearing.

8 HEARING MASTER WELLS: And I announce at
9 this time this Zoning Hearing Master Hearing is
10 adjourned.

11 (Hearing was concluded at 6:08 p.m.)

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # R2 20-1253</p>	<p>PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, St 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-8421</u></p>
<p>APPLICATION # R2 20-1253</p>	<p>PLEASE PRINT NAME <u>SAM A. CALCO JR.</u> MAILING ADDRESS <u>18422 SWAN LAKE DR</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 500-0202</u></p>
<p>APPLICATION # VS R2 20-1253</p>	<p>PLEASE PRINT NAME <u>Midelle Parks</u> MAILING ADDRESS <u>19330 US Hwy 41 N.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP _____ PHONE _____</p>
<p>APPLICATION # R2 20-1266 VS</p>	<p>PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____</p>
<p>APPLICATION # R2 21-0554 VS</p>	<p>PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>400 N. Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____</p>
<p>APPLICATION # MM 21-0169</p>	<p>PLEASE PRINT NAME <u>Todd Pessenda</u> MAILING ADDRESS <u>200 2nd Ave N. #4542</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>704 1760</u></p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 20-1255</u> <u>VS</u>	PLEASE PRINT NAME <u>Christopher McMeal</u> MAILING ADDRESS <u>15957 N. Florida Ave</u> CITY <u>Lotz</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 21-0576</u>	PLEASE PRINT NAME <u>Cliff Leubsteln</u> MAILING ADDRESS <u>10827 Alafia St</u> CITY <u>Gibsonia</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-671-5928</u>
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Jorge Salmeron</u> MAILING ADDRESS <u>P.O. Box 1753</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-748-5817</u>
APPLICATION # <u>RZ 21-0700</u> <u>VS</u>	PLEASE PRINT NAME <u>Rogelio Alejo</u> MAILING ADDRESS <u>5645 W. Griffin Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Mauro Salmeron</u> MAILING ADDRESS <u>5022 Resnick Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>(813) 397-7657</u>
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Preston Price</u> MAILING ADDRESS <u>5655 W. Griffin Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-205-7075</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Barbara McClellan McClernan</u></p> <p>MAILING ADDRESS <u>5710 W Griffin Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-963-4350</u></p>
<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Patti Craddock</u></p> <p>MAILING ADDRESS <u>4112 Edwards Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813 841-9476</u></p>
<p>APPLICATION #</p> <p>MM 21-0036</p>	<p>PLEASE PRINT NAME <u>M.D. FORNER, AICP</u></p> <p>MAILING ADDRESS <u>14500 N. Dale Perry #200</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>762-2375</u></p>
<p>APPLICATION #</p> <p>MM 21-0038</p> <p>VS</p>	<p>PLEASE PRINT NAME <u>Alison Yovine</u></p> <p>MAILING ADDRESS <u>1533 Crescent Rd</u></p> <p>CITY <u>Clifton Park</u> STATE <u>NY</u> ZIP <u>12065</u> PHONE _____</p>
<p>APPLICATION #</p> <p>MM 21-0038</p> <p>VS</p>	<p>PLEASE PRINT NAME <u>Jamie Easton</u></p> <p>MAILING ADDRESS <u>621 Columbia St.</u></p> <p>CITY <u>Cohoes</u> STATE <u>Ny</u> ZIP <u>12047</u> PHONE _____</p>
<p>APPLICATION #</p> <p>RZ 21-0297</p>	<p>PLEASE PRINT NAME <u>M.D. FORNER, AICP</u></p> <p>MAILING ADDRESS <u>14500 N. Dale Perry #200</u></p> <p>CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>762-2375</u></p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 21-0297</p>	<p>PLEASE PRINT NAME <u>Shawn Wilson</u></p> <p>MAILING ADDRESS <u>5300 W. Cypress St.</u></p> <p>CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-354-4825</u></p>
<p>APPLICATION # RZ 21-0297</p>	<p>PLEASE PRINT NAME <u>Alissa Restivo</u></p> <p>MAILING ADDRESS <u>11408 Buchanan Lane</u> 10000 St. Louis Ave</p> <p>CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u></p>
<p>APPLICATION # RZ 21-0297</p>	<p>PLEASE PRINT NAME <u>MARY RESTIVO</u></p> <p>MAILING ADDRESS <u>11408 Buchanan Lane</u></p> <p>CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u></p>
<p>APPLICATION # RZ 21-0318</p>	<p>PLEASE PRINT NAME <u>CARON BRICKENMEYER</u></p> <p>MAILING ADDRESS <u>4427 W. KENNEDY BLD, 250</u> ^{Suite}</p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-9700</u></p>
<p>APPLICATION # RZ 21-0318</p>	<p>PLEASE PRINT NAME <u>Christie Barreiro</u></p> <p>MAILING ADDRESS <u>5904 Hampton Oaks Pkwy, #</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3374</u> PHONE <u>813-253-5311</u></p>
<p>APPLICATION # MM 21-0481</p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 0th Ave S. #451</u></p> <p>CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-304-1760</u></p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R221-0482	PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Jacksonville</u> STATE <u>FL</u> ZIP <u>32202</u> PHONE <u>904-225-2500</u>
APPLICATION # R221-0482	PLEASE PRINT NAME <u>Russell Ottenberg</u> MAILING ADDRESS <u>3737 Lake Joyce Dr.</u> CITY <u>Longwood</u> STATE <u>FL</u> ZIP <u>32739</u> PHONE <u>813-962-1752</u>
APPLICATION # R2 21-0494 VS	PLEASE PRINT NAME <u>Mike Scholer</u> MAILING ADDRESS <u>6509 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>JOSEPH KOWALSKI</u> MAILING ADDRESS <u>7804 U.S. HWY. 301 SOUTH</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-0706</u>
APPLICATION # R221-0494	PLEASE PRINT NAME <u>DAMON DYE</u> MAILING ADDRESS <u>10760 BUCCINNOUCE AVE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-413-7575</u>
