

Rezoning Application: PD 23-0369
Zoning Hearing Master Date: November 13, 2023
BOCC Land Use Meeting Date: January 16, 2024

1.0 APPLICATION SUMMARY

Applicant: AMQ International, Corp.
FLU Category: RES-4 LI-P
Service Area: Rural
Site Acreage: 6.01 AC +/-
Community Plan Area: Thonotosassa
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is CG-R (Commercial General, Restricted) which permits general commercial uses except for Restaurants with Drive-thru windows and convenience stores with fuel sales; pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow manufacturing, recycling, warehouse uses with outside storage, support offices and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current CG-R Zoning	Proposed PD Zoning
Uses	Commercial General uses except for Restaurants with Drive-thru windows and convenience stores with fuel sales	Manufacturing
Mathematical Maximums *	196,023.75 square feet (Based on a Max. 0.75 FAR Allowed in LI-P)	160,000 square feet

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Under the existing CG zoning district, a maximum of 70,567.74 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 23-0369, a maximum of 160,000 square footage is allowable (0.612 FAR)
Lot Size / Lot Width	10,000 sf / 75'	261,362 sf / 364'

Setbacks/Buffering and Screening	20' Front 20' feet buffer, Type B screening to Residential	20' Front 20-foot buffer, type B screening
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet Max.

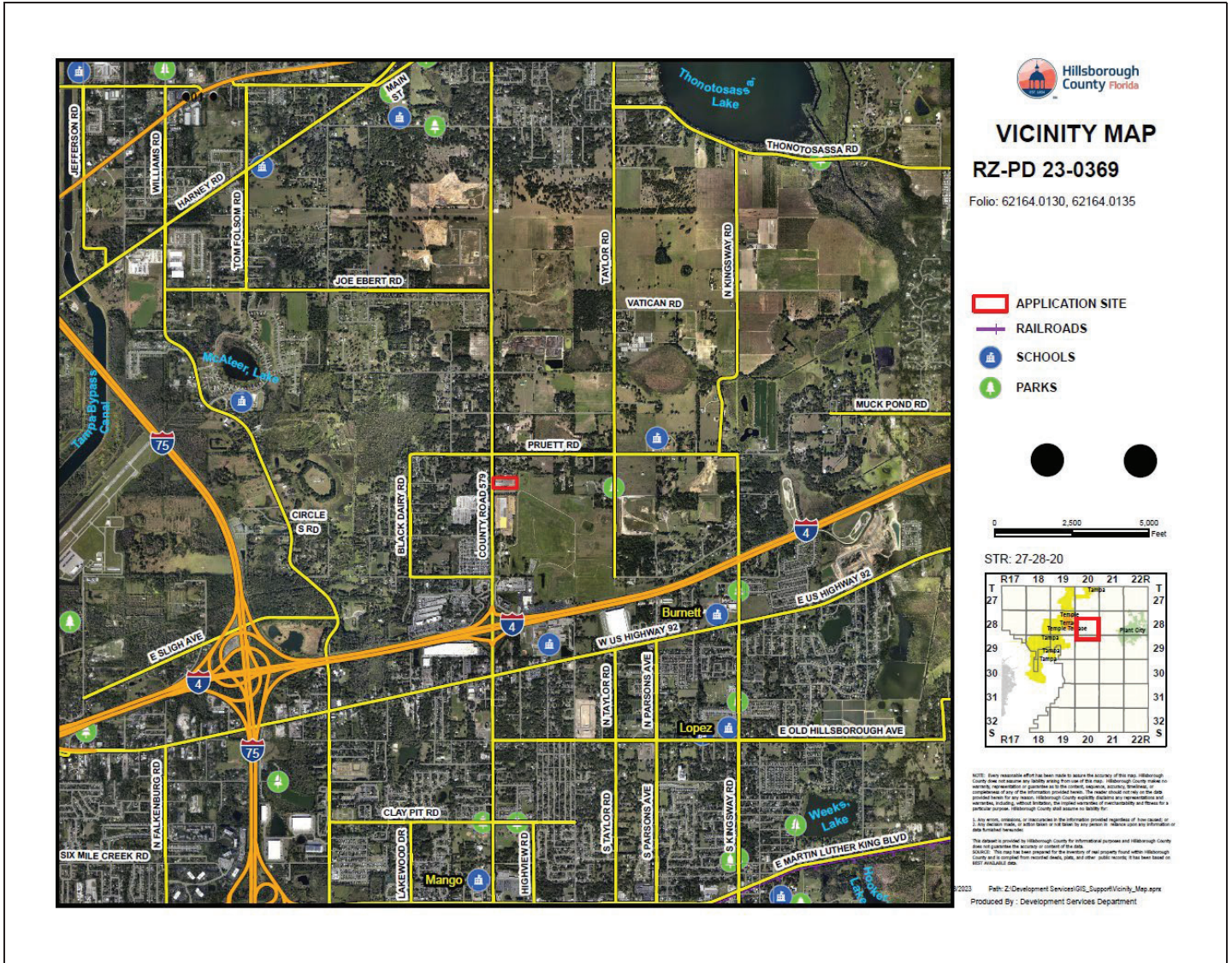
Additional Information:

PD Variations	Allow a buffer/screening decrease from 30-feet, Type C to 20-feet and Type B screening along north, south and east PD boundary (LDC Section 6.06 06-Buffer and Screening requirements).
Waiver(s) to the Land Development Code	<p>Development Option 1: Allow a 70 foot reduction in the 2:1 building height setback for structures over 20 feet to allow a 20 foot building setback along the north, south and east boundaries when 90 feet is required for the proposed 50 building height (LDC Section 6.01.01 Endnote #8, building height restrictions).</p> <p>Development Option 2: Allow a 41 foot reduction in the 2:1 building height setback for structures over 20 feet to allow a 49 foot building setback along the north and south boundaries and a 11 foot reduction along the eastern boundary to allow a 79 foot setback when 90 feet is required for the proposed 50 building height (LDC Section 6.01.01 Endnote #8, building height restrictions).</p>

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

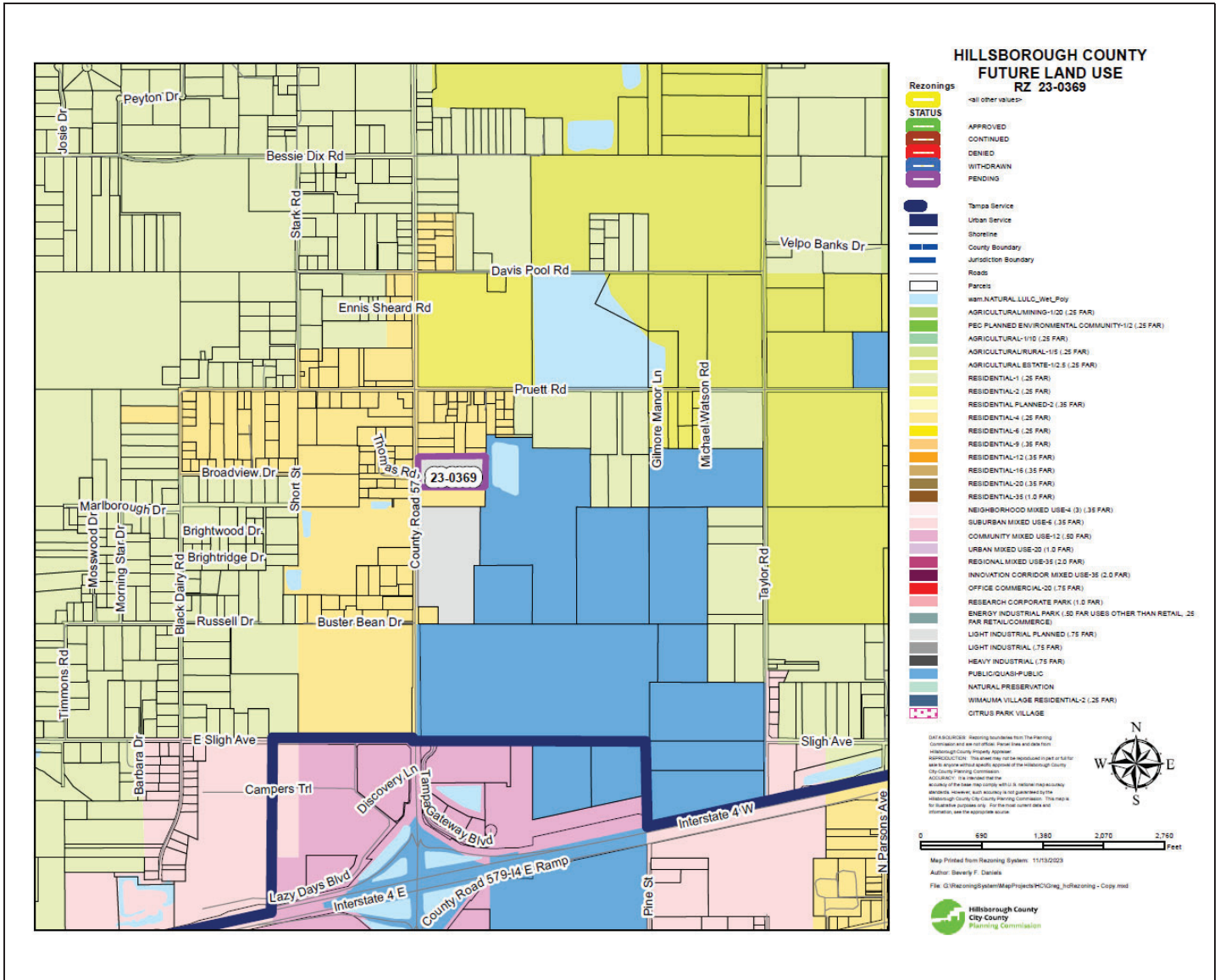


Context of Surrounding Area:

The parcel is located along Mango Road, a 2 lane divided Major Road, with residential and agriculturally zoned properties to the north, south and west. The agriculturally zoned parcel to the east is occupied with a Hazardous Waste facility. Existing development across Mango Road, to the south includes a Concrete Plant with open storage, and a Warehouse Distribution development zoned PD 18-0704.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial Planned (LI-P)
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

