Rezoning Application: PD 24-0780

Zoning Hearing Master Date: November 12, 2024

BOCC Land Use Meeting Date: January 7, 2025



Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: 6408 Columbus, LLC

FLU Category: OC-20 and RES-12

Service Area: Urban

Site Acreage: 1.73 AC

Community Plan Area: East Lake/Orient Park

Overlay: None



Introduction Summary:

The existing zoning is CI (Commercial, Intensive) and RDC-12 (Residential Duplex, Conventional) which permits single family residential and Two-Family Residential uses. The proposed zoning for Planned Development (site plan controlled district) to allow a warehouse development pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		Proposed	
District(s)	CI	RDC-12	PD
Typical General Use(s)	Intensive Commercial, Office and Personal Services	Single-Family and Two-Family Residential (Conventional)	Warehouse uses
Acreage	0.67 AC	1.08 AC	1.73 AC
Density/Intensity	nsity 0.3 FAR 12 DU/AC		0.13 FAR
Mathematical Maximum*	8,755.5 SF GFA	12 DU	10,000 SF GFA

^{*}number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CI	RDC-12	PD
Lot Size / Lot Width	20,000 sf / 100' 3,500 sf / 40'		1 acre/
Setbacks/Buffering and Screening	30' Front Rear: 20' Buffer, type "B" Screening. Sides: buffer/screening not required.	20' Front 5' Side 20' Rear	North, east, adjacent to residential: 20' Buffer, type "B" Screening with a 6 feet height fence. West, adjacent to commercial: 10' Buffer, type "A" Screening with a 6 feet height fence.
Height	50'	35'	25' feet

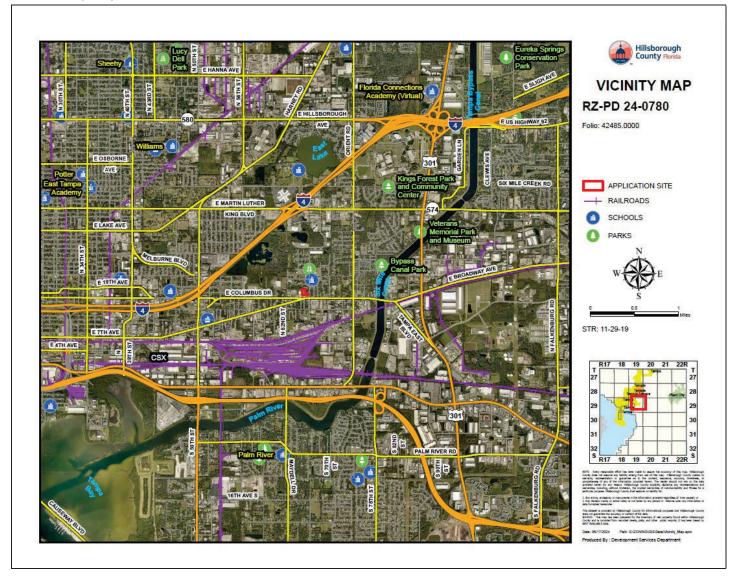
Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	

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

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

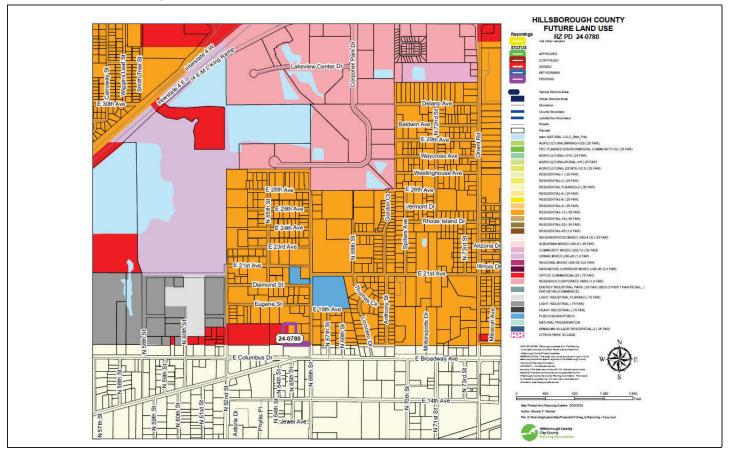


Context of Surrounding Area:

The area is primarily developed with light industrial uses along E Columbus Dr. RDC-12 zoned properties are located along N 66th St. The property is surrounded by residential properties to the east and north. To the west and south are properties zoned Cl, developed with light industrial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



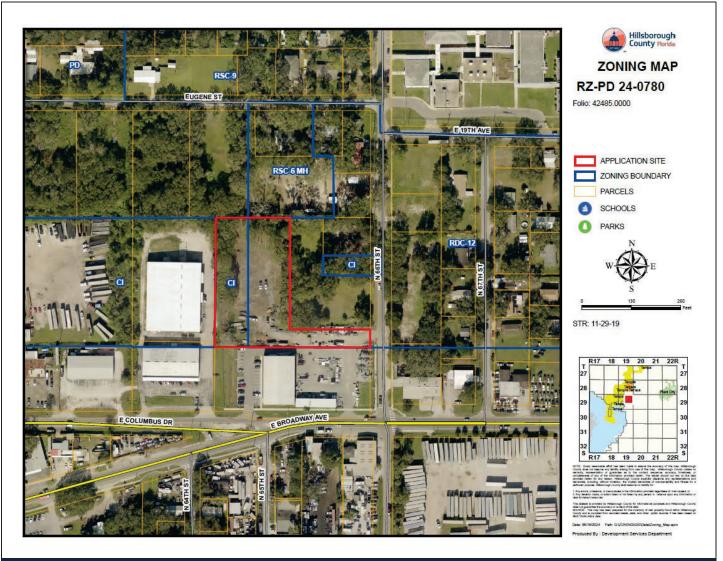
Case Reviewer: Tania C. Chapela

Subject Site Future Land Use Category:	Office Commercial-20 (OC-20). Residential-12 (RES-12).
Maximum Density/F.A.R.:	OC-20: General 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet, subject to applicable land development regulations. Additionally, all development which exceeds .35 FAR must be for office or residential support uses, not retail. RES-12: 175,000 sq. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail.
Typical Uses:	OC-20: Community commercial type uses, office uses, mixed use developments, and compatible residential uses. RES-12: Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Nonresidential uses shall meet established locational criteria for specific land use.

ZHM HEARING DATE: November 12, 2024
BOCC LUM MEETING DATE: January 7, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



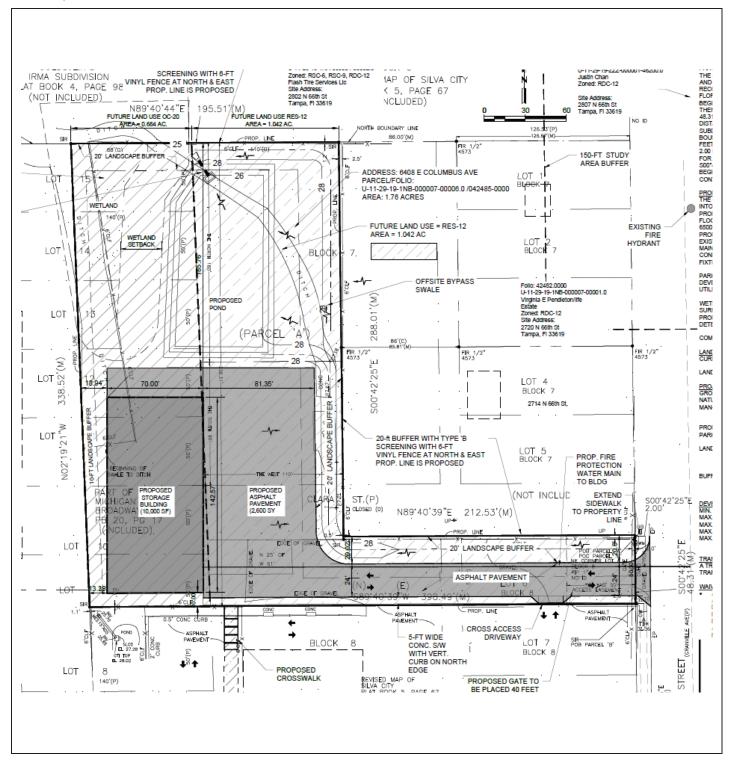
Case Reviewer: Tania C. Chapela

Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RSC-9, RSC-6 (MH)	9 DU/AC, 6 DU/AC	Single-Family Residential (Conventional/Mobile Home)	Vacant	
South	City of Tampa	-	-	Commercial	
East	RDC-12	12 DU/AC	Single-Family and Two-Family Residential (Conventional)	Vacant	
West	CI	0.30 FAR	Single-Family and Two-Family Residential (Conventional)	Light Industrial	