APPLICATION # R221-0494	PLEASE PRINT NAME <u>Bradford Patrick (Brent)</u> MAILING ADDRESS <u>9507 Statife Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-454-3420</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Joe Shiver</u> MAILING ADDRESS <u>9508 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>2137771715</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jennifer LINA</u> MAILING ADDRESS <u>6304 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>941 773 7620</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Chelsea TAVAREZ</u> MAILING ADDRESS <u>6311 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-766-7865</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Suzanne Hughes</u> MAILING ADDRESS <u>9910 Springway Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>3524671690</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Catherine Nance Patrick</u> MAILING ADDRESS <u>9507 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>615 888 2710</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jodie Shiver</u> MAILING ADDRESS <u>9508 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-777-1450</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Jean Hollash</u> MAILING ADDRESS <u>9603 Starlite Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-5008</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>William Hollash</u> MAILING ADDRESS <u>9603 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-5008</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Joe W. Jones</u> MAILING ADDRESS <u>6202 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813-629-1367</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>MACE MARAMAN (Nelson)</u> MAILING ADDRESS <u>9605 Starlite Drive</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-363-1045</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>JOSHUA MALONEY</u> MAILING ADDRESS <u>6304 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>727-692-3205</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Vanessa Hernandez</u> MAILING ADDRESS <u>9621 Springbrook Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-598-8973</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jan M Dunlap</u> MAILING ADDRESS <u>9606 Springbrook Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 40-6090</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Lois Bahlw</u> <u>Lois Bahlw</u> MAILING ADDRESS <u>2505 Starlite Dr</u> CITY <u>Kearney</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 240-2750</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Gerald T Boehm</u> <u>Gerald Boehm</u> MAILING ADDRESS <u>9505 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 690-4277</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Anthony Hernandez</u> MAILING ADDRESS <u>9621 Springbrook Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 576-5502</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>FAY ALPAUGH</u> <u>FAY ALPAUGH</u> MAILING ADDRESS <u>6307 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 671-5534</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Ann Fatch</u> MAILING ADDRESS <u>6213 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 735-9365</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION # R221-0494</p>	<p>PLEASE PRINT NAME <u>Annette Coffey</u></p> <p>MAILING ADDRESS <u>6204 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>702-806-7700</u></p>
<p>APPLICATION # R221-0494</p>	<p>PLEASE PRINT NAME <u>Ricky Lee</u></p> <p>MAILING ADDRESS <u>9906 Springway Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 503358</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION # R221-0494</p>	<p>PLEASE PRINT NAME <u>Eric Coffey</u> MAILING ADDRESS <u>6204 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>702 574-2121</u></p>
<p>APPLICATION # R221-0494</p>	<p>PLEASE PRINT NAME <u>Tracy Whidden</u> MAILING ADDRESS <u>6310 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>220 1185</u>⁸¹³</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>CHERYL T. McDANIEL</u> MAILING ADDRESS <u>6214 BRANDON CIR</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-992-5507</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Taylor J. Peña</u> MAILING ADDRESS <u>9605 Springbrook Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-766-2525</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Francisco Peña (Frank)</u> MAILING ADDRESS <u>9605 Springbrook Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-966-2292</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Julie Sanchez</u> MAILING ADDRESS <u>6209 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-517-4533</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>JOSEPH R. FUTCH</u> MAILING ADDRESS <u>6213 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-735-9367</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>CHRIS BURNS</u> MAILING ADDRESS <u>6212 BRANDON CIRCLE</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 523 7155</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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APPLICATION # R2 21-0494	PLEASE PRINT NAME Vaughn Ali MAILING ADDRESS 9902 Springway Dr W CITY Riverview STATE FL ZIP 33578 PHONE 813-760-9532
APPLICATION # R2 21-0494	PLEASE PRINT NAME NANNETTE HASSY MAILING ADDRESS 6014 BRANDON CIR CITY RIVERVIEW STATE FL ZIP 33578 PHONE 813 677 5635
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION # R221-0507	PLEASE PRINT NAME Jaime Maier MAILING ADDRESS 101 E. Kennedy Blvd., Ste. 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-830-8460
APPLICATION # R221-0507	PLEASE PRINT NAME STEVE HENRY MAILING ADDRESS 5023 W. LAMAR ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0039
APPLICATION # R221-0559	PLEASE PRINT NAME CHARLTON BRUCKENBERG MAILING ADDRESS 4427 W. KENNEDY BLVD SUITE 250 CITY TAMPA STATE FL ZIP 33609 PHONE (813) 229-5720