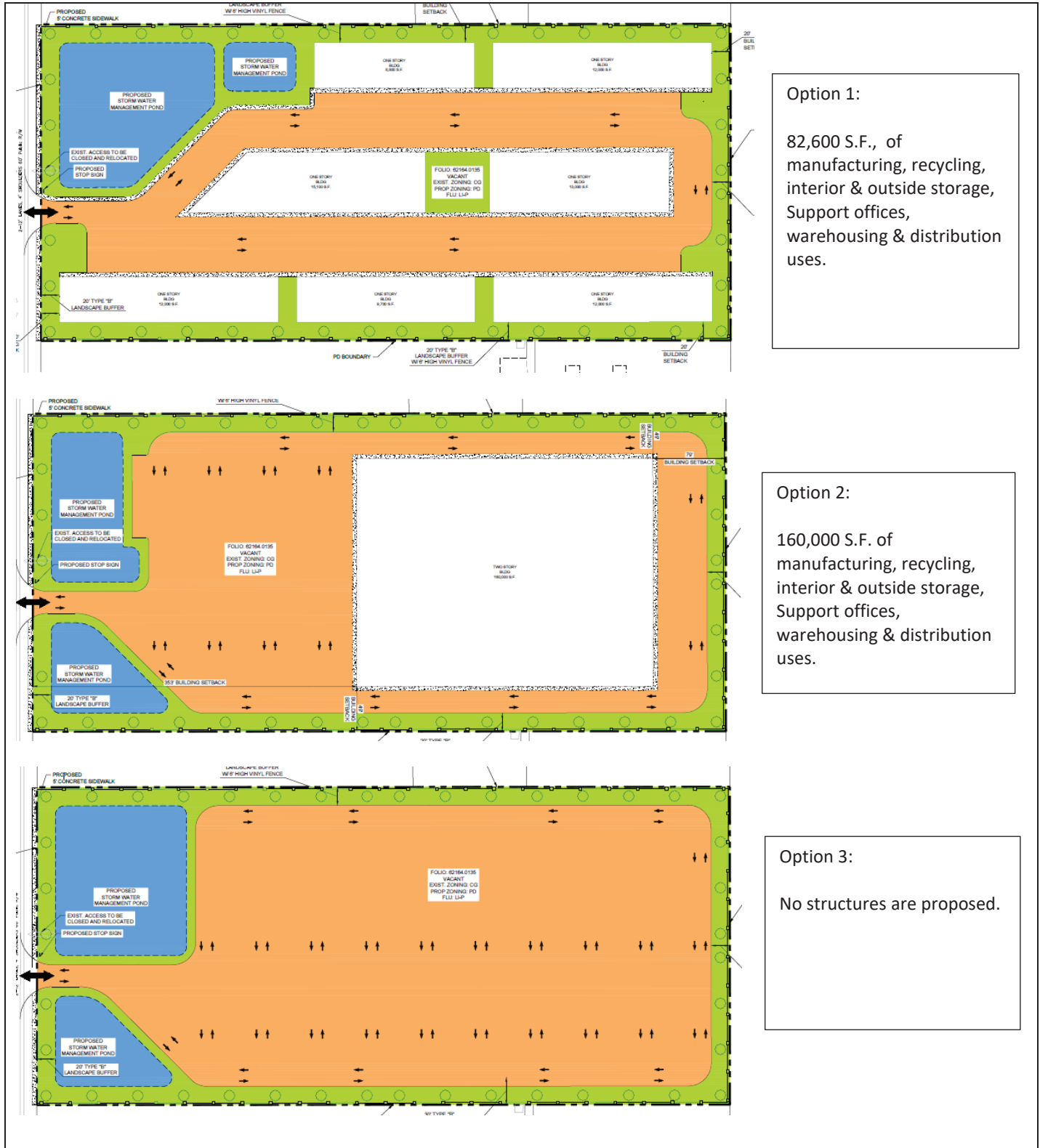


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4, AS-1	4 DU/AC, 1 DU/AC	Single Family Residential, Agricultural	Vacant, Residential single Family
South	RSC-4 MH, AR	4 DU/AC, 0.2 DU/AC	Commercial General uses	Vacant, Mobile Home Park
East	AR	19 DU/AC	Agricultural Uses	Hazardous Waste facility
West	RSC-4 MH	4 DU/AC	Single Family Residential	Single Family Residential, Mobile Homes

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
CR 579 (Mango Rd)	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,794	123	369
Proposed	806	122	107
Difference (+/1)	-3,988	-1	-262

*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		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC

Notes:

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
CR 579 (Mango Rd)/Substandard Roadway	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY									
Environmental:	Objections	Conditions Requested	Additional Information/Comments						
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____									
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments						
Transportation <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.						
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No							
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Impact/Mobility Fees <table border="0" style="width:100%"> <tr> <td style="width:33%">Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34</td> <td style="width:33%">Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34</td> <td style="width:33%">Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57</td> </tr> <tr> <td colspan="3">Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32</td> </tr> </table>				Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32		
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Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32									
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments						

Planning Commission			
<input type="checkbox"/> Meets Locational Criteria	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input checked="" type="checkbox"/> N/A		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are similar to some of the existing development across Mango Road, to the south. These include a Concrete Plant with open storage, and a County Owned Hazardous Waste facility. Additionally, a nearby Warehouse Distribution development zoned PD 18-0704, allows up to 0.5 FAR of Manufacturing uses. Per the Planning Commission staff report, the proposed intensity is consistent with what can be considered in the Light Industrial-Planned (LI-P) category. However, the proposed development options pose compatibility concerns given the residential uses to the north and south. They are more intense in nature and do not consider the uses located in the Residential-4 (RES-4) category immediately abutting the site.

Per LDC Sec. 6.06.06 Buffering and Screening requirements, a 30 feet buffer, type “C” screening is required to single family residential uses adjacent to the south and north. Also, per LDC 6.01.01 endnote #8, Height restrictions, an additional 60 foot setback is required to allow the proposed 50 feet height building, resulting in a total 90-foot setback requirement. The applicant requested PD variations and waivers from these requirements; proposed a 20 feet buffer, type “B” screening to single family residential, and provided the following justifications: a) Two 90 feet setback areas would reduce operating and buildable area and represents approximately 52% of the total property area; b) some screening exists on the adjacent parcel. Additionally, the applicant proposed a condition to prevent open storage uses within a 100 feet radius from each existing residential structure.

Staff finds those justifications are not supportable while the proposed condition do not suffice to compensate the lessen in mitigation measures described above. Although the adjacent parcel to the east contains a similar development intensity; design efforts did not prioritize the location of structures along/towards the eastern boundary rather than allocating these along the areas abutting residential properties to the north and south. The existing manufacturing and light industrial development in the area presents a height of 50 feet or less. A similar PD to the south of the mobile home park that is adjacent to the subject project has a maximum building height of 50 feet with an 80-foot setback, with type B screening. In contrast, as noted, the subject request requests a maximum building height of 50 with building setbacks of 20 (Option 1) and 49 feet (Option 2). If allowed, the proposed building height will not encompass the surrounding building scale, introducing an incompatible bulk pattern. Furthermore, the existing screening to the south and north appears to consist of trees and a PVC fence along the north and southern properties. The applicant did not provide sufficient justifications to deviate from the type “C” screening, which includes the requirement of a 6-foot height wall in addition to the type “B” screening requirements. Therefore, Staff finds the proposed buffer and screening non supportable as presented.


Development Services Staff concurs with Planning Commission Staff considering this proposal inconsistent with the comprehensive plan not sensitive to the low to medium density residential uses that are located to the north and south of the site. The light industrial uses as shown on the site plans do not protect the existing rural neighborhood character. Staff finds the existing development along Mango Road presents non-residential design features. However, the subject site specific proximity to the northern residential and agricultural areas should be made in a decreasing manner.

~~Additionally, Transportation staff also objects this request. The road is substandard, and the developer is supposed to make the improvements and does not intend to do. The developer submitted a variance request to this requirement, but it has been denied by the County engineer. Transportation Staff notes that without a finding of approvability from the County Engineer for an administrative variance or a design exception to the substandard roadway, the developer would be required to improve the substandard roadway from the project driveway to the closest standard segment of roadway which may be infeasible if there is not sufficient right-of-way.~~

Based on these considerations, staff finds the request is **NOT** supportable as best mitigation efforts shall be made.

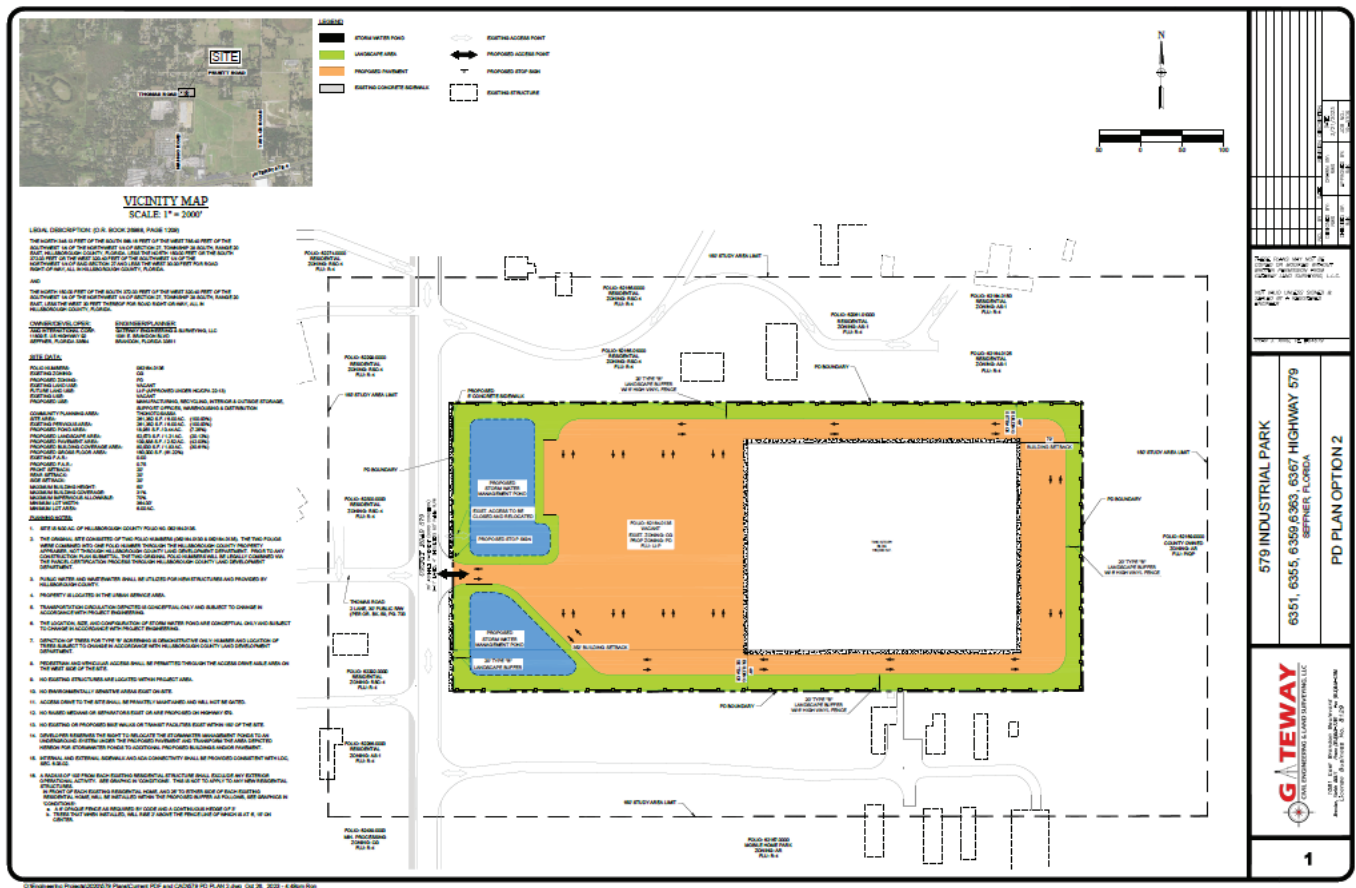
5.2 Recommendation

Overall, the request is **NOT** supportable.