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	PD 24-0780	
ZHM HEARING DATE:	November 12, 2024	
BOCC LUM MEETING DATE:	January 7, 2025	Case Reviewer: Tania C. Chapela

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
N 66 th St.	County Arterial - Urban	2 Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other		

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	3,560	268	276		
Proposed	54	25	28		
Difference (+/1)	-3,506	-234	-248		

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	Vehicular & Pedestrian	Meets LDC
East		Choose an item.	None	Meets LDC
West	Х	Choose an item.	None	Meets LDC
Notes:	•			•

Design Exception/Administrative Variance				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	,
Natural Resources	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significan☐ Coastal H☐ Urban/Sul☐ Adjacent	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scen to ELAPP property Airport Height Rest	ic Corridor	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided		☐ Yes ☑ No		See Staff Report
Service Area/ Water & Wastewater □Urban ☑ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠ N/A Inadequate □ K-5 □6-8 □9-12 ⊠ N/A	☐ Yes ⊠ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees No additional trips, accessory use to primary facility. No additional impact fees estimated.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐ Density Bonus Requested	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	⊠ Yes □ No	Does not meet Commercial Locational Criteria, CLC waiver request submitted

Case Reviewer: Tania C. Chapela

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Tania C. Chapela

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current CI (Commercial Intensive) allowed uses. The proposed project reduced the number of potential uses currently allowed in the subject property. The structure layout helps maintain the character of existing development. The proposed 30-foot building setbacks to residential property to the east, the location of the retention pond, along with 20 feet wide type "B" screening with a 6-foot height fence reduce the potential impacts of the proposed warehouse uses. Meanwhile, the proposed 25-foot building height is under the maximum permitted in CI and RDC-12.

Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

5.2 Recommendation

Staff recommends approval, subject to conditions.

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Tania C. Chapela

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 4, 2024.

Requirements for Certification:

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to add a note on the site plan that states: "Sidewalks to be provided per LDC".

- 1. The project shall be limited to 10,000 square feet Warehouse uses.
- 2. Project development standards for the project shall be as following:

Gross floor area: 10,000 square feet

Floor Area Ratio: 0.13 FAR
Minimum building setbacks 30 feet
Maximum building height: 25 feet

Maximum Building Coverage: 10,000 Square feet

Maximum Impervious Coverage: 70%

3. Buffering and screening shall be as follows:

Adjacent to residential lots, a 20 feet wide, type "B" Screening shall be required. To the west, adjacent to commercial lots, a 10 feet wide buffer, type A screening shall be required. No buffer or screening shall be required to the southern property.

- 4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 5. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 7. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

APPLICATION NUMBER:	PD 24-0780	
ZHM HEARING DATE:	November 12, 2024	
BOCC LUM MEETING DATE:	January 7, 2025	Case Reviewer: Tania C. Chapela

- 8. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 9. The project shall be served by one (1) full-access connection to N 66th Street.
- 10. Notwithstanding what is shown on the site plan, parking shall comply with ADA parking and access requirements.
- 11. 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, unless otherwise stated herein.
- 12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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

J. Brian Grady

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.

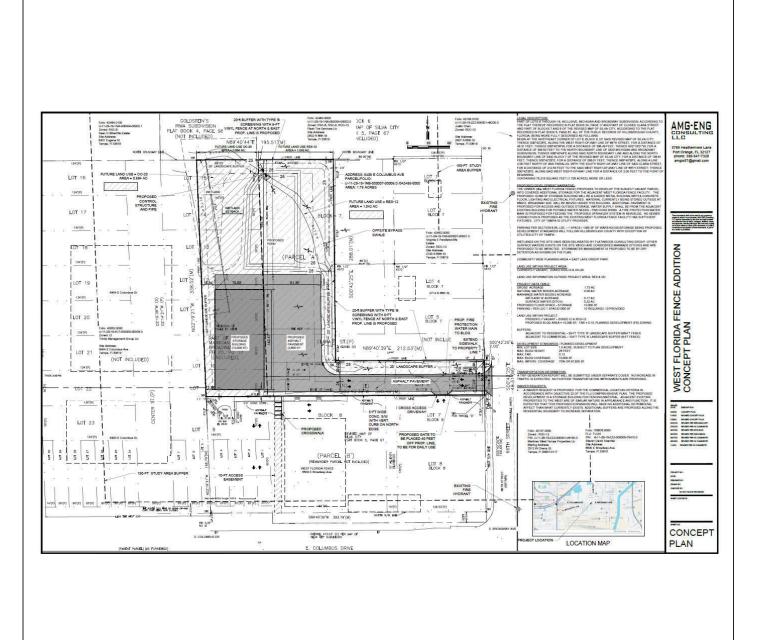
ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Case Reviewer: Tania C. Chapela

8.0 PROPOSED SITE PLAN (FULL)



ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

9.0 FULL TRANSPORTATION REPORT (see following pages)

Case Reviewer: Tania C. Chapela

AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 11/4/2024
REVII	EWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLAN	NING AREA/SECTOR: ELOP/Northeast	PETITION NO: PD RZ 24-0780
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached c	onditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to N 66th Street.
- Notwithstanding what is shown on the site plan, parking shall comply with ADA parking and access requirements.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

• Add a note on the site plan that states, "Sidewalks to be provided per LDC"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.875-acre site from Commercial Intensive (CI) and Residential-Duplex Conventional – 12 (RDC-12) to Planned Development (PD). The applicant seeks entitlements for a 10,000-sf warehouse. The site is located on the west side of N 66th Street, +/- 180 feet north of the intersection of E Broadway Ave and N 66th Street. The Future Land Use designation of the site is Office Commercial – 12 (OC-12) and Residential – 12 (R-12).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Hour	
	Way Volume	AM	PM
CI, 5,000 sf Fast-Food Restaurant with Drive-Through Window (ITE LUC 934)	2,338	223	165
CI 10,000 sf Pharmacy/Drugstore with Drive-Through Window (ITE LUC 881)	1,124	37	102
RDC-12, 8 single-family dwelling units (ITE LUC 210)	98	8	9
Total	3,560	268	276

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Hour	
	Way Volume	AM	PM
PD, 10,000 sf Warehouse (ITE LUC 150)	54	25	28

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-	Total Hour	
	Way Volume	AM	PM
Difference	-3,506	-243	-248

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N 66th Street. N 66th Street is a 2-lane, undivided, Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on N 66th Street. Cross access is proposed to the south.

SUBSTANDARD ROADWAY

Per the submitted request, 66th Street is a standard roadway; as such, no substandard improvements are required as part of this rezoning.

ROADWAY LEVEL OF SERVICE

66th Street is not a regulated road and, as such, was not included in the 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (cl	neck if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
N 66 th St	County Local - Urban	2 Lanes □Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other

Project Trip Generation	\square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,560	268	276
Proposed	54	25	28
Difference (+/-)	-3,506	-234	-248

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

Connectivity and Cross	Access □Not app	licable for this request		
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	Vehicular & Pedestrian	Meets LDC
East		Choose an item.	None	Meets LDC
West	Х	Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠N	ot applicable for this request	
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 24-0780

DATE OF HEARING: November 12, 2024

APPLICANT: 6408 Columbus LLC

PETITION REQUEST: A request to rezone property from AR

and PD to PD to permit 10,000 square

foot warehouse

LOCATION: 6408 East Columbus Avenue

SIZE OF PROPERTY: 1.73 acres, m.o.l.