DATE/TIME: 6/14/21 6pm

HEARING MASTER: Susan Funch

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<p>APPLICATION # <u>MM21-0561</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Chris McNeal</u></p> <p>MAILING ADDRESS <u>15957 N. Florida Ave</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 06/14/2021

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0507	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0507	JAIME MAIER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0482	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0482	MARK BENTLEY	2. APPLICANT PRESENTATION PACKET	YES (COPY)
RZ 21-0318	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0318	MICHAEL HORNER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0576	CLIFF LAUBSTEIN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0700	PRESTON PRICE	1. OPPOSITION PRESENTATION PACKET	NO
RZ 21-0700	BARBARA MCCLERNAN	2. OPPOSITION PICTURES	NO
MM 21-0036	MICHAEL HORNER	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0297	MARY RESTIVO	1. OPPOSITION LETTERS	NO
RZ 21-0297	ALISSA RESTIVO	2. OPPOSITION LETTER	NO
MM 21-0481	TODD PRESSMAN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0494	JENNIFER LIND	1. OPPOSITION LETTER	NO
RZ 21-0494	BRADFORD PATRICK	2. OPPOSITION LETTER	NO
RZ 21-0494	TWYLA PENA	3. OPPOSITION LETTER	NO
RZ 21-0494	CHELSEA TAVAREZ	4. OPPOSITION LETTER	NO

JUNE 14, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 14, 2021, at 6:00 p.m., held virtually.

☒ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

☒ Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

D.1. RZ 20-1253

☒ Brian Grady, Development Services, calls RZ 20-1253.

☒ Kami Corbett, applicant rep, presents testimony.

☒ Sam Calco, proponent, presents testimony.

☒ Michelle Parks, opponent, presents testimony.

☒ Brian Grady, Development Services, responds opponent.

☒ Kami Corbett, applicant rep, responds to Development Services.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1253 to August 16, 2021.

B.2. RZ 20-1266

☒ Brian Grady, Development Services, calls RZ 20-1266.

☒ Truett Gardner, applicant rep, presents testimony.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1266 to July 26, 2021.

D.11. RZ 21-0554

☒ Brian Grady, Development Services, calls RZ 21-0554.

☒ Tyler Hudson, applicant rep, presents testimony.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 21-0554 to July 26, 2021.

A-14 MM 21-0556

☐ Brian Grady, Development Services, calls

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues MM 21-0556 to August 16, 2021.

D-4 MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/ continues MM 21-0169 to August 16, 2021.

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, continues the changes/withdrawals/continuances.

☐ Susan Finch, ZHM, overview of ZHM process.

☐ Assistant County Attorney Cameron Clark overview consent agenda requirements/ZHM process.