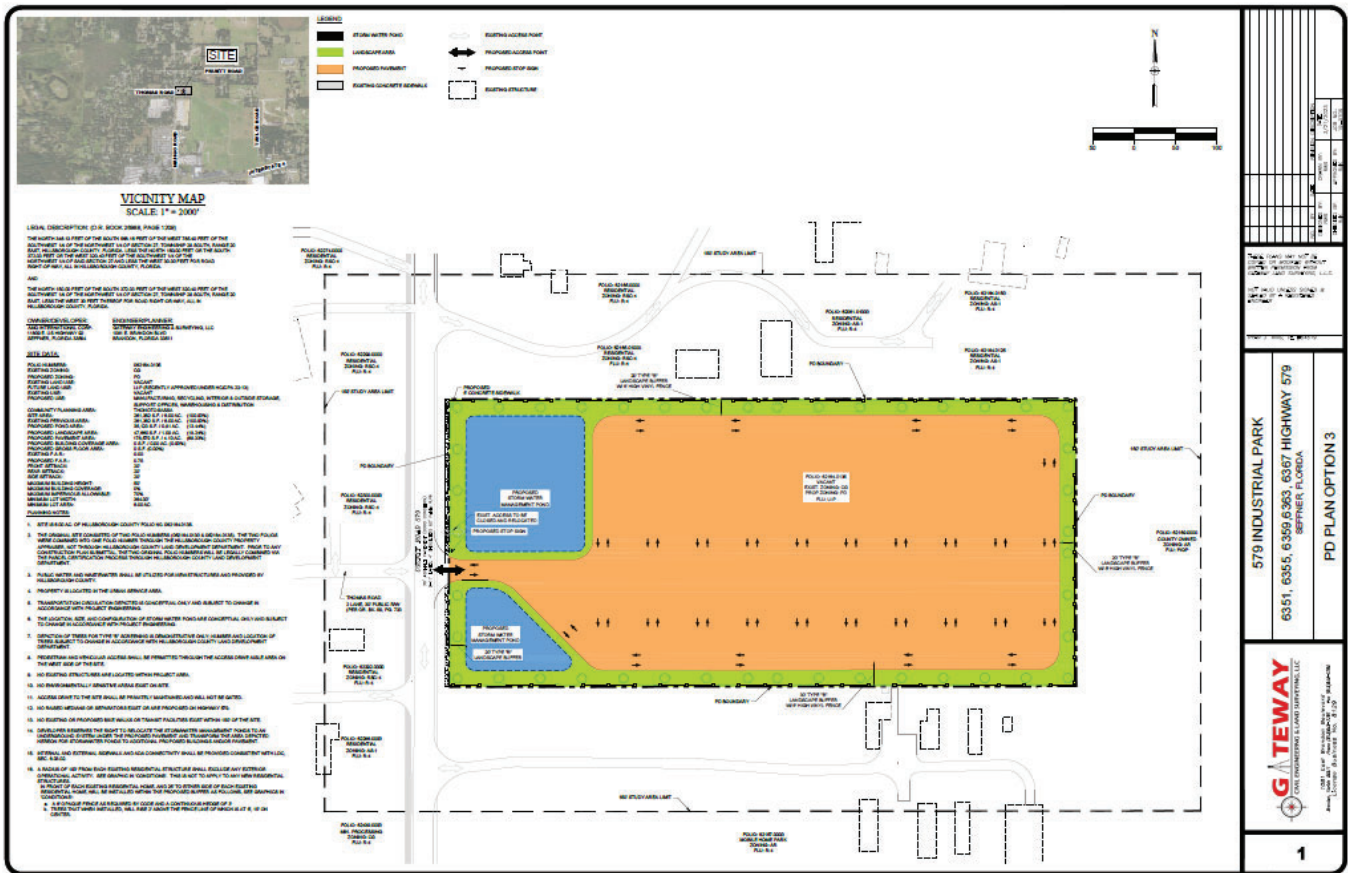
Zoning Administrator Sign Off:	 J. Brian Grady Mon Nov 13 2023 13:40:51
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL) Page 2 of 3



8.0 PROPOSED SITE PLAN (FULL) Page 3 of 3



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: TH/Northeast

DATE: 11/02/2023 - *REVISED*
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0369

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- If PD 23-0369 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on CR 579 (Mango Rd.). The developer shall construct improvements to CR 579 consistent with the Design Exception (dated November 1, 2023) and found approvable by the County Engineer (November 1, 2023). The roadway improvements shall include curbing, a 4-foot bike lane, an 11-foot right turn lane serving the project access connection along the project frontage, a 4-foot clear zone and dedication of right of way to include the required frontage sidewalk and utilities.
- As warranted by the project site access analysis, a northbound right turn lane serving the project access connection on CR 570 shall be constructed with the initial increment of the development.
- A sidewalk shall be constructed along the project CR 579 frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

Other Conditions:

- Prior to certification, the applicant shall revise the proposed PD site plan to:
 - a. The roadway information shall be revised to state “+/-30 asphalt pavement, +/-11’ lanes, +/-4 shoulders”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling 6.01 acres, from Commercial General Restricted (CG-R#16-1024) to Planned Development to allow for 196,000 sf of manufacturing, recycling, storage and warehouse distribution uses. The site is located on the east side of CR 579 (Mango Rd.) and Thomas Rd intersection. The Future Land Use designation is Light Industrial- Planned (LI-P).

Trip Generation Analysis

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

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R: 71,000 sf, Shopping Plaza (ITE 821)	4,794	123	369

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 196,000 sf, Manufacturing (ITE 140)	806	122	107

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-3,988	-1	-262

The proposed rezoning would generally result in a decrease of trips potentially generated by -3,988 average daily trips, -1 trips in the a.m. peak hour, and -262 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on the east side of CR 579 (Mango Rd).

Mango Rd. (CR 579) is a 2-lane, undivided, substandard, rural arterial roadway characterized by +/- 11-foot wide travel lanes with +/-4-foot paved shoulders in average condition. The roadway lines within a +/- 60-foot wide right-of-way along the project’s frontage. There is a +/- 4-foot side sidewalk along the west side of Mango Rd. in the vicinity of the proposed project.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way.

SITE ACCESS

The PD site plan proposes a single full access connection on CR 579 aligning with Thomas Rd. on the west side of the roadway.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project meets warrants for northbound right turn lane into the project access. The northbound right turn lane is required to be 205 feet long per the County Transportation Technical Manual.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.

REQUESTED DESIGN EXCEPTION – CR 579 SUBSTANDARD ROADWAY

As CR 579 (Mango Rd) is a substandard arterial roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception (dated November 1, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 1, 2023). The developer will be required to construct curbing, a 4-foot bike lane along the project an 11-foot right turn lane serving the project access connection along the project frontage, a 4-foot clear zone and dedication of right of way to include the required frontage sidewalk and utilities.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CR 579 (MANGO RD)	JOE EBERT RD	E SLIGH AVE	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, November 1, 2023 6:13 PM
To: Elizabeth Rodriguez [libbytraffic@yahoo.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; Chapela, Tania [ChapelaT@hillsboroughcounty.org]
Subject: FW: RE RZ PD 23-0369
Attachments: 23-0369 DEAdInf 11-01-23.pdf

Libby,

I have found the attached Design Exception (DE) for PD 23-0369 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

Sent: Wednesday, November 1, 2023 4:17 PM

To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinky, Jim <BlinkyJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Cull, Ryan <CullRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Greg Colangelo <colangeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>

Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Chapela, Tania <ChapelaT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 23-0369

Good Day All,

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

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

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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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
CR 579 (Mango Rd)	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,794	123	369
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*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Cr 579/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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

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

Application number:	RZ-PD 23-0369
Hearing date:	November 13, 2023
Applicant:	AMQ International Corp.
Request:	Rezone to Planned Development
Location:	East side of County Road 579, south of Pruett Road
Parcel size:	6.01 acres +/-
Existing zoning:	CG-R
Future land use designation:	LI-P (No residential uses permitted; 0.75 FAR)
Service area:	Rural
Community planning area:	Thonotosassa Community Plan

A. APPLICATION REVIEW

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

Rezoning Application: PD 23-0369
Zoning Hearing Master Date: November 13, 2023
BOCC Land Use Meeting Date: January 16, 2024

1.0 APPLICATION SUMMARY

Applicant: AMQ International, Corp.
FLU Category: RES-4 LI-P
Service Area: Rural
Site Acreage: 6.01 AC +/-
Community Plan Area: Thonotosassa
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is CG-R (Commercial General, Restricted) which permits general commercial uses except for Restaurants with Drive-thru windows and convenience stores with fuel sales; pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow manufacturing, recycling, warehouse uses with outside storage, support offices and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current CG-R Zoning	Proposed PD Zoning
Uses	Commercial General uses except for Restaurants with Drive-thru windows and convenience stores with fuel sales	Manufacturing
Mathematical Maximums *	196,023.75 square feet (Based on a Max. 0.75 FAR Allowed in LI-P)	160,000 square feet

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Under the existing CG zoning district, a maximum of 70,567.74 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 23-0369, a maximum of 160,000 square footage is allowable (0.612 FAR)
Lot Size / Lot Width	10,000 sf / 75'	261,362 sf / 364'

Setbacks/Buffering and Screening	20' Front 20' feet buffer, Type B screening to Residential	20' Front 20-foot buffer, type B screening
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet Max.

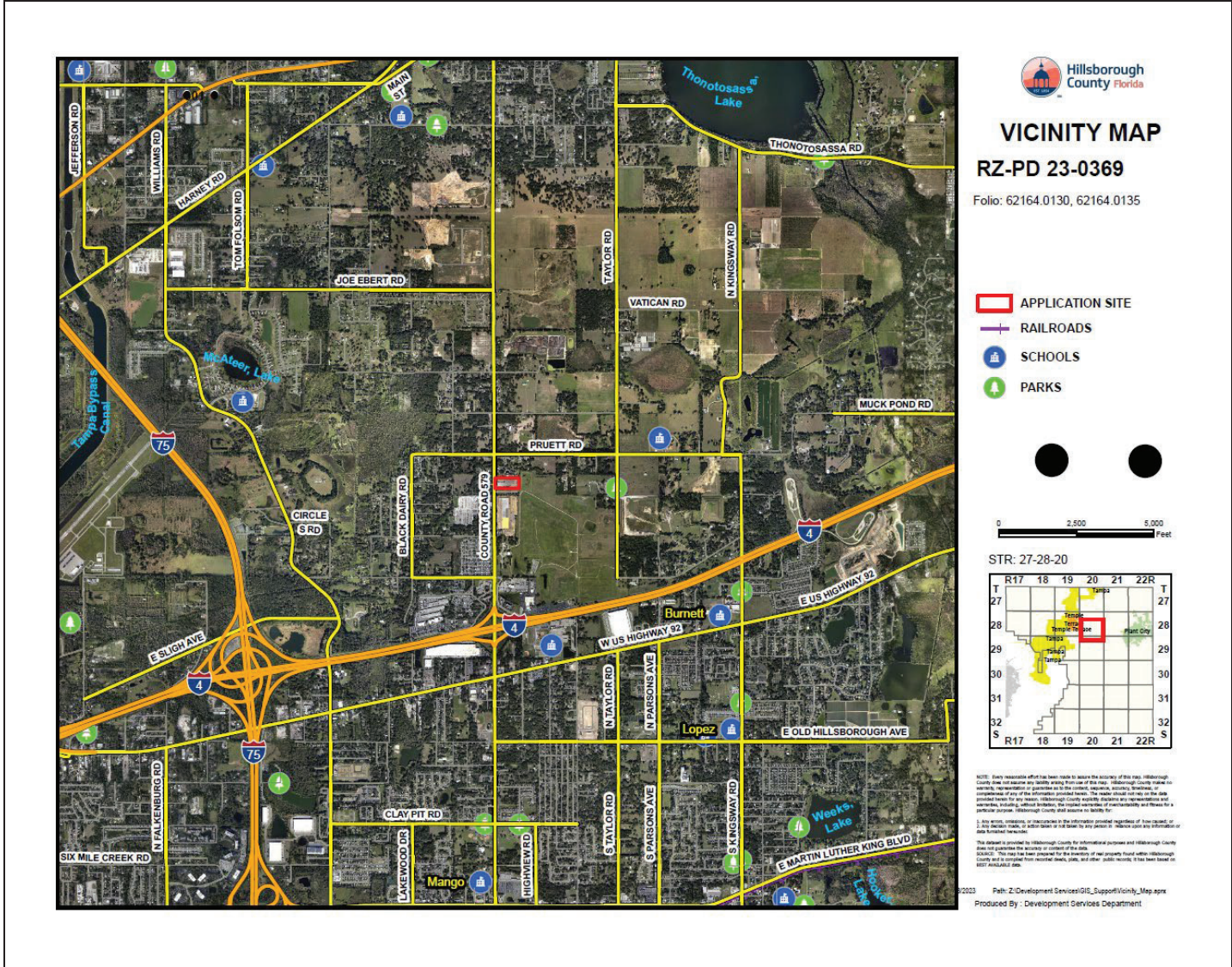
Additional Information:

PD Variations	Allow a buffer/screening decrease from 30-feet, Type C to 20-feet and Type B screening along north, south and east PD boundary (LDC Section 6.06 06-Buffer and Screening requirements).
Waiver(s) to the Land Development Code	<p>Development Option 1: Allow a 70 foot reduction in the 2:1 building height setback for structures over 20 feet to allow a 20 foot building setback along the north, south and east boundaries when 90 feet is required for the proposed 50 building height (LDC Section 6.01.01 Endnote #8, building height restrictions).</p> <p>Development Option 2: Allow a 41 foot reduction in the 2:1 building height setback for structures over 20 feet to allow a 49 foot building setback along the north and south boundaries and a 11 foot reduction along the eastern boundary to allow a 79 foot setback when 90 feet is required for the proposed 50 building height (LDC Section 6.01.01 Endnote #8, building height restrictions).</p>

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

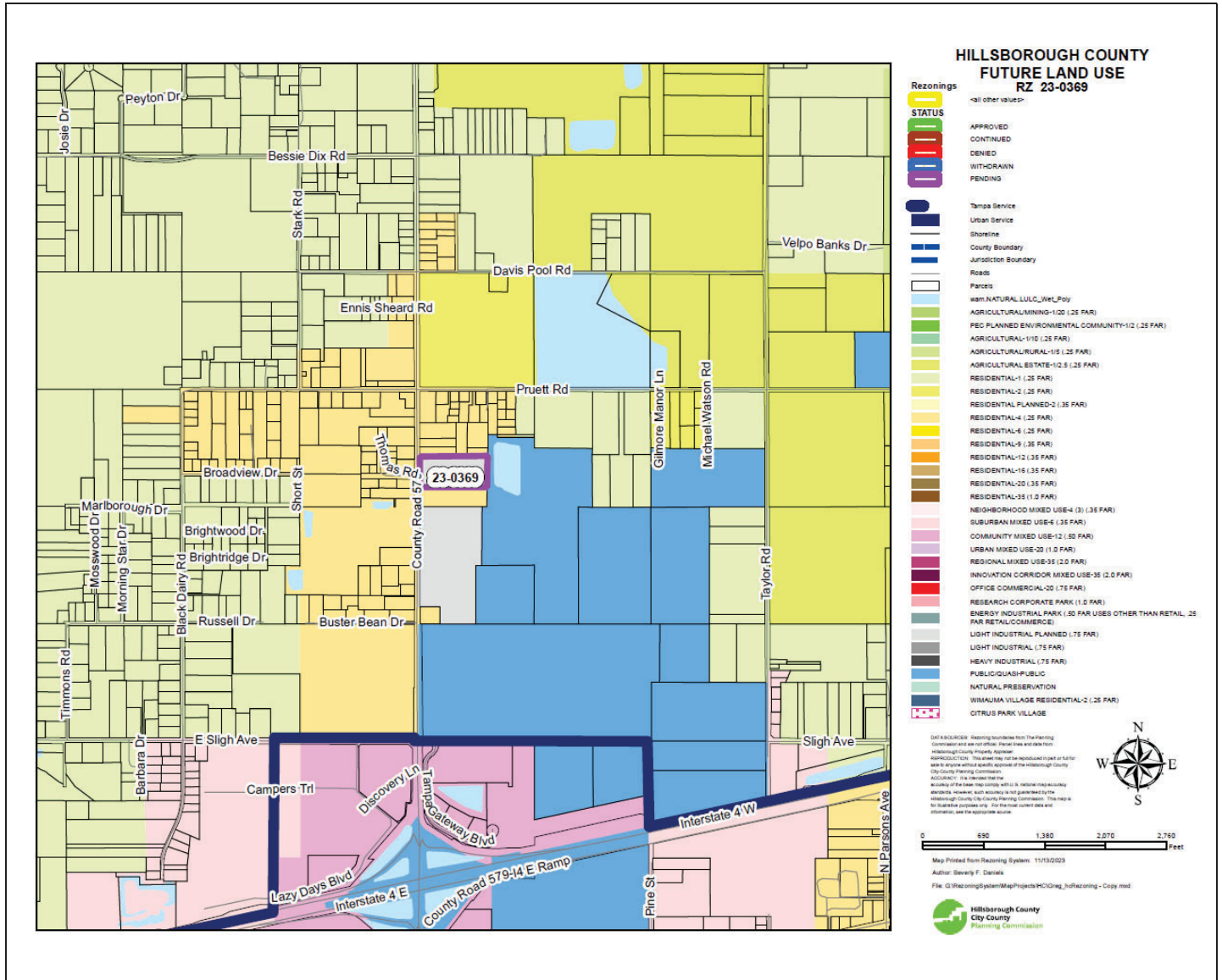


Context of Surrounding Area:

The parcel is located along Mango Road, a 2 lane divided Major Road, with residential and agriculturally zoned properties to the north, south and west. The agriculturally zoned parcel to the east is occupied with a Hazardous Waste facility. Existing development across Mango Road, to the south includes a Concrete Plant with open storage, and a Warehouse Distribution development zoned PD 18-0704.

2.0 LAND USE MAP SET AND SUMMARY DATA

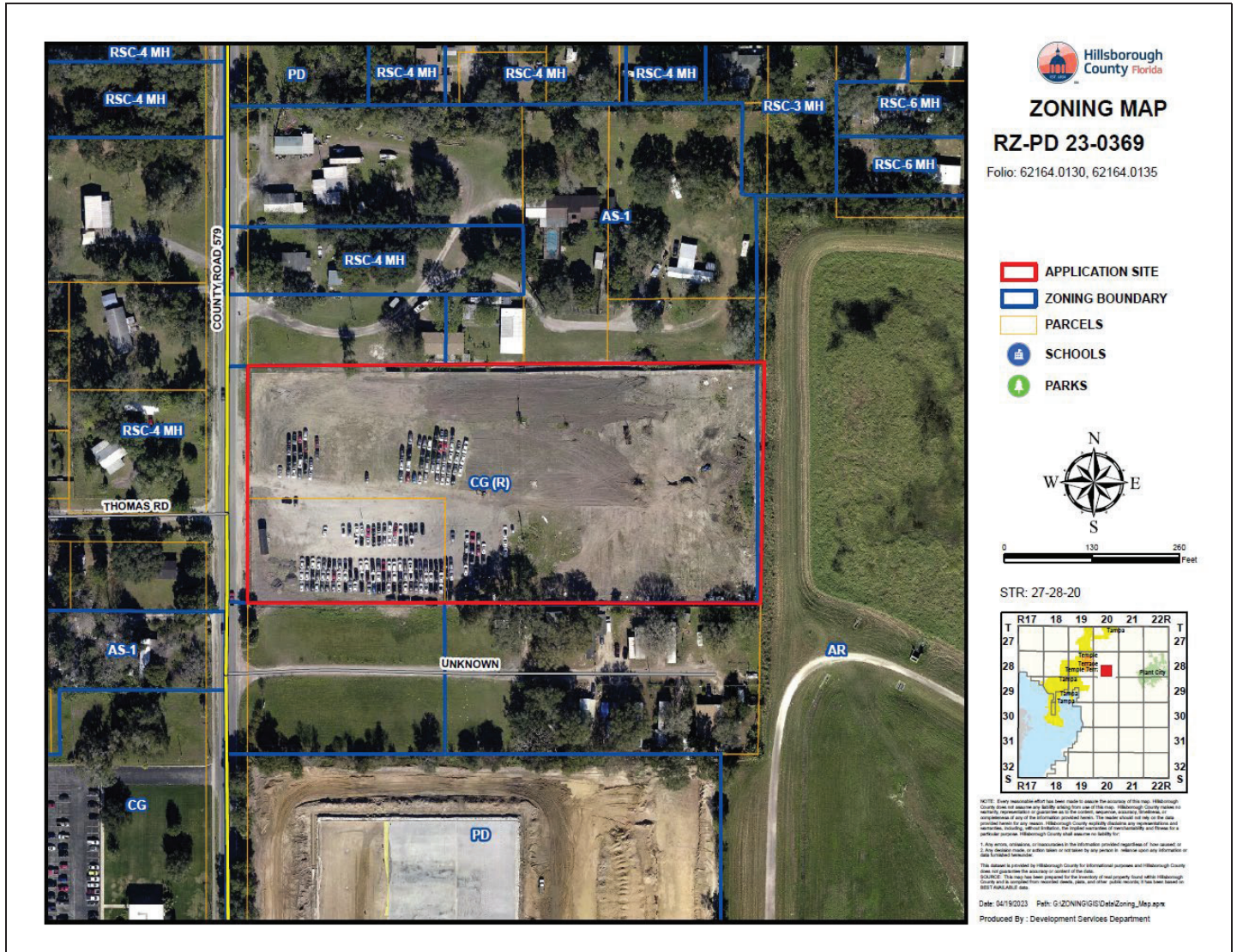
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial Planned (LI-P)
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

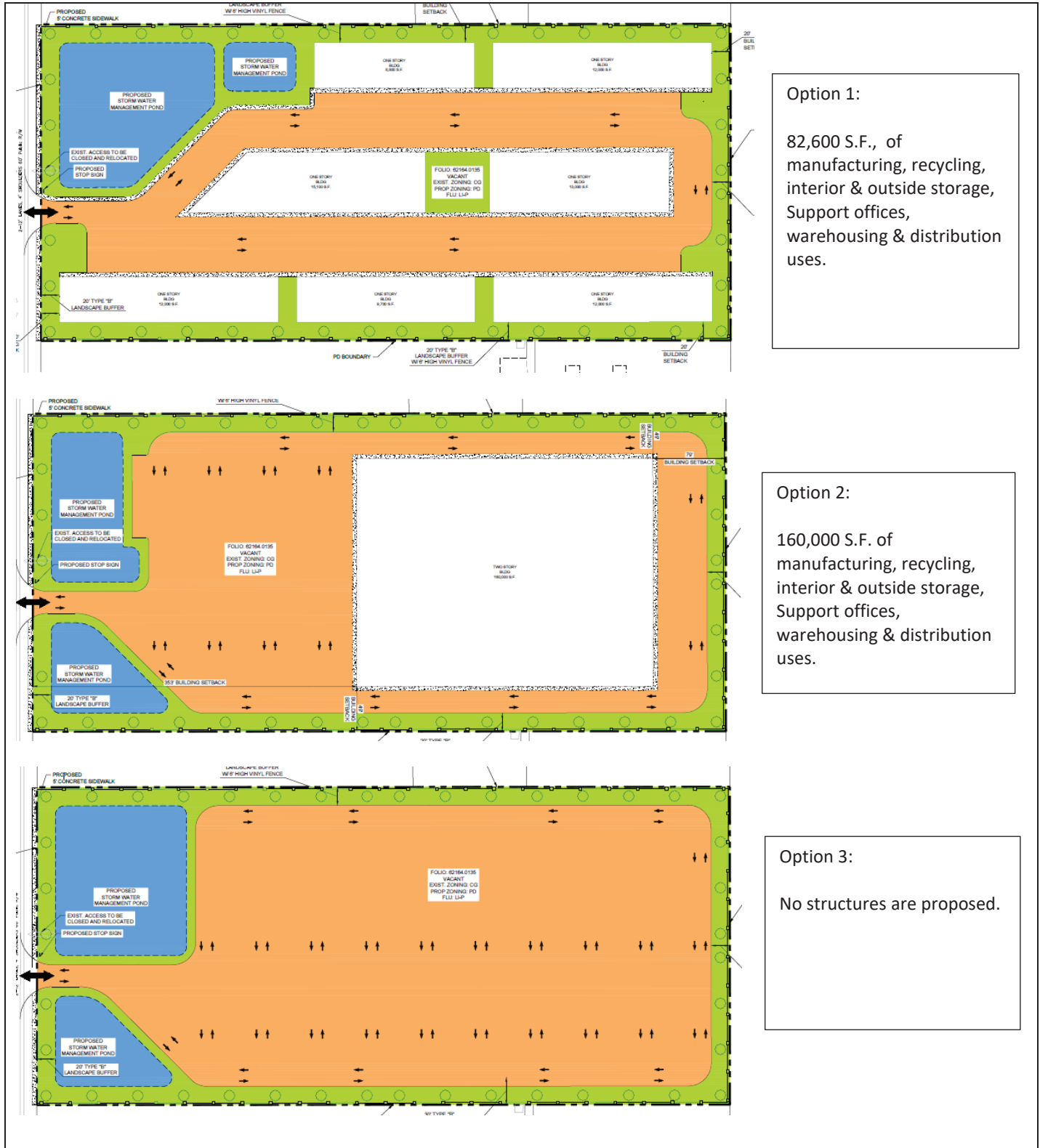


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4, AS-1	4 DU/AC, 1 DU/AC	Single Family Residential, Agricultural	Vacant, Residential single Family
South	RSC-4 MH, AR	4 DU/AC, 0.2 DU/AC	Commercial General uses	Vacant, Mobile Home Park
East	AR	19 DU/AC	Agricultural Uses	Hazardous Waste facility
West	RSC-4 MH	4 DU/AC	Single Family Residential	Single Family Residential, Mobile Homes