EXISTING ZONING DISTRICT: CI and RDC-12

FUTURE LAND USE CATEGORY: RES-12 and OC-20

SERVICE AREA: Urban

COMMUNITY PLAN: East Lake / Orient Park

DEVELOPMENT REVIEW STAFF REPORT

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

REVISED REPORT

1.0 APPLICATION SUMMARY



Applicant: 6408 Columbus, LLC

FLU Category: OC-20 and RES-12

Service Area: Urban

Site Acreage: 1.73 AC

Community Plan Area: East Lake/Orient Park

Overlay: None

Introduction Summary:

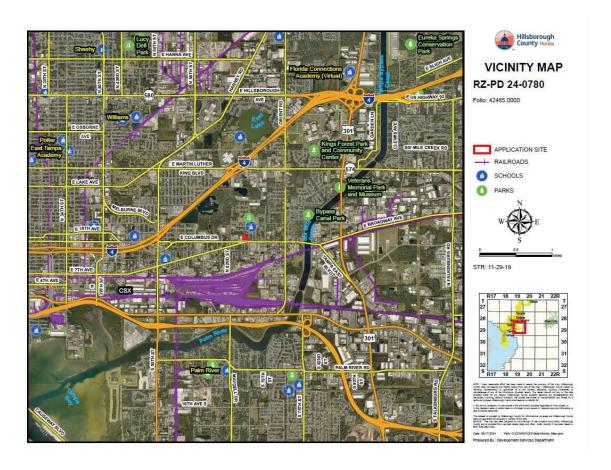
The existing zoning is CI (Commercial, Intensive) and RDC-12 (Residential Duplex, Conventional) which permits single family residential and Two-Family Residential uses. The proposed zoning for Planned Development (site plan controlled district) to allow a warehouse development pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

PD Variation(s): None requested as part of this application Waiver(s) to the Land Development Code: None requested as part of this application

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

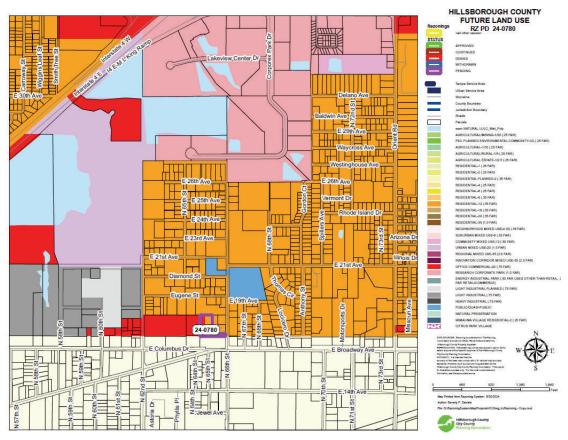
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

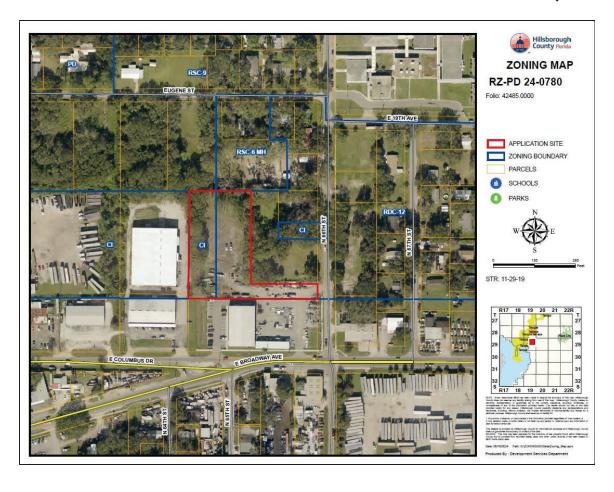
The area is primarily developed with light industrial uses along E Columbus Dr. RDC-12 zoned properties are located along N 66th St. The property is surrounded by residential properties to the east and north. To the west and south are properties zoned CI, developed with light industrial uses.

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



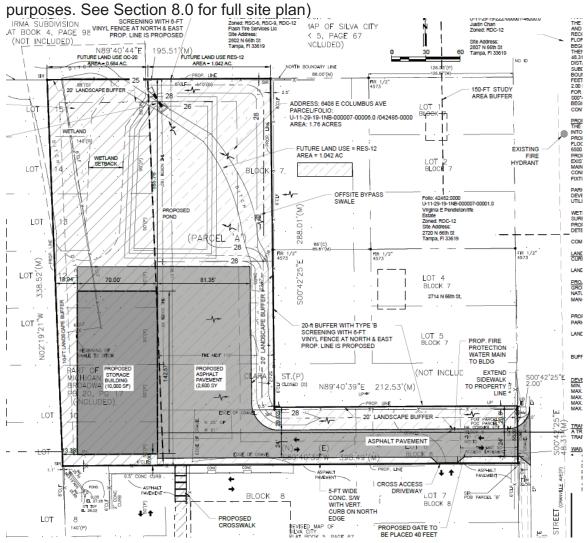
Subject Site Future Land Use Category:	Office Commercial-20 (OC-20). Residential-12 (RES-12).
Maximum Density/F.A.R.:	OC-20: General 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet, subject to applicable land development regulations. Additionally, all development which exceeds .35 FAR must be for office or residential support uses, not retail. RES-12: 175,000 sq. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail.
Typical Uses:	OC-20: Community commercial type uses, office uses, mixed use developments, and compatible residential uses. RES-12: Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Nonresidential uses shall meet established locational criteria for specific land use.

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN **SECTION 9.0 OF STAFF REPORT)** Adjoining Roadways (check if applicable) ☐ Corridor Preservation Plan 2 Lanes County N 66th ☐ Site Access Arterial -□Substandard Road St. **Improvements** Urban □Sufficient ROW Width ☐ Substandard Road Improvements ☐ Other 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 Restriction Conditions Additional Comments **Objections Public Facilities:** Received Requested Information/Comments **Transportation** □ Design Exc./Adm. ⊠ Yes ⊠ Yes □ Variance ☐ Yes ⊠No See Staff Report No ⊠No Requested □ Offsite Improvements Provided Service Area/ Water & Wastewater ⊠ Yes □ □ Yes ⊠No □ Yes ⊠No No □Urban ⊠ City of Tampa

□Rural □ City of Temple Terrace				
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 図N/A Inadequate	□ Yes ⊠No	□ Yes ⊠No	□ Yes ⊠No	
□ K-5 □6-8 □9- 12 ⊠N/A				
Impact/Mobility F	ees			<u> </u>
		uco to primar	f :!!f N	
No additional trips, estimated.	,	·	y facility. No	additional impact fees
estimated.	Comments Received	·	Conditions	Additional
estimated. Comprehensive	Comments	·	Conditions	'
estimated. Comprehensive Plan: Planning	Comments Received	Findings Inconsistent	Conditions Requested	Additional
estimated. Comprehensive Plan: Planning Commission Meets Locational Criteria N/A Locational Criteria Waiver	Comments Received	Findings Inconsistent	Conditions Requested ⊠ Yes □	Additional Information/Comments Does not meet Commercial Locational Criteria, CLC waiver

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current CI (Commercial Intensive) allowed uses. The proposed project reduced the number of potential uses currently allowed in the subject property. The structure layout helps maintain the character of existing development. The proposed 30-foot building setbacks to residential property to the east, the location of the retention pond, along with 20 feet wide type "B" screening with a 6-foot height fence reduce the potential

impacts of the proposed warehouse uses. Meanwhile, the proposed 25-foot building height is under the maximum permitted in CI and RDC-12.

Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

5.2 Recommendation

Staff recommends approval, subject to conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 12, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Charles Davis 7607 South Wall Street Tampa testified on behalf of the applicant. Mr. Davis identified the location of the property and stated that West Florida Fence operates on the adjacent parcel to the south. He stated that the subject property is vacant and is proposed to be developed with a warehouse up to 10,000 square feet in size. Mr. Davis testified that both planning staffs support the rezoning request and comparable to the surrounding land uses. He concluded his presentation by submitting conditions into the record and stating that the project will comply with the applicable buffering standards.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. She detailed the request to rezone from Commercial Intensive and Residential Duplex Conventional to Planned Development to permit a 10,000 square foot warehouse. She described the proposed request and stated that the request is similar to the surrounding development pattern.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Office Commercial-20 and Residential-12 Future Land Use category and located in the East Lake Orient Park Community Plan and the Urban Service Area. She listed numerous policies that the requested rezoning complies with and stated that the applicant proposes to provide a 10-foot buffer to the west with a proposed pond to mitigate possible adverse impacts. Staff testified that the property does not meet commercial locational criteria but supports the waiver request based on the warehouse serving as storage space for the existing fencing business and the minimal impact to the existing residential to the east. The Planning Commission staff found the request is consistent the East Lake Orient Park Community Plan and the Future of Hillsborough Comprehensive

Plan.