☐ Susan Finch, ZHM, oath

B. REMANDS

B.1. RZ 20-1255

☐ Brian Grady, Development Services, calls RZ 20-1255.

☐ Christopher McNeal, applicant rep, presents testimony.

☐ Israel Monsanto, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Brian Grady Development Services, advised of BOCC date July 20, 2021.

☐ Susan Finch, ZHM, closes RZ 20-1255.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 21-0576

- ☒ Brian Grady, Development Services, calls RZ 21-0576.
- ☒ Cliff Laubstein, applicant rep, presents testimony.
- ☒ Isis Brown, Development Services, staff report.
- ☒ Yeneka Mills, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0576.

C.2. RZ 21-0700

- ☒ Brian Grady, Development Services, calls RZ 21-0700.
- ☒ Jorge Salmeron, applicant rep, presents testimony.
- ☒ Susan Finch, ZHM, questions to applicant rep.
- ☒ Jorge Salmeron, applicant rep, answers ZHM questions and continues testimony.
- ☒ Chris Grandlienard, Development Services, staff report.
- ☒ Yeneka Mills, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents.
- ☒ Rogelio Alejo, proponent, presents testimony.
- ☒ Manuel Salmeron, proponent, presents testimony
- ☒ Preston Price, opponents presents testimony.
- ☒ Barbara McClernan, opponents presents testimony.
- ☒ Patty Craddock, opponents presents testimony.
- ☒ Susan Finch, ZHM, questions to Development Services.
- ☒ Brian Grady, Development Services, answers ZHM questions.
- ☒ Rogelio Alejo, applicant rep, presents rebuttal.

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☐ Susan Finch, ZHM, questions to applicant rep.

☐ Rogelio Alejo, applicant rep, answers ZHM questions.

☐ Susan Finch, ZHM, closes RZ 21-0700.

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

D.2. MM 21-0036

☐ Brian Grady, Development Services, calls RZ 21-0036.

☐ Michael Horner, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Michael Horner, applicant rep, answers ZHM questions and continues testimony.

☐ Brian Grady, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Brian Grady, Development Services, continues testimony.

☐ Michael Horner, applicant rep, presents rebuttal.

☐ Susan Finch, ZHM, closes MM 21-0036.

D.3. MM 21-0038

☐ Brian Grady, Development Services, calls MM 21-0038.

☐ Alison Yovine, applicant rep, presents testimony.

☐ Jamie Easton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Jamie Easton, applicant rep, answers ZHM questions and continues testimony.

☐ Tania Chapela, Development Services, staff report.

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☒ Susan Finch, ZHM, questions to Development Services.

☒ Tania Chapela, Development Services, answers ZHM questions.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☒ Jamie Preston, applicant rep, presents rebuttal.

☒ Susan Finch, ZHM, closes MM 21-0038.

D.5. RZ 21-0297

☒ Brian Grady, Development Services, calls RZ 21-0297.

☒ Michael Horner, applicant rep, presents testimony.

☒ Susan Finch, ZHM, questions to applicant rep.

☒ Michael Horner, applicant rep, answers ZHM questions and continues testimony.

☒ Shawn Wilson, applicant rep, presents testimony.

☒ Michael Horner, applicant rep, continues testimony.

☒ Steve Beachy, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents.

☒ Alissa Restivo, opponent, presents testimony.

☒ Mary Restivo, opponent, presents testimony.

☒ Susan Finch, ZHM, calls for Development Services/applicant rep.

☒ Brian Grady, Development Services, continues testimony.

☒ Michael Horner, applicant rep, presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0297.

☒ Susan Finch, ZHM, break

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☐ Susan Finch, ZHM, resumes hearing

D.6. RZ 21-0318

☐ Brian Grady, Development Services, calls RZ 21-0318.

☐ Clayton Bricklemyer, applicant rep, presents testimony.

☐ Steve Beachy, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, questions to Planning Commission.

☐ Yeneka Mills, Planning Commission, answers ZHM questions.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Christie Barreiro, applicant rep, presents rebuttal.

☐ Susan Finch, closes RZ 21-0318.

D.7. MM 21-0481

☐ Brian Grady, Development Services, calls MM 21-0481.

☐ Todd Pressman, applicant rep, presents testimony.

☐ Tim Lampkin, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls ~~for~~ for proponents/opponents/Development Services/applicant rep/closes MM 21-0481.

D.8. RZ 21-0482

☐ Brian Grady, Development Services, calls RZ 21-0482.