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 23-0369

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 16, 2024

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
CR 579 (Mango Rd)	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,794	123	369
Proposed	806	122	107
Difference (+/1)	-3,988	-1	-262

*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		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC

Notes:

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
CR 579 (Mango Rd)/Substandard Roadway	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY									
Environmental:	Objections	Conditions Requested	Additional Information/Comments						
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____									
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments						
Transportation <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.						
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No							
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Impact/Mobility Fees <table border="0" style="width:100%"> <tr> <td style="width:33%">Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34</td> <td style="width:33%">Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34</td> <td style="width:33%">Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57</td> </tr> <tr> <td colspan="3">Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32</td> </tr> </table>				Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32		
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Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32									
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments						

Planning Commission			
<input type="checkbox"/> Meets Locational Criteria	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input checked="" type="checkbox"/> N/A		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are similar to some of the existing development across Mango Road, to the south. These include a Concrete Plant with open storage, and a County Owned Hazardous Waste facility. Additionally, a nearby Warehouse Distribution development zoned PD 18-0704, allows up to 0.5 FAR of Manufacturing uses. Per the Planning Commission staff report, the proposed intensity is consistent with what can be considered in the Light Industrial-Planned (LI-P) category. However, the proposed development options pose compatibility concerns given the residential uses to the north and south. They are more intense in nature and do not consider the uses located in the Residential-4 (RES-4) category immediately abutting the site.

Per LDC Sec. 6.06.06 Buffering and Screening requirements, a 30 feet buffer, type “C” screening is required to single family residential uses adjacent to the south and north. Also, per LDC 6.01.01 endnote #8, Height restrictions, an additional 60 foot setback is required to allow the proposed 50 feet height building, resulting in a total 90-foot setback requirement. The applicant requested PD variations and waivers from these requirements; proposed a 20 feet buffer, type “B” screening to single family residential, and provided the following justifications: a) Two 90 feet setback areas would reduce operating and buildable area and represents approximately 52% of the total property area; b) some screening exists on the adjacent parcel. Additionally, the applicant proposed a condition to prevent open storage uses within a 100 feet radius from each existing residential structure.

Staff finds those justifications are not supportable while the proposed condition do not suffice to compensate the lessen in mitigation measures described above. Although the adjacent parcel to the east contains a similar development intensity; design efforts did not prioritize the location of structures along/towards the eastern boundary rather than allocating these along the areas abutting residential properties to the north and south. The existing manufacturing and light industrial development in the area presents a height of 50 feet or less. A similar PD to the south of the mobile home park that is adjacent to the subject project has a maximum building height of 50 feet with an 80-foot setback, with type B screening. In contrast, as noted, the subject request requests a maximum building height of 50 with building setbacks of 20 (Option 1) and 49 feet (Option 2). If allowed, the proposed building height will not encompass the surrounding building scale, introducing an incompatible bulk pattern. Furthermore, the existing screening to the south and north appears to consist of trees and a PVC fence along the north and southern properties. The applicant did not provide sufficient justifications to deviate from the type “C” screening, which includes the requirement of a 6-foot height wall in addition to the type “B” screening requirements. Therefore, Staff finds the proposed buffer and screening non supportable as presented.


Development Services Staff concurs with Planning Commission Staff considering this proposal inconsistent with the comprehensive plan not sensitive to the low to medium density residential uses that are located to the north and south of the site. The light industrial uses as shown on the site plans do not protect the existing rural neighborhood character. Staff finds the existing development along Mango Road presents non-residential design features. However, the subject site specific proximity to the northern residential and agricultural areas should be made in a decreasing manner.

~~Additionally, Transportation staff also objects this request. The road is substandard, and the developer is supposed to make the improvements and does not intend to do. The developer submitted a variance request to this requirement, but it has been denied by the County engineer. Transportation Staff notes that without a finding of approvability from the County Engineer for an administrative variance or a design exception to the substandard roadway, the developer would be required to improve the substandard roadway from the project driveway to the closest standard segment of roadway which may be infeasible if there is not sufficient right-of-way.~~

Based on these considerations, staff finds the request is **NOT** supportable as best mitigation efforts shall be made.

5.2 Recommendation

Overall, the request is **NOT** supportable.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Nov 13 2023 13:40:51</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on November 13, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, and responded to the hearing officer's questions as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Ms. Heinrich stated the Subject Property's existing CG-R zoning requires that development comply with the zoning district standards, including setbacks, height, buffering, and screening. She stated the proposed Planned Development includes variations.

Applicant Rebuttal

The hearing officer asked Mr. Pressman to address the finding of Development Services staff that the requested variations are not mitigated in the site plan.

Mr. Pressman stated the proposed development provides a 100-foot-wide exterior activity exclusion zone and additional screening to mitigate the variations. Mr. Pressman provided further rebuttal testimony as reflected in the hearing transcript attached to and made a part of this recommendation.

The hearing officer closed the hearing on RZ-PD 23-0369.

C. EVIDENCE SUBMITTED

Mr. Pressman submitted to the record at the hearing the applicant's presentation slides.

Mr. Fehringer submitted to the record at the hearing a corrected future land use map.

Ms. Heinrich submitted to the record at the hearing a revised Development Services Department staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 6.01 acres of undeveloped land at 6359 County Road 579, located on the east side of County Road 579 at the intersection with Thomas Road, south of Pruett Road and north of Sligh Avenue in Seffner.
2. The Subject Property is zoned CG-R, which permits general commercial uses except for restaurants with drive-through windows and convenience stores with fuel sales.
3. The Subject Property is in the Rural Services Area and is located within the boundaries of the Thonotosassa Community Plan.
4. The Subject Property is designated LI-P on the Future Land Use Map. In January 2023 the Board of County Commissioners approved HC/CPA 22-13 amending the Subject Property's Future Land Use designation from Res-4 to LI-P. The LI-P designation allows a maximum FAR of 0.75 and does not allow residential uses. The LI-P designation is intended for areas that are potentially suitable for industrial activities, but that are located outside of concentrated industrial designated areas or where a site plan would be beneficial to ensure land use compatibility. Typical uses in the LI-P Future Land Use category include processing, manufacturing, recycling, and materials storage as principal uses, and support offices, warehousing, and rural scale retail uses subject to locational criteria.
5. The general area surrounding the Subject Property consists of a mix of heavy and light industrial uses, warehouse uses, single-family residential uses, mobile homes, and a county-owned landfill. Adjacent properties include RSC-4 and AS-1 zoning with single-family residential and a manufactured home to the north; RSC-4 MH and AR zoning with mobile homes to the south; AR zoning with the landfill to the east; and RSC-4 MH zoning with single-family and mobile home uses across County Road 579 to the west.
6. The applicant is requesting to rezone the Subject Property to Planned Development to allow up to 160,000 square feet of manufacturing, recycling, warehouses with outside storage, support office, and ancillary uses. The applicant is proposing three development options as follows:

- a. Option 1: Several buildings with a total of 82,600 square feet of manufacturing, recycling, indoor and outdoor storage, support offices, warehousing, and distribution uses.
 - b. Option 2: One building with a total of 160,000 square feet of manufacturing, recycling, indoor and outdoor storage, support offices, warehousing, and distribution uses.
 - c. Option 3: No structures are proposed.
7. The LDC at section 6.06.06, Buffering and Screening Requirements, provides a 30-foot-wide buffer and Type C screening are required on the Subject Property's north, south, and east boundaries abutting the adjacent residential and AR zonings.
8. The LDC at section 6.06.06.C.5. defines Type C screening as:
 - a. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line; and
 - b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and
 - c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
9. The applicant is requesting a variation to LDC Part 6.06.00 Landscaping, Irrigation, and Buffering Requirements. In particular, the applicant is requesting a variation of section 6.06.06, Buffering and Screening Requirements, along the Subject Property's north, south, and east boundaries to reduce the required buffer from 30 feet to 20 feet, and reduce the required screening from Type C to Type B. Under LDC section 6.06.06.C.4., Type B screening would allow a solid fence in lieu of a masonry wall, and different planting options than Type C screening requires.
10. The applicant proposed a condition to prevent open storage uses within a 100-foot radius of the residential structures on adjacent properties to the Subject Property's north and south boundaries. The applicant also stated that there is some existing screening on the adjacent residential properties.
11. Aerial photographs available on the Hillsborough County Property Appraiser's website show there is not substantial screening on the adjacent residential properties. An aerial photograph dated December 17, 2022 shows a few trees exist along the east half of the north boundary of the residential property to the Subject Property's south, and one or two trees exist along the west half of the south boundary of the residential property to the Subject Property's north. The aerial photograph also shows a solid fence that appears to be white vinyl in some areas

and wood in other areas, but it is unknown whether the fence belongs to owners of the adjacent residential properties or the owner of the Subject Property.

12. The LDC at section 5.03.06.C.6.a. states:

The purpose of the Planned Development District is to allow flexibility in certain site development standards in order to achieve creative, innovative, and/or mixed use development. The following non-district regulations may be varied as part of a Planned Development based upon the criteria contained herein:

- (1) Part 6.05.00, Parking and Loading Requirements;
- (2) Part 6.06.00, Landscaping, Irrigation, and Buffering Requirements; and
- (3) Part 6.07.00, Fences and Walls.
- (4) Requests to vary any other non-district regulations in this Code must be reviewed and approved through separate application in accordance with Part 11.04.00.

13. The LDC at section 5.03.06.D. states:

Recommendations of the Zoning Hearing Master and the Zoning Administrator shall include a finding regarding whether the variations requested as part of a Planned Development rezoning meet the criteria. Approval of any planned development that includes a variation of non-district regulations shall constitute a finding by the BOCC that the variations meet the criteria contained herein.