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

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

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

The hearing was then closed.

EVIDENCE SUBMITTED

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

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is 1.73 acres in size and is zoned Commercial Intensive (CI) and Residential Duplex Conventional-12 (RDC-12). The property is designated Residential-12 (RES-12) and Office Commercial-20 (OC-20) by the Comprehensive Plan. The subject property is located in the East Lake Orient Park Community Plan and the Urban Service Area.
- 2. The request to rezone from CI and RDC-12 to PD is to permit the development of a 10,000 square foot warehouse.
- 3. No Planned Development variations or waivers are requested.
- 4. The applicant's representative testified that the subject property owner also owns the adjacent parcel located in the City of Tampa which is developed with a fencing company. The rezoning is intended to provide storage for the fencing company.
- 5. The Planning Commission staff supports the rezoning request. Staff testified that while the property does not meet commercial locational criteria, staff supports the requested waiver based upon the use of the parcel for the adjacent fencing company and the minimal impact to the existing residential development. Staff found the rezoning consistent with the East Lake Orient Park Community Plan and the Future of Hillsborough Comprehensive Plan.

- 6. The surrounding parcels are zoned CI to the west, RDC-12 to the east, RSC-9 and RSC-6 MH to the north and property located in the City of Tampa to the south. The area is developed with a mix of commercial, light industrial and vacant land uses.
- 7. The rezoning to PD for the development of a 10,000 square foot warehouse is consistent with the surrounding development pattern as well as the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 1.73 acres from CI and RDC-12 to PD for the purpose of developing a 10,000 square foot warehouse. The subject property owner also owns the adjacent parcel to the south which is located in the City of Tampa and developed with a fencing company. The applicant's representative testified that the proposed warehouse would serve as storage for the fencing company.

No Planned Development variations or waivers are requested.

The Planning Commission staff supports the request and found the rezoning consistent with the East Lake Orient Park Community Plan and the Comprehensive Plan.

The rezoning to PD for the development of a 10,000 square foot warehouse is consistent with the existing development pattern and the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

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

December 5, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: November 12, 2024	Case Number: MM 24-0780	
Report Prepared: October 31, 2024	Folio(s): 43485.0000	
	General Location : East side of 66 th Street North, south of Eugene Street and north of East Columbus Drive and East Broadway Avenue	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Office Commerical-20 (20 du/ga; 0.75 FAR) and Residential-12 (12 du/ga; 0.50 FAR)	
Service Area	Urban	
Community Plan(s)	East Lake-Orient Park	
Rezoning Request	Commercial Intensive (CI) and Residential Duplex Conventional-12 (RDC-12) to Planned Development (PD) to construct a 10,000 sq. ft. steel warehouse building	
Parcel Size	+/- 1.73 acres	
Street Functional Classification	66 th Street North – Local East Columbus Drive – County Collector East Broadway Avenue – County Collector	
Commercial Locational Criteria	Does not meet, CLC waiver request submitted	

Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-12 and Office Commerical-20	CI and RDC-12	Heavy Industrial	
North	Residential-12	RSC-9 and RSC-6	Single-Family Residential	
South	Transitional Use-24	Cl	Light Industrial	
East	Residential-12	RDC-12	Vacant	
West	Office Commerical-20	CI	Light Industrial	

Staff Analysis of Goals, Objectives and Policies:

The +/- 1.73-acre subject site is located directly east of 66th Street North, south of Eugene Street and north of East Broadway Avenue and East Columbus Drive. The subject site is within the Urban Service Area (USA) and is located within the limits of the East Lake Orient Park Community Plan. The applicant is requesting to rezone the site from Commercial Intensive and Residential Duplex Conventional-12 to Planned Development (PD) to allow for the construction of a 10,000 sq. ft. steel warehouse building for a commercial fencing company. The subject site has an existing land use of Heavy Industrial. The site is zoned as Commercial Intensive (CI) and Residential-Duplex Conventional 12 (RDC-12). It is bordered by the City of Tampa boundary to the south. The subject site has a Future Land Use (FLU) category of both Residential-12 (RES-12) and Office Commercial-20 (OC-20).

The subject site is in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed use is consistent with the development pattern of the area. There are commercial and industrial uses present along East Columbus Drive and East Broadway Avenue. To the east, west, and south of the subject site there are light and heavy industrial uses, and vacant uses. There

are light and heavy commercial uses across East Columbus Drive and East Broadway Avenue as well. Therefore, the proposed use is consistent with Objective 1 and Policy 1.4.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. The applicant requests a maximum of 10,000 square feet. For the 1.726-acre site, the proposed building storage building is on the OC-20 side of the parcel. The OC-20 FLU Category also allows for a maximum consideration of a 0.75 FAR. The OC-20 portion of the parcel has an estimated acreage of 0.34 which allows for a FAR maximum consideration of up to 11,107 square feet. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within both the OC-20 and RES-12 Future Land Use categories. The OC-20 Future Land Use category allow for the following uses: "community commercial type uses, office uses, mixed use developments, and compatible residential uses". The OC-20 FLU category allows for a general 0.75 FAR up to a maximum of 600,000 square feet, and all development which exceeds .35 FAR must be for office or residential support uses. The RES-12 FLU category allows for the following uses: "residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development". Within the RES-12 FLU category urban scale neighborhood commercial, office, multi-purpose or mixed-use projects are limited to 175,000 sq. ft. or .50 FAR whichever is less intense. All non-residential development that exceeds .35 FAR must be for office or residential support uses, not retail. Therefore, the request planned development is consistent with development permitted in both OC-20 and RES-12 FLU categories and meets Objective 8 and its policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 16 of the Unincorporated Hillsborough County Comprehensive Plan states that "there is a need to protect existing, neighborhoods and communities and those that will emerge in the future". Policy 16.1 requires buffer areas and screening devices between unlike land uses. Policy 16.2 requires "gradual transitions of intensities between different land uses", and the applicant has made it clear how the proposed planned development will address Planning Commission staff's concerns regarding existing single-family residential uses to the north and east. The site plan was submitted into Optix on September 20, 2024. The site-plan indicates a 10-ft landscape buffer to the west, wetland setbacks 20-feet landscape buffers, and a proposed pond as a means to mitigate any adverse impacts. Policy 16.3 states that development and redevelopment shall be integrated with adjacent land uses through the "mitigation of adverse impacts", and staff's concerns have been addressed by the applicant throughout the application process. Policy 17.7 also requires that new development mitigate the adverse "noise, visual, odor and vibration impacts created by that development". Therefore, the proposed use meets and is consistent with Objective 16 and its policies as well as Policy 17.7 of the Unincorporated Hillsborough County Comprehensive Plan.

Objective 22 of the Unincorporated Hillsborough County Comprehensive Plan states that locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas. The subject site does not meet Commercial Locational Criteria outlined in Policy 22.2 of the Unincorporated Hillsborough County Comprehensive Plan. The site is not within the vicinity of a qualifying intersection within Unincorporated County; however, it is approximately 240 linear feet from the intersection of East Broadway Avenue within the City of Tampa, a collector roadway. Therefore, per Policy 22.8 the applicant is required to submit a Commercial Locational

Criteria (CLC) waiver request. The applicant addressed Planning Commission staff's concerns and submitted a waiver request into Optix on August 23, 2024. The applicant states that the proposed development is a "storage building for the already existing fencing material facility" and will "add minimal impact to the adjacent residentially zoned properties to the east". The applicant has also stated that the proposed POD will have no additional "detrimental effects that what currently exists" and will provide Type "B" buffers along the property. Planning Commission staff conclude that there is unique circumstance to grant a CLC waiver due to the existing character of the surrounding area that is compatible and complementary with the proposed project, as well as the fact that the commercial building is proposed to be located within the OC-20 portion of the site.

The subject site meets the intent of the East Lake-Orient Park Community Plan. The plan desires to provide opportunities for business growth while establishing design guidelines and protection of adjacent residential uses. The proposed use is consistent with the development pattern of the surrounding area. Thus, it is aligned with the goals outlined in the Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-12 and OC-20 FLU categories, is compatible with the existing development pattern found within the surrounding area and does support the vision of the East Lake Orient Park Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed planned development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

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

Policy 16.2: 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.