☐ Mark Bentley, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Mark Bentley, applicant rep, answers ZHM questions and continues testimony.

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☒ Russell Ottenberg, applicant rep, presents testimony.

☒ Susan Finch, ZHM, Oath.

☒ Russell Ottenberg, applicant rep, continues testimony.

☒ Israel Monsanto, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponent/Development Services/applicant rep.

☒ Susan Finch, ZHM, questions to applicant rep.

☒ Mark Bentley applicant rep, answers ZHM questions and presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0482.

D.9. RZ 21-0494

☒ Brian Grady, Development Services, calls RZ 21-0494.

☒ Joseph Kowalski, applicant rep, presents testimony.

☒ Damon Dye, applicant rep, presents testimony.

☒ Tim Lampkin, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents.

☒ Brent Patrick, opponent, presents testimony.

☒ Joe Shiver, opponent, presents testimony.

☒ Jennifer Lynn, opponent, presents testimony.

☒ Chelsea Tavaréz, opponent, presents testimony.

☒ Suzanne Hughes, opponent, presents testimony.

☒ Catherine Patrick, opponent, presents testimony.

☒ Jodie Shiver, opponent, presents testimony.

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William Hollash, opponent, presents testimony.

Jean Hollash, opponent, presents testimony.

Nelson Maraman, opponent, presents testimony.

Vanessa Hernandez, opponent, presents testimony.

Joshua Maloney, opponent, presents testimony.

Jan Dunlap, opponent, presents testimony.

Lois Bahlow, opponent, presents testimony.

Gerald Boehm, opponent, presents testimony.

Anthony Hernandez, opponent, presents testimony.

Cheryl McDaniel, opponent, presents testimony.

Fary Alpaugh, opponent, presents testimony.

Joe Jones, opponent, presents testimony.

Twyla Pena, opponent, presents testimony.

Frank Pena, opponent, presents testimony.

Julie Sanchez, opponent, presents testimony.

Joseph Futch, opponent, presents testimony.

Ann Futch, opponent, presents testimony.

Annett Coffey, opponent, presents testimony.

Eric Coffey, opponent, presents testimony.

Chris Burns, opponent, presents testimony.

Tracy Whidden, opponent, presents testimony.

Vaughn Ali, opponent, presents testimony.

Ricky Lee, opponent, presents testimony.

Nannette Massy, opponent, presents testimony.

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☒ Mike Scholer, opponent, presents testimony.

☒ Susan Finch, ZHM, calls for Development Services/applicant rep.

☒ Joseph Kowalski, applicant rep, presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0494.

D.10. RZ 21-0507

☒ Brian Grady, Development Services, calls RZ 21-0507 and advised of BOCC date July 20, 2021.

☒ Jaime Maier, applicant rep, presents testimony.

☒ Steve Henry, applicant rep, presents testimony.

☒ Israel Monsanto, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0507.

D.12. RZ 21-0559

☒ Brian Grady, Development Services, calls RZ 21-0559.

☒ Clayton Brickleyer, applicant rep, presents testimony.

☒ Tania Chapela, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0559.

D.13. MM 21-0561

☒ Brian Grady, Development Services, calls RZ 21-0561.

☒ Christopher McNeal, applicant rep, presents testimony.

☒ Michelle Heinrich, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

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☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☒ Christopher McNeal, applicant rep, presents rebuttal

☒ Susan Finch, ZHM, closes RZ 21-0561

ADJOURNMENT

☒ Susan Finch, ZHM, adjourns the meeting.

Application No. MM21-0036
 Name: Michael Horner
 Entered at Public Hearing: 2 AM
 Exhibit # 1 Date: 6/14/21

FOLIO: 041139-0000
 E.L.U.: CHURCH
 F.L.U.: R-6
 ZONING: RSC-6

PROPOSED 8-FT HIGH, 100%
 OPAQUE FENCE (TYP. AROUND
 TRUCK PARKING, PARCEL 3A)

MM BOUNDARY
 S 88°44'32" E 415.18' (F)

30-FT. BUFFER

PARCEL 3A
 PORTION OF FOLIO: 041140-5000
 E.L.U.: S.F.R.
 F.L.U.: U/P (PENDING FINAL ADOPTION)
 ZONING: PD(ZC)
 AREA: 2.09 ACRES

REMOVE
 EX. 6"W/F

PROPOSED TRUCK PARKING ON
 SOUTHERN HALF OF PARCEL
 (MAX. 15 VEHICLES)