14. Findings on variances pursuant to the criteria of LDC section 5.03.06.C.6.b.:

- (1) **The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.** No. The applicant's Variations Criteria Review response asserts the Subject Property's shape, being rectangular with greater depth than width, requires reduced "setbacks," and states "With 2, 90' buffers, a total of 180', a 90' from the North and 90' from the South, and the lot being 346' wide, 52% mol of the property would be unusable for use." However, the applicant's response appears to conflate the building setback requirements with the buffer requirements. The requested variation relates only to the LDC section 6.06.06 buffer and screening requirements. The LDC requires a 30-foot-wide buffer and Type C screening. The applicant is requesting a 20-foot-wide buffer and Type B screening. The applicant provided no justification for the 10-foot reduction in buffer width or the reduction in screening type. The applicant's site plan lacks mitigation for

the requested reduction in buffer width and screening type. The Subject Property is regular in shape, adequate in size, and is not encumbered by environmental features such as wetlands or water bodies. The record does not support a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

- (2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.** No. The applicant's Variations Criteria Review response states simply that the 20-foot-wide buffer and Type B screening are appropriate "considering the factors as stated in item 1, above and the additional factor that some screening exists on the adjacent parcel." The applicant is proposing a condition to prevent open storage uses within a 100-foot radius from the residential structures on adjacent properties to the Subject Property's north and south boundaries. However, the applicant did not demonstrate that the proposed condition in limited areas of the north and south boundaries is adequate to mitigate the requested variation to reduce the buffer width and screening type. The record does not support a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.
- (3) **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.** No. The record evidence demonstrates the proposed development lacks adequate site plan design features to mitigate the variation or protect adjacent residential uses. The record does not support a finding that the variance is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.
- (4) **The variation will not substantially interfere with or injure the rights of adjacent property owners.** No. The record evidence demonstrates the proposed development lacks adequate site plan design features to mitigate the variation or protect adjacent residential uses from adverse impacts related to the proposed activities on the Subject Property, such as noise, vibrations, odors, fumes, and aesthetics. The record does not support a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

15. The LDC at section 6.01.01 Endnote #8 provides:

Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet. In SPI-AP-1, AP5, and AP-V this requirement applies only to in-terminal hotels/motels. The additional setback shall be added to setbacks or buffers which function as a required rear and side yard as established in the Schedule of Area, Height, Bulk and Placement

Regulations. Where no buffer is required between industrial uses or districts no additional building setback shall be required.

16. For Development Option 1, the applicant is requesting a waiver of the additional 2:1 building setback for structure height over 20 feet, to allow a 20-foot building setback along the Subject Property's north, south, and east boundaries where the LDC would otherwise require a 60-foot setback, in addition to the required 30-foot-wide buffer, for the proposed 50-foot structure height.
17. For Development Option 2, the applicant is requesting a waiver of the additional 2:1 building setback for structure height over 20 feet, to allow a 49-foot building setback along the Subject Property's north and south boundaries where the LDC would otherwise require a 60-foot-setback, in addition to the required 30-foot-wide buffer, for the proposed 50-foot structure height. The applicant is requesting a waiver of the additional 2:1 building setback for structure height over 20 feet, to allow a 79-foot building setback along the Subject Property's east boundary where the LDC would otherwise require an additional 60-foot setback, in addition to the required 30-foot-wide buffer, for the proposed 50-foot structure height.
18. The applicant requested a Design Exception related to substandard roadway improvements on County Road 579. The County Engineer found the Design Exception approvable and specified roadway improvements will be required if the rezoning is approved.
19. Development Services Department staff found the applicant's site plan design does not mitigate the proposed variations for reduced buffers, screening, and setbacks. Staff further found the proposed development will introduce an incompatible bulk pattern, the design is not sensitive to the existing low to medium density residential uses and will not protect the rural neighborhood character. Staff concluded the proposed planned development rezoning is not supportable.
20. Planning Commission staff found the proposed Planned Development zoning consistent with the range of uses and maximum intensity that can be considered in the LI-P category. However, staff found the three proposed development options pose compatibility concerns with the residential uses to the Subject Property's north and south. Staff further found the proposed variations reduce the required buffer and screening, and the site plan does not provide for a gradual transition of intensity between land uses and does not provide adequate buffer and screening to mitigate adverse impacts to the adjacent residential uses. Staff found the site plan does not apply techniques to achieve compatibility. Staff found the proposed development does meet the intent of the Thonotosassa Community Plan to allow commercial uses along County Road 579 south of Pruett Road but does not protect the area's rural character or the adjacent residential uses.
21. Planning Commission staff concluded the proposed Planned Development is inconsistent with the intent of the comprehensive plan's compatibility and neighborhood protection policies and would allow development that is inconsistent

with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

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

The record demonstrates the proposed land uses and intensities are consistent with the Subject Property's LI-P future land use designation. However, the requested variations and waivers do not provide adequate protection for adjacent residential uses and the applicant's site plan does not mitigate potential adverse impacts of the reduced buffering, screening, and building setbacks. The record evidence demonstrates the proposed Planned Development is not in compliance with and does not further the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development is not consistent with the Unincorporated Hillsborough County Comprehensive Plan and does not comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow up to 160,000 square feet of manufacturing, recycling, warehouses uses with outside storage, support office, and ancillary uses. The applicant is proposing three development options as follows:

- a. Option 1: Several buildings with a total of 82,600 square feet of manufacturing, recycling, interior and outdoor storage, support offices, warehousing, and distribution uses.
- b. Option 2: One building with a total of 160,000 square feet of manufacturing, recycling, interior and outdoor storage, support offices, warehousing, and distribution uses.
- c. Option 3: No structures are proposed.

For Development Option 1, the applicant is requesting a waiver of the additional 2:1 building setback for structure height over 20 feet, to allow a 20-foot building setback along the Subject Property's north, south, and east boundaries where the LDC would otherwise require a 60-foot setback, in addition to the required 30-foot-wide buffer, for the proposed

50-foot structure height. For Development Option 2, the applicant is requesting a waiver of the additional 2:1 building setback for structure height over 20 feet, to allow a 49-foot building setback along the Subject Property's north and south boundaries where the LDC would otherwise require a 60-foot-setback, in addition to the required 30-foot-wide buffer, for the proposed 50-foot structure height. The applicant is requesting a waiver of the additional 2:1 building setback for structure height over 20 feet, to allow a 79-foot building setback along the Subject Property's east boundary where the LDC would otherwise require an additional 60-foot setback, in addition to the required 30-foot-wide buffer, for the proposed 50-foot structure height.

The applicant proposed a condition to prevent open storage uses within a 100-foot radius from the residential structures on adjacent properties to the Subject Property's north and south boundaries.

The applicant requested a Design Exception related to substandard roadway improvements on County Road 579. The County Engineer found the Design Exception approvable and specified roadway improvements will be required if the rezoning is approved.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **DENIAL** of the Planned Development rezoning.

Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

December 6, 2023
Date:

1 MS. HEINRICH: Our next application is Item D.1, PD
2 23-0369. The applicant is requesting to rezone property
3 currently zoned CGR to PD. Tanya Chapela will provide Staff
4 findings after the application's (sic) presentation.

5 MR. PRESSMAN: Thank you. Good evening, Hearing
6 Officer. Todd Pressman, 200 2nd Avenue South, Number 451 in
7 Saint Petersburg.

8 This is a rezoning from CGR to PD. We're located in
9 the Seffner area. A little close, you'll see we are located on
10 Highway 579, I-4 and I-75 are good markers for you to see the
11 location well. This is as the property appraiser has it. So
12 the issue is rezoning from CGR to PD, which typical. Our light
13 industrial uses as proposed are manufacturing process and
14 recycling and storage and materials is predominant uses. And as
15 indicated in our narrative.

16 So the BOCC approved the comp plan amendment to LIP in
17 January of this year under HCCPA 22-13, that was approved
18 unanimously. I do want to place emphasis that we've had no
19 opposition at all through the entire process of the land use
20 amendment nor up to now that I'm aware of. That would include
21 three hearings, five notices and five big yellow signs.
22 Rezoning now clearly is brought forward for consistency under
23 Objective 9 Future Land Use regulations shall be consistent with
24 the zoning.

25 So looking at the site, you see the site there in red,

1 the Taylor Road County Landfill is abutting on the east. The
2 new Amazon warehouse and manufacturing use is on the south
3 Cast-Crete is on the west. Development Services recognized the
4 landfill and it's also a hazardous waste facility recognized
5 that the concrete plant with open storage and warehouse
6 distribution. And Planning Commission also knows that there's
7 having industrial uses that are similar in nature in the general
8 vicinity. But clearly what is driving the site tremendously is
9 the Taylor Road Landfill and what -- hazardous waste, which is a
10 42-acre superfund site, which is a major use and major activity
11 in the area, which again, abuts to the site.

12 When you look at the existing land uses, you'll see
13 there's industrial to the south, heavy commercial down towards
14 the intersection and again, the -- the landfill. And the Future
15 Land Use map shows that of course. A very important finding is
16 on December 21, 1995, and actually I need to correct that date,
17 it was February 2nd of '95, the Board of County Commissioners
18 established a specific land use policy on Country Road 579 from
19 Pruett Road South, which we are in and allowed for commercial
20 office uses along County Road 579, due to the unique
21 circumstances of the county landfill and existing
22 non-residential development patterned area. That was 25 years
23 ago or so. So it was recognized at that time that this area is
24 driven by the Taylor Road Landfill and what was then some of the
25 commercial uses that were starting to appear. That's echoed in

1 the -- the Thonotosassa Community Plan to allow commercial uses
2 along 579 south of Pruett Road, which we are located in as well.

3 So on the ground, this is the new Amazon warehouse,
4 which again does allow manufacturing. This is a Cast-Crete,
5 which has a lot of outdoor activities and storage, as you can
6 see.

7 So there's three options of the site plans or three
8 different options that are proposed. One is, several
9 freestanding buildings at 82,600 square foot with a 20-foot
10 building setback. Option two is one large building, 160,000
11 square feet with a 49-foot building setback. These are all B
12 landscaping called for. And option three is, no structure's
13 proposed -- propose 20-foot buffer. Again, that would be a B
14 buffer.

15 So we're asking three variation, which I tried to
16 summarize. One is the 30-foot C to the 20-foot B on all borders
17 or the three borders not out on the roadway. 90-foot setback to
18 a 20-foot setback on the three boarders. And on the north and
19 south, a 90-foot required setback to a 49-foot setback on the
20 east would be 90 feet to 79 feet. So in a diagram -- in a
21 diagram, what would be required under the buffer distances by
22 our count approximate -- we lose approximately 52% of the
23 buildable area of the site, which is overwhelming and we think
24 excessive. So that's why we've ask for those variations with
25 some other reasons as well.

1 Oh, sorry. So when you look at the Staff concerns and
2 drilling down specifically to the Staff, they basically have two
3 primary issues. I'm not speaking for them, it's pretty clear
4 from the reports, but compatibility with residential uses on the
5 north and south, which we look closely at. So when you look at
6 the site, there is one home to the north. The other structure
7 is a barn-like structure. On the south, there's three, four,
8 maybe five mobile homes. Those are the only residential uses
9 that are abutting to the north and south. There's none that --
10 that abut other than that.

11 So specifically, the owner on the north has no
12 opposition. The owner to the south has no opposition. I've
13 actually spoken with both and in the record are emails from both
14 of them. They're both owned by the same family, the Mannings,
15 and they have absolutely no concerns or opposition whatsoever.
16 And this is the emails from both the Mannings. As I showed you
17 the slide, the other reason for the variations is the excessive
18 setbacks. And those are effect -- those are more effective or
19 cause more impact on the property because it's rectangular and
20 deep. So these sort of -- this type of setback on the the three
21 sides really affect the site more than others.

22 So I think, again, placing emphasis that the
23 commissioners a long time ago recognize and create a specific
24 policy recognizing what uses and what type of development uses
25 specifically are arising at this location. Part of that is

1 because when you look at NAH and other sources, residents living
2 close to landfill are prone to respiratory diseases. Garbage
3 and litter surround the community is cited as a serious problem.
4 There's a presence of a landfill and the unsuitability of just
5 people wanting to be located next to a landfill. Contamination
6 of the air is a serious problem. Bad order is obviously a
7 bad -- is a bad problem. Dust and clearly living close to a
8 landfill creates difficulties in the sale of property.