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

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.2: Avoid "strip development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible 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.

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK COMMUNITY PLAN

Goals

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

• Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ PD 24-0780

CONTINUED DENIED Tampa Service Area Urban Service Area

Jurisdiction Boundary County Boundary

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.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)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) RESIDENTIAL-35 (1.0 FAR.)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

CITRUS PARK VILLAGE

460



Author: Beverly F. Daniels

Fle: G:\RezoningSystem\Map



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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COUNTY ATTORNEY

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COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD 6408 Columbus LLC				
Zoning File: RZ-PD (24-0780) Modification: None				
Atlas Page: None Submitted: 11/22/24				
To Planner for Review: 11/22/24 Date Due: 12/02/24				
Contact Person: Robert P Tolbert Phone: 813-918-8428/roberttolbert59@gmail.com				
Right-Of-Way or Land Required for Dedication: Yes <u>No</u>				
(X) 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: Tania C. Chapela Date: 12/09/2024				
Date Agent/Owner notified of Disapproval:				

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 11/4/2024
REVII	EWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLAN	NING AREA/SECTOR: ELOP/Northeast	PETITION NO: PD RZ 24-0780
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached c	onditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to N 66th Street.
- Notwithstanding what is shown on the site plan, parking shall comply with ADA parking and access requirements.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

• Add a note on the site plan that states, "Sidewalks to be provided per LDC"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.875-acre site from Commercial Intensive (CI) and Residential-Duplex Conventional – 12 (RDC-12) to Planned Development (PD). The applicant seeks entitlements for a 10,000-sf warehouse. The site is located on the west side of N 66th Street, +/- 180 feet north of the intersection of E Broadway Ave and N 66th Street. The Future Land Use designation of the site is Office Commercial – 12 (OC-12) and Residential – 12 (R-12).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CI, 5,000 sf Fast-Food Restaurant with Drive-Through Window (ITE LUC 934)	2,338	223	165
CI 10,000 sf Pharmacy/Drugstore with Drive-Through Window (ITE LUC 881)	1,124	37	102
RDC-12, 8 single-family dwelling units (ITE LUC 210)	98	8	9
Total	3,560	268	276

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 10,000 sf Warehouse (ITE LUC 150)	54	25	28

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-3,506	-243	-248

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N 66th Street. N 66th Street is a 2-lane, undivided, Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on N 66th Street. Cross access is proposed to the south.

SUBSTANDARD ROADWAY

Per the submitted request, 66th Street is a standard roadway; as such, no substandard improvements are required as part of this rezoning.

ROADWAY LEVEL OF SERVICE

66th Street is not a regulated road and, as such, was not included in the 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
N 66 th St	County Local - Urban	2 Lanes □Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other		

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	3,560	268	276		
Proposed	54	25	28		
Difference (+/-)	-3,506	-234	-248		

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

Connectivity and Cross Access ☐ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	None	Meets LDC	
South		Choose an item.	Vehicular & Pedestrian	Meets LDC	
East		Choose an item.	None	Meets LDC	
West	Х	Choose an item.	None	Meets LDC	
Notes:					

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

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

COMMISSION

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AGENCY COMMENT SHEET

REZONING		
HEARING DATE: August 19, 2024	COMMENT DATE: June 5, 2024	
PETITION NO.: 24-0780	PROPERTY ADDRESS: 6408 E. Columbus Ave,	
EPC REVIEWER: Abbie Weeks	Unit B, Tampa FOLIO #: 0424850000	
CONTACT INFORMATION: (813) 627-2600 X 1101	STR: 11-29S-19E	
EMAIL: weeksa@epchc.org	JIK. 11 2/3 1/1	
	1	

REQUESTED ZONING: From CI and RDC-12 to PD

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	June 5, 2024		
WETLAND LINE VALIDITY	NA		
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands exist along the northwestern, northern,		
SOILS SURVEY, EPC FILES)	and northeastern property boundaries. Wetlands		
	do not appear to be accurately depicted on the site		
	plan.		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
 Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
 necessary for the development as proposed will be issued, does not itself serve to justify any
 impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the
 approved wetland / other surface water (OSW) line must be incorporated into the site plan. The
 wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the
 wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County
 Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change
 pending formal agency jurisdictional determinations of wetland and other surface water
 boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

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

aow /

ec: roberttolbert59@gmail.com



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: 08/09/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: 6408 Columbus, LLC PETITION NO: 24-0780

LOCATION: 6408 E Columbus Ave Unit B

FOLIO NO: 42485.0000

Estimated Fees:

No additional trips, accessory use to primary facility. No additional impact fees estimated.

Project Summary/Description:

Urban Mobility, Northeast Parks/Fire - covered storage of already existing storage area - accessory use.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.: MM 24-0780 REVIEWED BY: Clay Walker, E.I. DATE: 6/4/2024
FOLIC	O NO.: 42485.0000
	WATER
\boxtimes	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A inch wastewater force main exists \[\] (adjacent to the site), \[\] (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMM	MENTS:

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 5/16/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/22/2024

PROPERTY OWNER: 6408 Columbus, LLC PID: 24-0780

APPLICANT: 6408 Columbus, LLC

LOCATION: 6408 East Columbus Ave. Unit B Tampa, FL 33619

FOLIO NO.: 42485.0000

AGENCY REVIEW COMMENTS:

According to the current Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA) and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

HC EVSD has no objections.

AGENCY REVIEW COMMENT SHEET

TO :	ZONING TECHNICIAN, Planning Growth Man	nagement DATE: 16 May 2024	
REVI	IEWER: Bernard W. Kaiser, Conservation and	Environmental Lands Management	
APPI	LICANT: Robert Tolbert	PETITION NO: <u>RZ-PD 24-0780</u>	
LOC	ATION: 6408 E. Columbus Ave., Tampa, FL 336	<u>609</u>	
FOLI	IO NO: 42485.0000	SEC: <u>11</u> TWN: <u>29</u> RNG: <u>19</u>	
\boxtimes	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	d or attached conditions.	
	This agency objects, based on the listed or att	tached conditions.	
COMN	MENTS:		

VERBATIM TRANSCRIPT

November 12, 2024				
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
X IN RE:) ZONE HEARING MASTER HEARINGS) X				
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	SUSAN FINCH Zoning Hearing Master			
DATE:	Tuesday, November 12, 2024			
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.			
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601			
Reported by: Crystal Reyes, AAERT No. 1660 Notary Public for the State of Florida				

```
1
              (Off the record at 8:04 p.m.)
 2
              (On the record at 8:13 p.m.)
              HEARING MASTER: All right. Thank you so much.
 3
    Welcome back to the November 12th, 2024 Zoning Hearing Master
   Hearing.
              Ms. Heinrich, we are ready to call the next case.
 6
              MS. HEINRICH: Our next case is Item D.5. PD 24-0780.
    The applicant is requesting to rezone property from CI and REC12
 8
           Tania Chapela will present staff finding after the
10
    applicant's presentation.
11
              HEARING MASTER: Good evening.
              MR. C. DAVIS: Good evening, Madam Hearing Officer.
12
13
    My name is Charles Davis, 7607 South Wall Street, Tampa,
14
    Florida, from the law firm of Phelps Dunbar on behalf of the
15
    applicant. I also have with me Chip Tolbert and
16
    Andrew Giannini.
17
              By way of background, this site is located at the
18
    intersection of North 66th Street and, you know, Broadway/East
    Columbus. And, currently, West Florida Fence operates on the
19
20
    parcel just south to the parcel at issue; that's a local small
    business that's been in the fence industry here for -- for
21
22
    decades. And right now, this parcel that we're presented here
23
    before you, they desire to develop it, it's currently vacant,
    into additional warehouse storage. So as part of that, the
24
    ultimate goal will be to, you know, implement a proposed
25
```

warehouse of up to 10,000 square feet as a three-sided middle 1 2 building with concrete floors and electrical lighting fixtures. 3 So a little bit more on the property background. 1.73 gross acres. Its existing zoning, as we heard before, was commercial intensive and residential duplex conventional. For the future land use, we have Officer Commercial 20 and Residential 12. Surrounding that, you have commercial and light in -- and light industrial properties to the south and west, and 8 some residential to the north and east. 9 HEARING MASTER: Can I interrupt you for just one 10 11 second, just a technical thing. Are you showing -- do you think you're showing a PowerPoint presentation --12 13 MR. C. DAVIS: Oh, I -- oh, I apologize, I quess --HEARING MASTER: -- because I do not see it. 14 15 MR. C. DAVIS: Okay. Well, thank you for pointing that out. 16 17 HEARING MASTER: Okay. 18 MR. C. DAVIS: It's not -- it's showing up here, but 19 I'm not seeing it up on the --20 HEARING MASTER: It felt like you thought you were. 21 MR. C. DAVIS: Okay. 22 HEARING MASTER: Okay. I see --23 MR. C. DAVIS: Well, thank you for stopping me. Ι appreciate it. 24 HEARING MASTER: Yeah. 25