30-FT BUFFER

SOUTH 30' NOT INCLUDED
 PER O.R. BOOK 5, PAGE 34

EVANSBROOK CT
 EXISTING DRIVEWAY TO
 REMAIN (UNPAVED)

FOLIO: 041144-0000
 E.L.U.: RED CAP PLUMBING
 WAREHOUSE FACILITY
 F.L.U.: RCP
 ZONING: PD(ZC)

FOLIO: 041145-0000
 E.L.U.: VACANT
 F.L.U.: RCP
 ZONING: PD(ZC)

FOLIO: 0041146-0000
 E.L.U.: STORAGE YARD
 F.L.U.: RCP
 ZONING: PD(ZC)

FOLIO: 041140-0000
 E.L.U.: VACANT INDUSTRIAL
 F.L.U.: RES-6
 ZONING: PD(MM15-1097)
 AREA: 0.75 ACRES

EXPAND, REALIGN & EXTEND EX. PRIVATE
 12' DRIVE TO 24' MIN. ASPHALT
 DRIVEWAY (REMOVE UNNEEDED PORTIONS)

6-FT HIGH, 100%
 OPAQUE PVC FENCE

WEST LINE OF THE EAST
 246.40' OF THE NE 1/4 OF
 THE SW 1/4 OF THE SE
 1/4 OF SEC. 2-28-19.

REMOVE
 EX. 6 CLF

PROPOSED
 CROSS ACCESS
 WITH 100%
 OPAQUE GATE

PROPOSED 8-FT HIGH,
 100% OPAQUE FENCE

6-FT HIGH, 100%
 OPAQUE PVC FENCE

30-FT BUFFER

PROPOSED
 GATED CROSS
 ACCESS PER
 MM 15-1097

REMOVE
 EX. 6 CLF

STORY BUILDING
 EX. ONE
 #4206

FOLIO: 0041140-0200
 E.L.U.: DRIVE THRU C-STORE
 F.L.U.: RCP
 ZONING: PD(ZC)

EX. 715 ST
 MOBILE HOME
 TO BE REMOVED

3,000SF (MAX)
 1-STORY
 OFFICE BUILDING
 (ANCILLARY USE ONLY)