9 And again, that's recognized by the Thonotosassa
10 Community Plan as to where intensive uses should go. When you
11 look further out, that policy finds itself -- you'll see Amazon
12 at the very top of the -- of slide, Lazy Days is a multiuse.
13 You have the landfill, which it continues. Fly and Jay Travel,
14 Truck America, Gator Ford, Lazy Days, hotels, restaurants and
15 gas. So this -- this roadway and this direction of development
16 is well established as commercial and outdoor and intensive
17 uses.

18 Now very interesting, when you look at the Amazon
19 approval, that project was approved with a 20-foot Type B
20 screening, which is exactly what we're proposing. And this is
21 a little clip from that approval. So when you look at that
22 approval, you'll see our site between -- in between us and
23 Amazon warehouse is the -- is the site where residential is
24 located. And they're equally positioned in the sense that you
25 have a 20-foot B that borders the residential. As on our site,

1 we're recommending -- or we're proposing a 20-foot B. Seems to
2 be working really well. And when you're looking closer to the
3 Amazon site, they have extensive exterior truck parking, idling,
4 loading, stores that goes on, which are similar to uses that we
5 would have at the site. And we would propose the same 20-foot B
6 buffer that was approved immediately to the south.

7 Now, the only thing we put into the record is that we
8 have submitted for the existing residential homes, a 100 --
9 100-foot exterior activity exclusion zones. So whatever uses
10 are permissible on the use is what we're proposing, there would
11 be an exclusion zone of 100 feet from existing residential. And
12 this shows approximately the 100 exterior exclusion distances,
13 as I pulled them on Google. We're also proposing additional
14 screening of the north and south for the residential uses, which
15 would be eight-foot trees at the install 15 feet on center,
16 three-foot hedge and a six-foot opaque fence. Well, there'd be
17 a fence anyway. But we wanted to provide some additional
18 screening at the existing residential uses, which are four, five
19 or six to respond from Staff's concern.

20 So in summary, rezoning is required for consistency
21 future land use was unanimously approved by the Board of County
22 Commissioners with no opposition in January of this year. Use
23 of zoning future land use categories are very intensive in the
24 immediate area and vicinity. The specifically BOC directive on
25 the policy related to this immediate area along with the

1 Thonotosassa Community Plan, which is pretty much in sync. I
2 think critically, again, there's been no opposition. Repeated
3 hearings and notices provided additional screening residential
4 for the exterior uses. Similar buffer and screenings was
5 provided on the south and has worked very well. And we do --
6 transportation department has reviewed and is in support.

7 So with that, we appreciate your attention. I'd be
8 happy to answer any questions you might have.

9 HEARING MASTER: I guess my questions would really ask
10 you to address the -- you know, the issues in the comprehensive
11 plan. The policies that were found to be inconsistent or this
12 request was found to be inconsistent with.

13 MR. PRESSMAN: As -- as I recall those, they're
14 primarily directed towards incompatibility. And I think the
15 critical factor is that we brought forward in writing, no
16 opposition from the affected owner to the north and the affected
17 owner to the south. Additionally, not to -- to beat a horse
18 here, there's been multiple hearings, multiple notices and
19 multiple signs posted and no one has come forward. So Staff
20 looks at compatibility policies. We presented to you that those
21 people who would have compatibility concerns have no opposition
22 and that's on record. And then along with that would be the
23 Board of County Commissioner's policy and Thonotosassa Committee
24 Plan Policy, which directs towards intensive uses in this area.

25 HEARING MASTER: All right. And you did state that

1 the LIP land use category was approved earlier this year, is
2 that correct?

3 MR. PRESSMAN: That's correct. We brought that
4 forward and the County Commissioners approved that and I want to
5 place emphasis, they approved it unanimously on -- in January of
6 this year, correct.

7 HEARING MASTER: And so the proposed PD zoning then is
8 for manufacturing the current CGR zoning, allows some commercial
9 uses, could you compare -- talk a little bit about what could be
10 there under the current zoning compared with what could be
11 allowed under the PD, the proposed PD.

12 MR. PRESSMAN: Well, it would allow commercial uses
13 and -- on the site. Online, which would be similar to uses in
14 the immediate area. And -- I'm sorry, could you repeat the
15 question?

16 HEARING MASTER: What would some of those uses
17 potentially be under the existing zoning?

18 MR. PRESSMAN: So they would be commercial in nature,
19 which could be intensive or could be impacting to neighbors.
20 But again, as we presented to the abutting neighbors, the list
21 of uses in the narrative as proposed on the PD would be similar,
22 some might be more intensive, but would be in a category that
23 could be similar or more intensive.

24 HEARING MASTER: And the proposed manufacturing -- the
25 proposed PD zoning could allow uses -- you described it as being

1 potentially buildings, but would there be outdoor activities
2 too, outdoor manufacturing activities?

3 MR. PRESSMAN: Yes. As -- as shown on the PowerPoint,
4 yes, there's -- we -- we have not looked at -- there's no
5 restriction to those uses being exterior. So yes. And I do
6 want to place emphasis, the narrative is very specific on the
7 uses to be -- or proposed and those could be interior or
8 exterior, correct.

9 HEARING MASTER: Okay. That's fine. All my
10 questions. Thank you.

11 MR. PRESSMAN: Thank you.

12 HEARING MASTER: All right. Development Services.

13 MS. CHAPELA: Good evening. Tanya Chapela,
14 Development Services.

15 The existing zoning is commercial general restricted,
16 which permits general commercial uses except for restaurants
17 with drive-thru windows and convenient stores with fuel sales.
18 I just wanted to add maybe to your question before. If I got it
19 correctly, at -- at least four of the proposed uses, open
20 storage, manufacturing, recycling and warehouse uses are not
21 permitted under the existing commercial general restrictive.
22 Even if it's not restricted, those uses are deemed permitted in
23 the CI or the the M zoning district.

24 The proposed uses are similar to some of the existing
25 development across Mango Road, I'm sorry, I just missed the

1 first part, I'm sorry. Just got away from my report speech.
2 The proposed zoning for plan development is to allow
3 manufacturing, recycling warehouse uses without outside storage,
4 support offices and ancillary uses in three development options.
5 The proposed uses are similar to some of the existing
6 development across Mango Road to the south. This includes a
7 concrete plan with open storage and a hazardous waste facility.
8 Additionally, and nearby warehouse distribution developments
9 zoned PD 18-0704, allows up to 0.5 FAR of manufacturing uses.

10 Per the Planning Commission Staff Report, the proposed
11 intensity is consistent with what can be considered in the light
12 industrial planned category. However, the proposed development
13 options pose compatibility concerns given the residential uses
14 to the north and south. They are more intense in nature and do
15 not consider the uses located in the Residential-4, RES-4,
16 category immediately (indiscernible) of the site.

17 Per the Land Development Code 6.06.06, buffering and
18 screening provision a 30 feet buffer Type C screening is
19 required to single-family residential uses adjacent to the south
20 and north. And also, per the Land Development Code Section
21 6.01.01, note number eight, height restrictions and additional
22 60 feet setback is required to allow the proposed 50 feet height
23 resulting in a total of 90 feet setback requirement.

24 The applicant requested PD variations and waivers from
25 those requirements. Propose a 20 feet buffer Type B screening

1 to single-family residential and provide a -- the following
2 justification.

3 The first one, two 90 feet setback areas would reduce
4 operating and buildable area and represents approximately 52% of
5 the total property area. Some screening exists on the adjacent
6 parcel. Additionally, the applicant proposed -- proposed a
7 condition to prevent open storage uses within 100 feet radius
8 from each existing residential structure.

9 So Staff finds those justifications are not
10 supportable while the proposed condition do not suffice to
11 compensate the lessened in mitigation measurements describe
12 above. Although the adjacent parcel to the east contains a
13 similar development intensity, design efforts does not -- did
14 not prioritize -- prioritize the location of structures along
15 towards the eastern boundary, rather than allocating this along
16 the areas abutting residential properties to the north and
17 south.

18 Also, the existing manufacturing and light industrial
19 development in the area presents a height of 50 feet or less. A
20 similar PD to the south of the mobile home park that is adjacent
21 to the subject property has a maximum building height of 50 feet
22 with an 80-foot setback with Type B screening. In contrast, as
23 noted, the subject request -- requests a maximum building height
24 of 50 feet with building setbacks of 20 feet setback. So that's
25 for option one. And 49 feet for option two.

1 So I'm going to stop my reading here. So I wanted to
2 emphasize that even though the southern PD has a 20-foot setback
3 as the same, the -- the actual setback is different. I mean,
4 the buffer is 20-foot, but the setback is 80 feet versus the
5 proposed 20 feet.

6 HEARING MASTER: Is that a requirement in that PD?

7 MS. CHAPELA: Yes, it is.

8 HEARING MASTER: Okay.

9 MS. CHAPELA: It is a requirement.

10 HEARING MASTER: Okay. Question for you about the
11 buffering and screening requirements of the 30-foot buffer
12 Type C screening is required. Is that the case with the
13 existing zoning or that's as well or?

14 MS. CHAPELA: Well, that goes by use --

15 HEARING MASTER: Okay.

16 MS. CHAPELA: -- by the existing use and the -- the
17 30-foot buffer Type C is the -- the most intense possible
18 relation between uses.

19 HEARING MASTER: Okay.

20 MS. CHAPELA: So maybe in (indiscernible) if that was
21 an office or maybe a retail, that would be different. I don't
22 have the matrix with me. I don't recall that one.

23 HEARING MASTER: I understand.

24 MS. CHAPELA: Maybe different, maybe not. But --

25 HEARING MASTER: But definitely it applies to the

1 proposed PD?

2 MS. CHAPELA: It does. Yes.

3 HEARING MASTER: Okay. All right. Thank you. That's
4 all my questions. Thank you.

5 MS. CHAPELA: Okay. I don't want to extend much.
6 Should I continue?

7 MS. HEINRICH: Only if you have more to say. If
8 you're all done --

9 MS. CHAPELA: I am not done, but -- okay. If allowed
10 the proposed building height will not encompass the surrounding
11 building scale introducing an incompatible bulk pattern. So the
12 applicant did not provide sufficient justifications to deviate
13 from the Type C screening, which includes a requirement of a six
14 feet height wall, in addition to the Type B screening
15 requirements. So pretty much instead of adding to the basic
16 requirements, his proposal is to go lower is not providing more
17 impact mitigation measurements, but actually requesting less and
18 that -- that's pretty much main concern from Staff. And that's
19 why we cannot support the case. And we allow -- we -- we
20 support -- we are -- with Planning Commission Staff findings and
21 based on this considerations, we do not support the case as best
22 mitigation efforts shall be made. Overall, the request is not
23 supportable. And this concludes my presentation. Thank you.

24 HEARING MASTER: Thank you very much.

25 All right. Planning Commission.

1 MR. FEHRINGER: Good evening Bryce Fehringer, Planning
2 Commission Staff. Please note for the record that a corrected
3 Future Land Use Map for this case has been provided to county
4 staff, as well as the clerk.

5 The subject property for this case is located within
6 the light industrial planned future land use category. It is in
7 the rural area and is located within the limits of Thonotosassa
8 Community Plan. The subject site is surrounded by Residential-4
9 the north, west and south. Public quasi-public is located to
10 the east. Additional light industrial plan is located further
11 south. The overall intensity of the three development options
12 is consistent with what can be considered within the light
13 industrial industrial plan, future land use category. However,
14 these options prevent -- present significant compatibility
15 concerns with regard to the established residential uses to the
16 north and south.