It's -- no, that's -- that's not it. 1 MR. C. DAVIS: UNIDENTIFIED SPEAKER: That's not it? 3 MR. C. DAVIS: No. It was showing up. UNIDENTIFIED SPEAKER: I don't know. I can close it out. MR. C. DAVIS: I can use the Elmo in the alternative. 6 HEARING MASTER: Yeah, if you want to use a paper copy and walk me through it, that's perfectly fine, and then just 8 submit it into the record. 9 10 MR. C. DAVIS: There's no way to put that up on there? 11 UNIDENTIFIED SPEAKER: It hasn't showed up, I'm -- I'm 12 sorry. 13 MR. C. DAVIS: Okay. No problem. 14 All right. So just to give you the location --15 HEARING MASTER: There we go. Yep, that's right. MR. C. DAVIS: I haven't used one of these in a long 16 17 time, so appreciate your patience. 18 HEARING MASTER: No problem. 19 MR. C. DAVIS: But, yes, so you can see the current 20 facility just on the southern parcel here. This is actually 21 located within the City of Tampa's jurisdiction. And so, again, 22 the applicant's looking to develop the warehouse on the 23 currently vacant parcel to the north. And this just provides a graphic of the surrounding 2.4 uses and the -- and the current zoning. I know that might be a 25

little bit hard to see, but I'm glad to answer any questions in 1 that regard. Again, you have light industrial and commercial uses to the south and west, and then you have north -residential properties on the north and east. For the future land use specifically, the site is located within the Urban Service Area where 80 percent of the County's growth is to be directed pursuant to Objective 1 of the Future Land Use Element. County staff has concluded that the 8 project is overall consistent with the FLU objectives and the 9 Comprehensive Plan. A waiver is being requested for the 10 commercial locational criteria, and a request for the same was 11 uploaded in August. Zoning -- Zoning staff supports granting 12 13 that request, as the proposed development will add minimal 14 impact from what currently exists with the fencing facility, as 15 well as, you know, the buffering that Applicant plans to 16 implement as part of this process. 17 So, currently, as you -- as you can see in the -- in 18 the staff report, you know, we have -- we have support for this 19 application. It's compare -- it's comparable to what's, you 20 know, currently being used on the -- on the southern parcel. 21 Transportation has no objection. We did a transportation study; 22 I believe it was under 50 additional trips per day. And we've 23 also have not received any objections or otherwise responses to 24 the notices that we sent out. 25 And, lastly, I'll put up some proposed conditions. Ι

```
know -- I don't know how to zoom this in, I --
 1
 2
              HEARING MASTER: That's okay, you can --
 3
              MR. C. DAVIS: Okay.
              HEARING MASTER: -- you'll just submit those into the
    record, and I'll see them.
 6
              MR. C. DAVIS: Okay. Well, thank you.
              So given that what we've proposed does not materially
    change, you know, what's -- what's going on currently around the
 8
    site, the fact that we have staff support and that we're, you
    know, complying with all the directives in terms of buffering
10
11
    requirements, we believe that this is a good request, and we
    hope to have your support. I'm also glad to answer any
12
13
    questions.
14
              HEARING MASTER: No questions at this time. Thank you
15
    so much --
16
              MR. C. DAVIS: Thank you.
17
              HEARING MASTER: -- for your time. If you could
18
   please sign in --
19
              MR. C. DAVIS: Yes.
20
              HEARING MASTER: -- and submit those documents into
21
    the record.
22
              MR. C. DAVIS: Yes.
23
              HEARING MASTER: Thank you.
2.4
              MR. C. DAVIS: Thank you.
25
              HEARING MASTER: Development Services.
```

Tania Chapela, Development Services. 1 MS. CHAPELA: The existing zoning, commercial intensive, and 2 residential duplex conventional, which permits single-family 3 residential and two-family residential uses. The proposed zoning for planned -- for planned development do allow a warehouse development. The proposes -- proposed uses are comparable with the current commercial intensive allowed uses. The proposed project reduce the number of potential uses 8 currently allowed in the subject property. The structure layout 9 helps maintain -- maintain the character of existing 10 development. The proposed 30-foot building setbacks to 11 12 residential property to the east. The location of the retention 13 pond, along with 20-feet wide Type B screening with a 14 6-foot-high fence reduce the potential impacts of the proposed 15 warehouse uses. Meanwhile, the proposed 25-foot building height 16 is under the maximum permitted NCI and RDC12. 17 Staff finds the request is compatible with the 18 surrounding development pattern and recommend approval with conditions. 19 20 HEARING MASTER: Just a quick note, nothing 21 substantive at all. I read the Transportation comments that support the request, but on the table in your staff report, 22 23 under Section 4, it says that they do object. The yes box is checked; I just wanted to point that out for a clarification. 24 But I did read their comments that they have no objection. 25

MS. CHAPELA: You are correct, that's a typo. 1 HEARING MASTER: All right. Thank you so much. 3 MS. CHAPELA: They were --HEARING MASTER: But that was it. Thank you very 4 much. Planning Commission. MS. MASSEY: Jillian Massey with Planning Commission staff. 8 The subject site has two future land use designations, 9 Office Commercial 20 and Residential 12. It's in the Urban 10 Service Area and within the limits of the East Lake-Orion Park 11 Community Plan. The proposed use is consistent with the 12 13 development pattern of the area. There are commercial and 14 industrial uses present along East Columbus Drive and East 15 Broadway Avenue. To the east, west, and south of the site, there are light and heavy industrial uses and vacant uses. 16 17 There are light and heavy commercial uses across East Columbus 18 Drive and East Broadway Avenue as well. Therefore, the proposed 19 use is consistent with Objective 1 and Policy 1.4 of the Future Land Use Element. 20 21 Objective 8 outlines the maximum level of in --22 intensity or density for each land use category. The Office 23 Commercial 20 portion of the site has an estimated acreage of .34 acres, which would allow a maximum consideration of up to 24 11,107 square feet of non-residential use, so the proposed 25

1 10,000 square feet of warehouse would be within what is
2 allowable or allowed to be considered in that Office -- Office
3 Commercial 20 portion. The -- the proposal is consistent with
4 Objective 16 of the Future Land Use Element and its associated
5 policies, which strives to protect existing neighborhoods and
6 communities and those will -- that will emerge in the future.
7 Policy 16.1 requires buffer areas and screening devices between
8 unlike land uses. 16.2 requires gradual transition of
9 intensities between different land uses.
10 The applicant has addressed how they're going to

The applicant has addressed how they're going to mitigate for the -- any adverse impacts with the residential zoned land to the north. They're proposing a 10-foot landscape buffer to the west, a proposed pond as a means to mitigate for any adverse impacts, and they've also proposed additional buffering on the east side as well, and this has addressed staff's concerns.