REMOVE
 EX. CONC

REMOVE
 EX. CONC

30-FT. BUFFER

REPLACE
 EX. 6 CLF

15' SCENIC CORRIDOR BUFFER

26' R/W PRESERVATION FOR
 FUTURE EXPANSION OF ORIENT
 ROAD R/W

NORTH LINE OF THE SOUTH 250.00'
 OF THE NE 1/4 OF THE SW 1/4
 OF THE SE 1/4 OF SEC. 2-28-19

S 88°47'19" E 222.02' (F)
 EX. 6 CLF WITH BARB WIRE

REMOVE
 EX. ASPHALT
 DRIVE

REPLACE
 EX. 6 CLF

EXISTING
 INGRESS/
 EGRESS
 TO BE
 IMPROVED

LESS ADDITIONAL ROAD R/W
 FOR ORIENT ROAD
 PER O.R. BOOK 6839, PAGE
 1487

ORIENT ROAD
 COLLECTOR ROAD, 60' R/W (VARIES)
 2-LANE, 24' ASPHALT (VARIES), FAIR CONDITION

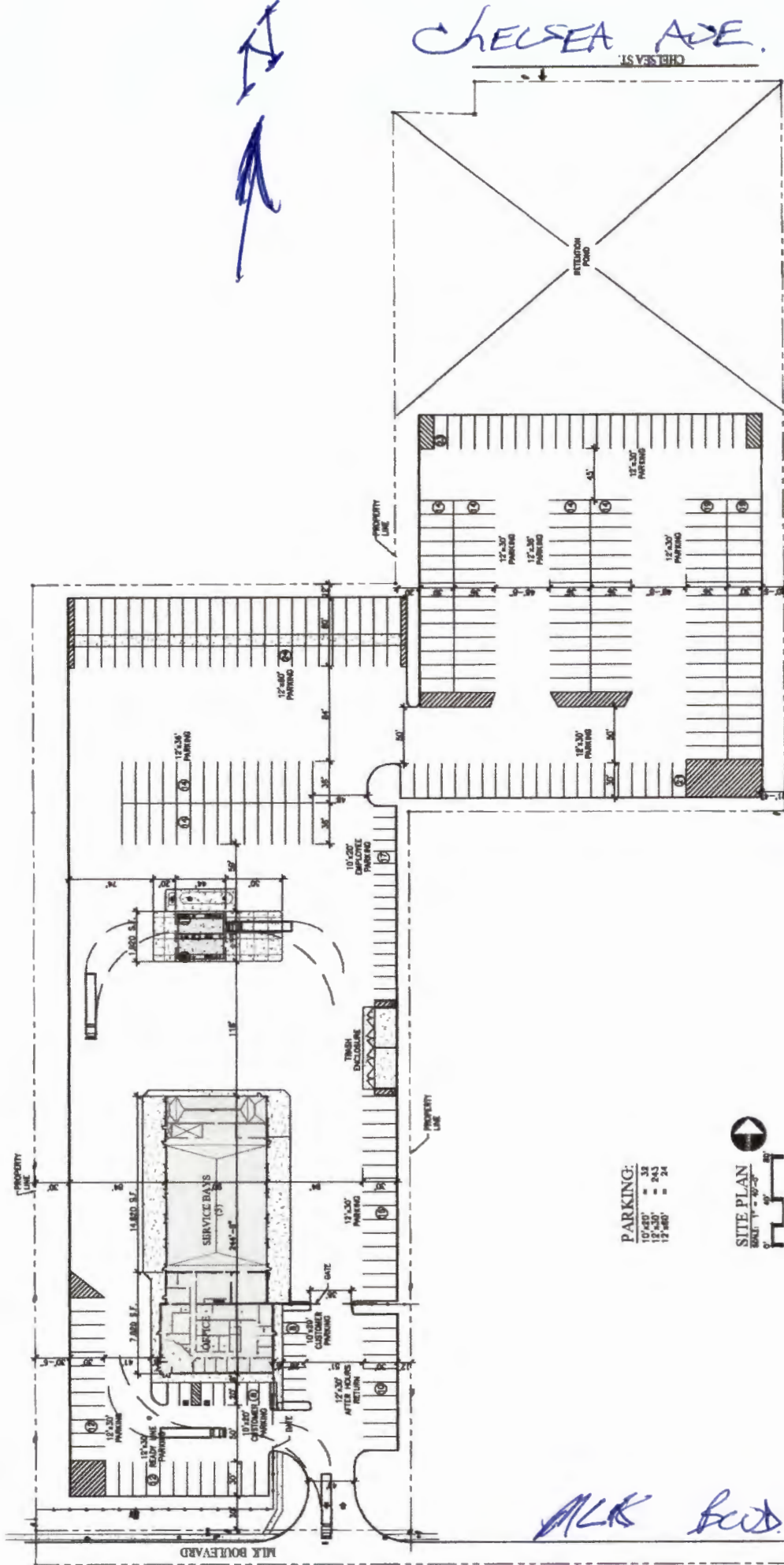
EXISTING ACCESS
 TO REMAIN (NOT TO BE USED FOR
 TRUCK STORAGE LOT)

000
 COMM.
 INSTRUCTION)

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 15-1097 ELOP
MEETING DATE: December 8, 2015
DATE TYPED: December 9, 2015

-
- L) Sales of portable storage buildings and gazebos; (See Special Note Below)
 - M) General Retail (for MM 06-1472);
 - N) Pharmacy; (for MM 06-1472) and
 - O) Restaurant with drive-thru (for MM 06-1472)
 - ✓ P) Contractor's office with accessory open commercial vehicle and equipment storage (for MM 15-1097) (41140, 0000) ORIENT AD.
2. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
 3. Approval of this zoning 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 impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 4. 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.
 5. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services 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.
 6. Subject to FDOT approval, the developer may need to construct a right turn lane (deceleration) into the site, and an acceleration lane out of the site, at the project's driveways. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. 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. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
 7. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage of sufficient length to accommodate anticipated U-turning traffic, for vehicles



PARKING:
 10'x40' = 38
 12'x30' = 94
 12'x60' = 24



	NEW FACILITY FOR PENSKE TRUCK LEASING MLK BOULEVARD TAMPA, FL		 <small>K/G ARCHITECTS 7851 GORHAM ROAD SCOTSDALE, AZ 85067 (602) 943-3111 (602) 943-3111 FAX</small>	SHEET NO. A1-0
	DATE:	EXISTING:		PROJECT NO. 1719

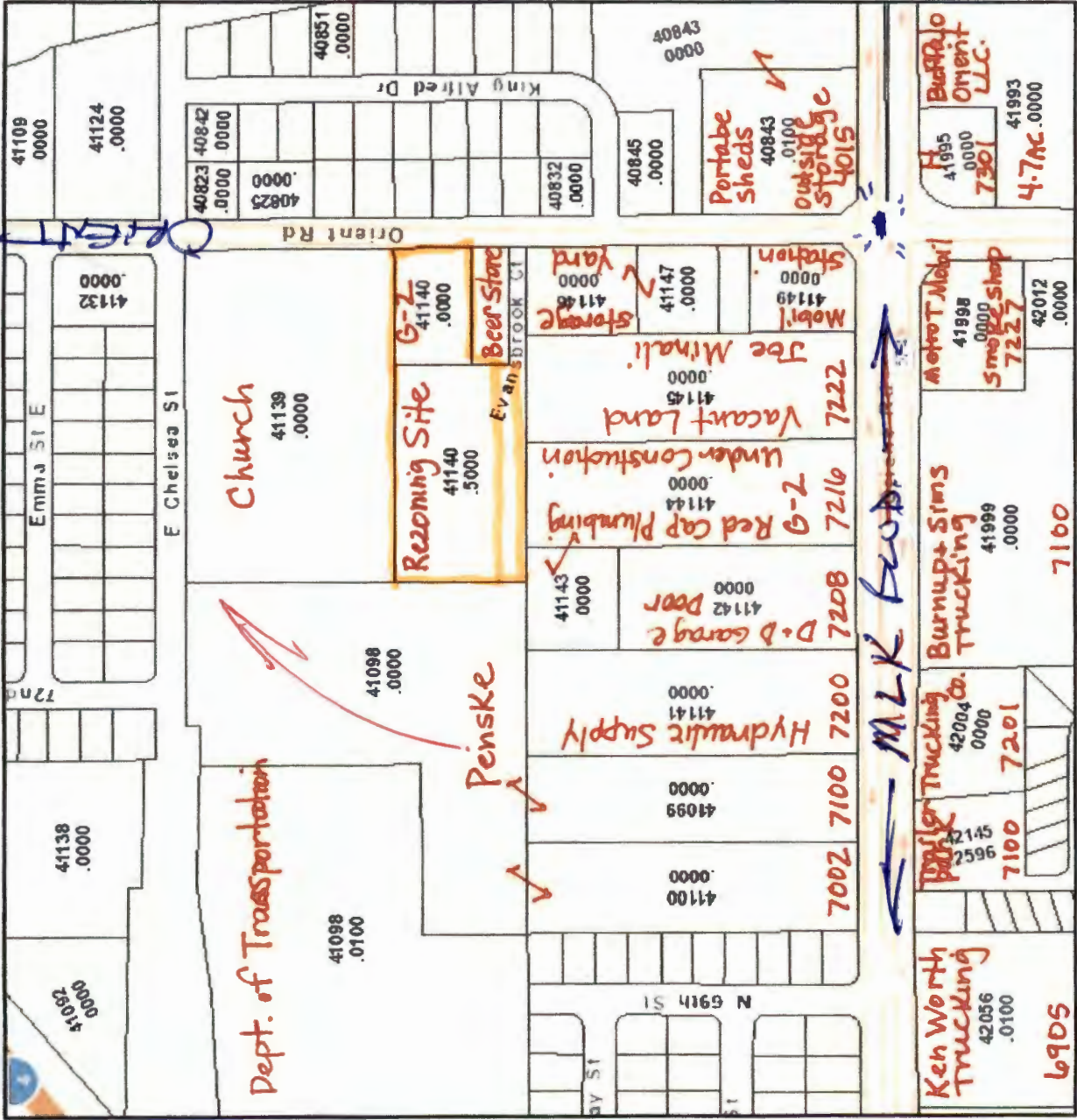
Planning Information Map App
(PIMA)

Jurisdiction Boundary
 HILLSBOROUGH COUNTY
 PLANT CITY
 TAMPA
 TEMPLE TERRACE

Folio Numbers
 (e.g., 193557.0000)

Parcels
 Water

World Street Map



JUDIER EST. LLC
 3313 MAIN ST.
 T. FC 22600
 41140.0000 - 225 AC
 41140.5000 - 225 AC
 3.25
 2.84



**PARTY OF
RECORD**

NONE