The site does not meet locational criteria as outlined in Policy 22.2 of the Future Land Use Element. It's not within the vicinity of a qualifying intersection within unincorporated county; however, it is approximately 240 linear feet from the intersection of East Broadway within the City of Tampa boundaries, which is a collector roadway. The applicant has submitted a waiver request for staff to review. It states that the proposed development is a storage building for a business -- a fencing business that already exists, and it will add minimal

impact to the residentially zoned properties to the east. 1 Thev state that it will have no detrimental effects as to what currently exists, and they will provide the Type B buffers along 3 the property boundary. 5 Staff concludes that there is the unique circumstance to grate -- to grant the waiver due to the existing character of the surrounding area, as well as the fact that the commercial building, the warehouse building, is proposed to be located 8 within the Office Commercial 20 portion of the site. The site also meets the intent of the East Lake-Orient Park Community 10 11 The plan desires to provide opportunities for business growth while establishing design guidelines and protection of 12 13 adjacent residential uses. 14 And based on those considerations, Planning Commission 15 Staff has found the proposed planned development consistent with the Unincorporated Hillsborough County Comprehensive Plan, 16 subject to the development -- or, excuse me, subject to the 17 18 conditions proposed by the Development Services Department. 19 HEARING MASTER: Thank you so much. I appreciate it. Is there anyone in the room that would like to speak 20 21 in support, anyone in favor? All right. Seeing no one, anyone in opposition? 22 23 one. 2.4 Miss Heinrich, anything else? 25 Nothing further. MS. HEINRICH:

HEARING MASTER: Sir, you have the last word, if you'd 1 like it. 2 3 MR. C. DAVIS: Nothing further, thank you. HEARING MASTER: All right. Thank you for your time. We'll close Rezoning 24-0780 and go to the last case. MS. HEINRICH: Our last item is Item D.7. Major Mod 6 24-0933. The applicant is requesting a modification to PD 10-1043. Chris Grandlienard with Development Services will 8 provide staff findings after the applicant's presentation. 9 10 HEARING MASTER: Good evening. 11 MS. POLLACK: Good evening. I'm gonna go a little old school today and use the Elmo. 12 13 HEARING MASTER: There seems to be a lot of that going 14 around today. 15 MS. POLLACK: Okay. So good evening. Anne Pollack with Trenam Law, 200 Central Avenue in St. Pete. 16 Ι represent the Sweetwater Organic Community Farm. Beth Alden, 17 18 who's with the farm, is here today, as well as Cindy Casterlin, 19 who's the farm manager, and Mike Nolan, who's with Environmental 20 Engineering Consultants. 21 So as the name makes clear, Sweetwater is an 22 educational nonprofit organic community farm. The property is 23 just under four acres, and it's located in the Town 'N' Country Area east of Hanley and adjacent to West Comanche Ave. and West 24 Mohawk Ave. It's comprised of two parcels that you can see here 25

Zoning Hearing Master Hearing October 15, 2024

	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS			
	X)			
IN RE:))			
ZONE HEARING MASTER HEARINGS)			
	X			
	ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
BEFORE:	Brian Grady Development Services			
DATE:	Tuesday, October 15, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 6:06 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601			
Reported by: Diane DeMarsh, AAERT No.	1654			

Zoning Hearing Master Hearing October 15, 2024

Item A.4, Rezoning PD 24-0537. This application is 1 out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. Item A.5, Rezoning PD 24-0591. This application is -is out of order to be heard and is being continued to the December 16, 2024 Zoning Hearing Master Hearing. Item A.6, Major Mod Application 24-0675. This application is being continued by the applicant to the December 16, 2024 Zoning Hearing Master Hearing. 9 Item A.7, Major Mod Application 24-0677. This 10 11 application is being continued by staff to the November 12, 2024 12 Zoning Hearing Master Hearing. 13 Item A.8, Rezoning PD 24-0701. This application is 14 being continued by the applicant to the November --15 November 12, 2024 Zoning Hearing Master Hearing. Item A.9, Rezoning PD 24-0707. This application is 16 17 out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. 18 Item A.10, Rezoning PD 24-0780. This application is 19 out of order to be heard and is being continued to the 20 21 November 12, 2024 Zoning Hearing Master Hearing. 22 Item A.11, Major Mod Application 24-0788. This 23 application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. 24 25 Item A.12, Rezoning PD 24-858. This application is

Zoning Hearing Master Hearing August 19, 2024

	OROUGH COUNTY, FLORIDA f County Commissioners			
 IN RE:	X)			
ZONE Hearing Master HEARINGS)))			
	X			
	ZONING Hearing Master HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
BEFORE:	Pamela Jo Hatley Land Use Hearing Master			
DATE:	Monday, August 19, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 8:57 p.m.			
LOCATION:	Hillsborough County BOCC Development Services Department- Second Floor Boardroom 601 East Kennedy Boulevard Tampa, Florida 33601			
Reported by: Diane DeMarsh, AAERT No. Digital Reporter	1654			

Zoning Hearing Master Hearing August 19, 2024

September 16, 2024 ZHM Hearing. 1 Item A.8, PD Rezoning 24-0701. This application is out of order to be heard and is being continued to the 3 September 16, 2024 ZHM Hearing. Item A.9, PD 24-0707. This application is out of order to be heard and is being continued to the October 15, 2024 ZHM Hearing. Item A.10, PD Rezoning 24-0722. This application is 8 out of order to be heard and is being continued to the 9 September 16, 2024 ZHM Hearing. 10 11 Item A.11, Major Mod 24-0731. This application has been withdrawn from the hearing process. 12 13 Item A.12, PD $\frac{24-0780}{}$. This application is out of 14 order to be heard and is being continued to the October 15, 2024 15 ZHM Hearing. 16 Item A.13, Major Mod 24-0788. This application is out 17 of order to be heard and it is being continued to the 18 September 16, 2024 ZHM Hearing. Item A.14, PD 24-0789. This application is out of 19 20 order to be heard and is being continued to the 21 September 16, 2024 ZHM Hearing. 22 Item A.15, Standard Rezoning 24-0878. 23 application is being continued by the applicant to the September 16, 2024 ZHM Hearing. 24 25 Item A.16, Standard Rezoning 24-0909. This

EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE <u>1</u>-0F <u>2</u> SIGN-IN SHEET: RFR, ZHM, PHM, LUHO HEARING MASTER: SUSAN FINC DATE/TIME: 11/12/24 60M PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # Brill anion, House NAME ADDRESS 1000 N ASNIEU DY SHE 900 PEPO-12 CITY TOWNOW STATE FL ZIP3300 PHONE 813-620-450) PLEASE PRINT BRENT DAVIS APPLICATION # NAME ADDRESS 10609 DIXON DR. 24.0924 CITY ROBANGED STATE FL ZIP 33579 PHONE 8/3 853-146> NAME BYILL PINSON, HOLFF APPLICATION # ADDRESS 1000 N AShley Dr Ste 900 24-120 CITY TAMBA STATE FL ZIP 33602 PHONE 813 420-4500 PLEASE PRINT RAME Corbett APPLICATION # ADDRESS 101 9 Kennedy Blud Ste 3700 24-1206 CITY TOWN STATE FL ZIP 3602 PHONE S13-PLEASE PRINT **APPLICATION #** NAME Chris Crais ADDRESS 1663 lightfoot RD 24-1206 CITY WIMANMA STATE PL ZIP 33598 PHONE 813-727-5403

Dame

CITY DISDUTON STATE FC ZIP 33534 PHONE 464 + 1264.

20120x191

24-0368

APPLICATION #

(NVV)

PLEASE PRINT

ADDRESS'

NAME

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

DATE/TIME: JELD DE LOPE HEARING MASTER: SOSON FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Mychelle faltin 7413 South 78th Street		
MW 0368	MAILING ADDRESS Wichelle jattin@hotmail.com.		
04-00	CITY Riverview STATE FL ZIP 33574PHONE 8137245245.		
APPLICATION #	PLEASE PRINT NAME CONNECTION		
PWM)	MAILING ADDRESS 161 Keinedy 5te 3700		
04-06.77	CITY TOWN DA STATE TU ZIP 3400_ PHONES 13 7378 17		
APPLICATION #	PLEASE PRINT TOPIS AMAPEN		
W_{M}	MAILING ADDRESS 8515 PALM 12 NER DID		
24-6677	CITY AMPA STATE ZIP 33419 PHONE 613		
APPLICATION #	NAME TO de Press Man		
RZ	MAILING ADDRESS 200 2nd A we South #4		
24-1142	CITY STATE P ZIP 3370/PHONE		
APPLICATION #	PLEASE PRINT JG-race Mc Comas		
27	MAILING ADDRESS 30501d Nochyst		
CLVC	CITY Seffner STATE FL ZIP 3358 PHONE 3907		
24-1142	CITI JOINTO STATE TO ZII JOSE INOINE CITE		
APPLICATION#	PLEASE PRINT BYILL PINJON, HOLF		

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

PAGE 3 OF 3

DATE/TIME: 1112 24 6 PM HEARING MASTER: SCASON FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	PLEASE PRINT NAME MICHAEL YATES		
RZ	MAILING ADDRESS 4006 S MACDILL AVE		
24-6707	CITY TANDA STATE FL ZIP 33611 PHONE 813 359 8341		
APPLICATION #	PLEASE PRINT NAME SROOK 5		
RZ	MAILING ADDRESS 400 H MAPO ST. 190		
24-0707	CITY 1/1/PM STATE THE ZIP 3360 PHONE 543.5900		
APPLICATION #	PLEASE PRINT Charles Davis		
22	MAILING ADDRESS 7607 S. Wall St.		
24-6780	CITY Lampa STATE FL ZIP 33616 PHONE \$13-722872		
APPLICATION #	NAME Anne Pollacia		
WW	MAILING ADDRESS 200 Central Ave #1600		
24-0033	CITY St Pele STATE FL ZIP 3370 PHONE 727-820-398		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATE ZIPPHONE		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATEZIPPHONE		

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 11/12/2024

HEARING MASTER: Susan Finch **PAGE:** 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1204	Brice Pinson	Applicant Presentation Packet	No
RZ 24-1206	Kami Corbett	1. Applicant Presentation Packet/Thumb Drive	No
MM 24-0368	Todd Scime	Applicant Presentation Packet	No
MM 24-0677	Kami Corbett	Applicant Presentation Packet/Thumb Drive	No
RZ 24-1142	Grace McComas	Opposition Presentation Packet	No
RZ 24-0701	Rosa Timoteo	Revised Staff Report	No
RZ 24-0707	Michael Brooks	Applicant Presentation Packet	No
RZ 24-0780	Charles Davis	Applicant Presentation Packet	No

NOVEMBER 12, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, November 12, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the nonpublished changes. Ms. Heinrich, DS, continued with the changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

Susan Finch, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-1142

Michelle Heinrich, DS, called RZ 24-1142.

Continued to later in the hearing.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1142.

C.2. RZ 24-1204

Michelle Heinrich, DS, called RZ 24-1204.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1204.

C.3. RZ 24-1206

Michelle Heinrich, DS, called RZ 24-1206.

TUESDAY, NOVEMBER 12, 2024

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1206.

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

D.1. MM 24-0368

Michelle Heinrich, DS, called MM 24-0368.

Testimony provided.

Susan Finch, ZHM, closed MM 24-0368.

D.2. MM 24-0677

Michelle Heinrich, DS, called MM 24-0677.

Testimony provided.

Susan Finch, ZHM, closed MM 24-0677.

D.3. RZ 24-0701

Michelle Heinrich, DS, called RZ 24-0701.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0701.

D.4. RZ 24-0707

Michelle Heinrich, DS, called RZ 24-0707.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0707.

D.5. RZ 24-0780

Michelle Heinrich, DS, called RZ 24-0780.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-780.

TUESDAY, NOVEMBER 12, 2024

D.6. RZ 24-0924

Michelle Heinrich, DS, called RZ 24-0924.

Testimony provided.

Susan Finch, ZHM, Granted the continuance for RZ 24-0924 to December 16, 2024.

D.7. MM 24-0933

Michelle Heinrich, DS, called MM 24-0933.

Testimony provided.

Susan Finch, ZHM, closed MM 24-0933.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 8:42 p.m.

Application No. 224-078C Name: Charles 24 W Entered at Public Hearing: 24 W Exhibit # Date: 113124

PD-24-0780

6408 Columbus, LLC

Rezoning from Cl and RDC-12 to a Planned Development

Background & Goal

- Bay area since 1996 and is a leader in the commercial and residential fencing West Florida Fence (WFF) is a local small business that has served the Tampa
- WFF operates out of its facility located at 6500 E Broadway Ave, Tampa, FL 33619, which is on a parcel located within the City of Tampa's jurisdiction
- Applicant owns the vacant adjacent parcel to the north located within unincorporated Hillsborough County that it seeks to develop for the purposes of expanding warehouse storage for the existing WFF facility
- The proposed warehouse will be up to 10,000 sqft as a three (3) sided metal building with concrete floors and electrical lighting fixtures

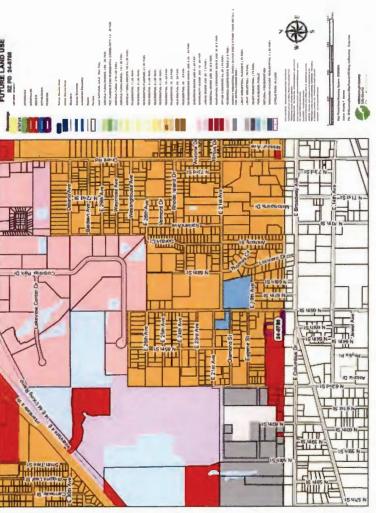
6408 E. Columbus Dr., Unit B, Tampa, FL 33619 Folio: 042485-0000

- 1.73 gross acres
- Existing Zoning
- Commercial Intensive (CI)
- Residential Duplex Conventional (RDC-12)
- Existing FLU:
- Office-Commercial-20 (OC-20)
- Residential-12 (RES-12)
- Surround Area:
- South & West: Commercial and light industrial
- North & East: Residential



Surrounding Uses and Zoning



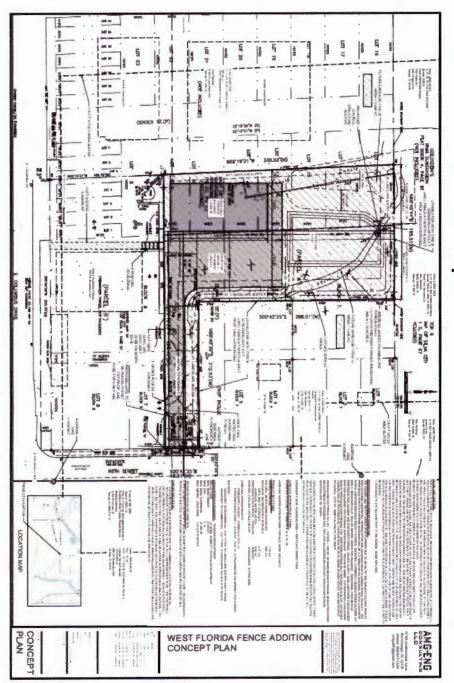


Future Land Use

- The site is located within the Urban Service Area where 80% of the County's growth is to be directed per FLUE Objective 1
- · County Staff has concluded that the project is overall consistent with the FLU Objectives in the Hillsborough County Comprehensive Plan
- · A waiver for the Commercial Locational Criteria is required and a request for the same was uploaded on 8/23/2024
- · Zoning staff supports granting the same
- The proposed development will add minimal impact from what currently exists, such as by providing buffering along property. The surrounding area is compatible and complimentary to the proposed development as well

Status

- Zoning Staff supports approval with conditions
- Proposed FAR is significantly under the allowable existing FAR in OC-20
- Proposed use is comparable to the current CI allowable uses
- Transportation has no objection
- Public notices were timely sent to the 30 required addresses on 10/7/2024
- No objections or responses otherwise have been received by Applicant



Proposed Site Plan

Proposed Conditions

- The project shall be limited to 10,000 square feet Warehouse uses.
- Project development standards for the project shall be as following:

Gross floor area: 10,000 square feet
Floor Area Ratio: 0.13 FAR
Minimum building setbacks 30 feet
Maximum building height: 25 feet
Maximum Building Coverage: 10,000 Square feet
Maximum Impervious Coverage: 70%

Buffering and screening shall be as follows:

Adjacent to residential lots, a 20 feet wide, type "B" Screening shall be required. To the west, adjacent to commercial lots, a 10 feet wide buffer, type A screening shall be required. No buffer or screening shall be required to the southern property.

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC (Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland /
 other surface wetler (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on
 all site plans, labeled as "FPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area"
 pursuant to the Hilsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal
 agency jurisdictional determinations of wetland and other surface water boundaries and approval by the
 appropriate regulatory agencies.

- Notwithstanding anything shown on the Sike Development Plan to the contrary, bicycle and pedestrian access
 may be permitted anywhere along the PID boundaries.
- The project shall be served by one (1) full-access connection to N 66th Street.
- Notwithstanding what is shown on the site plan, parking shall comply with ADA parking and access requirements.
- 11. 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, unless otherwise stated herein.
- 12. In accordance with LDC Section 5.03.07.C, the certified PD general site glan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD where an extension is granted as provided in the LDC Upon expiration, ne certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

PARTY OF RECORD

NONE