17 The proposed development options are more intense in
18 nature and do not consider the uses located within the
19 Residential-4 category located immediately abutting the site.
20 The proposal is therefore inconsistent with Objective 8 and
21 Policy 8.1 of the Future Land use Element. Similarly, the
22 proposal conflicts with the intent of Objective 16 and Policy
23 16.1, 16.2 and 16.3 of the Future Land Use Element. The
24 proposed buffering techniques do not provide an adequate
25 transition of intensity between the subject site and the

1 adjacent residential land uses.

2 The development options do not compliment the
3 surrounding residential area. While the site meets the criteria
4 of Policy 16.5, proposing building setback from the roadway
5 negates the intent, which is to place higher intensity
6 non-residential land uses on major roads rather than directly
7 next to residential neighborhoods. Objective 12-1 and Policy
8 12-1.4 of the community design component within the Future Land
9 Use Element provide guidance on compatibility for new
10 developments. Although there are heavy and light industrial
11 uses that are similar in nature -- nature in the general
12 vicinity, the proposed development options are not sensitive to
13 the residential uses located to the north and south. The
14 proposed massing and scale and -- of the light industrial uses
15 as currently shown on the site plan, do not achieve
16 compatibility as described in this policy language.

17 The site is located within the limits of the
18 Thonotosassa Community Plan. The proposed plan development plan
19 meets the intent of the plan as it allows commercial uses along
20 State Road 579 south of Pruett Road to Interstate 4. However,
21 it also strives to protect the area's rural character and the
22 proposed site plans are not sensitive to the low to medium
23 density residential uses that are located to the north and south
24 of the subject site. The light industrial uses as shown on the
25 site plan do not protect the existing rural neighborhood

1 character.

2 Based upon these considerations, the Planning
3 Commission Staff finds the proposed rezoning inconsistent with
4 the Unincorporated Hillsborough County Comprehensive Plan.

5 HEARING MASTER: All right. Thank you. I don't have
6 any questions for you. I have the revised map. And before we
7 move to the public, I just wanted to note also, I have a revised
8 staff report from Development Services. And I want to make sure
9 that gets into OPTIX. Thank you.

10 All right. Is there anyone here or online who wishes
11 to speak in support of this application? I do not hear anyone.

12 Is there anyone here or online who wishes to -- to
13 speak in opposition to this application? All right. I do not
14 hear anyone.

15 Development Services, anything further?

16 MS. HEINRICH: Michelle Heinrich, Development
17 Services.

18 I would just quickly add to your question from before.
19 The current zoning of CGR, that would mean they have to comply
20 with all that zoning district standards, which setbacks height,
21 meeting the two to one in buffering and screening versus the
22 proposed PD, which is asking for variations.

23 HEARING MASTER: All right. Thank you for that.

24 Applicant. And in your rebuttal, Mr. Pressman, could
25 you address the Staff finding that the -- the requested

1 variations are not mitigated in the site plan?

2 MR. PRESSMAN: I -- I think there's -- there's two
3 elements to that is that number one, we specifically respond to
4 that provided the 100-foot exterior activity exclusion zone and
5 the additional screening, which is specific to the residential
6 homes. And -- and again, speaking with the neighbors who would
7 be affected and on the record, they have no opposition. So the
8 incompatibility adjudged by Staff, we believe is for lack of a
9 better term, null and void because the very people who would be
10 impacted by it have no objection and have received many and
11 numerous notices, conversations with myself, big yellow signs.

12 I would also note, that falls in line again, with the
13 Board of County Commissioners, which is very specific policy, I
14 think it's a a very important finding. And I think that directs
15 this type of development next to a landfill, which is quite
16 frankly, a horrendous thing to live next door to.

17 If I answered your question, I'd like to go back to
18 one slide, please.

19 HEARING MASTER: Yes. That's fine.

20 MR. PRESSMAN: What I'd like to note is, Tanya who
21 always does a good job, she noted that the setback of the
22 building to the south from the residential property is 80 feet.
23 But I would bring to light again that there's an extensive
24 exterior truck use storing, loading, idling, you can imagine
25 many trucks are coming and going for Amazon. So you may need an

1 80-foot building setback, but your outdoor activity is probably
2 24/7, I would assume and -- because I get my stuff from Amazon
3 sometimes a one-day or the next day. And it's a very loud
4 activity.

5 HEARING MASTER: And to your point, it appears from
6 the visual on the slide that the loading and so forth, the
7 idling is -- is on the east side of that parcel, not really
8 adjacent. There's a vehicle use area adjacent to the
9 residential parcel. But is that the way you understand it as
10 well?

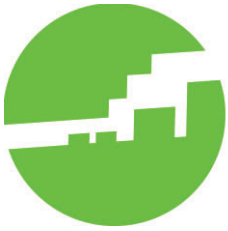
11 MR. PRESSMAN: That's how I understand it from the
12 aerial, but I think when you're dealing with an Amazon and
13 manufacturing site that is extremely busy and very close to the
14 north property line, you have tremendous impacts. And clearly,
15 the point I'm making is that while Staff is rightly saying that
16 there's a big difference between what were proposing and what
17 Amazon was approved at, I don't think it -- I -- I don't -- I
18 don't agree -- we don't agree with the point because there are
19 extensive and extremely impacting 24-hour day, 7-day week loud
20 activities that are occurring on the residential property or --
21 close to against the residential property, whether it's east,
22 north or west.

23 HEARING MASTER: Okay.

24 MR. PRESSMAN: Thank you.

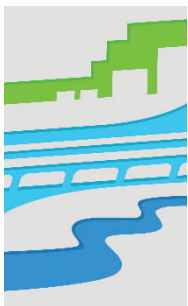
25 HEARING MASTER: Thank you, Mr. Pressman. All right.

1 That closes the hearing on, which one are we on, 23-0369.
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 13, 2023	Petition: PD 23-0369
Report Prepared: November 1, 2023	Folio 062164.0135 <i>East side of County Road 579 and south of Pruett Road</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Light Industrial-Planned (No residential permitted; 0.75 FAR)
Service Area	Rural
Community Plan	Thonotosassa
Request	Commercial, General (GG) to Planned Development (PD) for three development options including manufacturing, recycling, storage, office, warehouse and distribution
Parcel Size (Approx.)	6.00 +/- acres (261,362 square feet)
Street Functional Classification	County Road 579 – County Arterial Pruett Road – County Collector
Locational Criteria	N/A
Evacuation Area	None



Context

- The subject site is located on the east side of County Road 579 and south of Pruett Road on approximately 6.00 ± acres.
- The site is in the Rural Area and within the limits of the Thonotosassa Community Plan.
- The site has a Future Land Use designation of Light Industrial-Planned (LI-P), which does not allow for residential uses and can consider a maximum Floor Area Ratio (FAR) of 0.75. The LI-P Future Land Use is intended for those areas in the County potentially suitable for industrial activities but are located outside of concentrated industrial designated areas or in areas where the need for a site plan would be beneficial to ensure land use compatibility. Typical uses in the LI-P Future Land Use category include processing, manufacturing, recycling, and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria. A Comprehensive Plan Map Amendment (HC/CPA 22-13) was approved for the subject site from Residential-4 (RES-4) to Light Industrial – Planned (LI-P) in 2023.
- The subject site is surrounded by RES-4 to the north, west, and south. Public/Quasi Public (P/QP) is located to the east. LI-P is located further south. The subject site is mainly surrounded by single family residential to the north and west, mobile homes to the south, and a County owned landfill to the east. Further south is a warehouse use, and to the southwest is a concrete processing facility.
- The subject site is zoned Commercial, General (CG). It is mainly surrounded by Agricultural, Single-Family (AS-1) and Residential, Single-Family Conventional-4 (RSC-4) zoning. Agricultural Rural (AR) zoning is located to the east, Planned Development (PD) zoning is located further south, and CG zoning is located to the southwest.
- The applicant requests to rezone from Commercial, General (GG) to Planned Development (PD) for three development options including manufacturing, recycling, storage, office, warehouse and distribution.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

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

Neighborhood/Community Development

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

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

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

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

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

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*

d) transportation/pedestrian connections

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

Community Design Component (CDC)

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: Thonotosassa Community Plan

Goals

1. *Community Control – Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa’s future growth and development, toward a community that adds value and enhances quality of life.*
2. *Sense of Community – Ensure that new development maintains and enhances Thonotosassa’s unique character and sense of place and provides a place for community activities and events.*
3. *Rural Character, Open Space and Agriculture – Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners’ rights and values, and the establishment of open space and green space and low density, rural residential uses.*

Comprehensive Plan Strategies

- *Protect the area’s rural character.*
- *Allow commercial uses along SR 579 south of Pruett Road to I-4.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on the east side of County Road 579 and south of Pruett Road on approximately 6.00 ± acres. The site is in the Rural Area and within the limits of the Thonotosassa Community Plan. The applicant requests to rezone from Commercial, General (GG) to Planned Development (PD) for three development options including manufacturing, recycling, storage, office, warehouse, and distribution. The subject site is mainly surrounded by single family residential to the north and west, mobile homes to the south, and a County owned landfill to the east. Further south is a warehouse use, and to the southwest is a concrete processing facility.

The Rural Area is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. The site is designated as Light Industrial-Planned (LI-P) in the Rural Area on the Future Land Use Map (FLUM). The LI-P Future Land Use is intended for those areas in the County potentially suitable for industrial activities but are located outside of concentrated industrial designated areas or in areas where the need for a site plan would be beneficial to ensure land use compatibility. The proposed intensity is consistent with what can be considered in the LI-P category. However, the proposed site plan with three development options pose compatibility concerns given the residential uses to the north and south. The proposed developments are more intense in nature and do not consider the uses located in the Residential-4 (RES-4) category immediately abutting the site. Therefore, the proposal is inconsistent with Objective 8 and Policy 8.1 of the Future Land Use Element (FLUE).

The proposed rezoning does not meet the intent of FLUE Objective 16 and Policies 16.1, 16.2, and 16.3. The proposal requests PD variations from the required buffer on the north, east and southern boundary of the site. A 20' Type B buffer is requested when a 90' Type C buffer is required on the north and south boundary, and a 60' Type C buffer is required on the eastern boundary. Given the single-family residential dwellings immediately to the north and the mobile homes immediately to the south, the proposed site planning techniques do not allow for a gradual transition of intensity between land uses. The proposed light industrial uses do not complement the surrounding residential and therefore should mitigate adverse impacts through the use of adequate screening and buffering. While the site meets FLUE Policy 16.5, proposing the buildings setback from the roadway negates the intent, which is to put higher intensity non-residential uses on major roads and not next to neighborhoods. Stormwater retention is shown on the proposed site plans at the west or northwest portion of the site (depending on the development option), but that does not provide protection from the surrounding residential uses. Furthermore, the County Transportation Department had not filed comments into Optix at the time of this report.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area mainly contains single family residential to the north and west, mobile homes to the south, and a County owned landfill to the east. Further south is a warehouse use, and to the southwest is a concrete processing facility. Although there are heavy and light industrial uses that are similar in nature in the general vicinity, the proposed development options are not sensitive to the residential uses to the north and south. Policy 12-1.4 states that *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*. The proposed massing and scale of the light industrial uses as currently shown do not achieve compatibility as described in this policy language.

The site is within the limits of the Thonotosassa Community Plan. The proposed Planned Development meets the intent of the Plan as allows commercial uses along SR 579 south of Pruett Road to I-4. However, it strives to protect the area's rural character and the proposed site plans are not sensitive to the low to medium density residential uses that are located to the north and south of the site. The light industrial uses as shown on the site plans do not protect the existing rural neighborhood character.

Overall, staff finds that the proposed development is inconsistent with the intent of the compatibility and neighborhood protection policies. The proposed Planned Development would allow for development that is inconsistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 23-0369

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

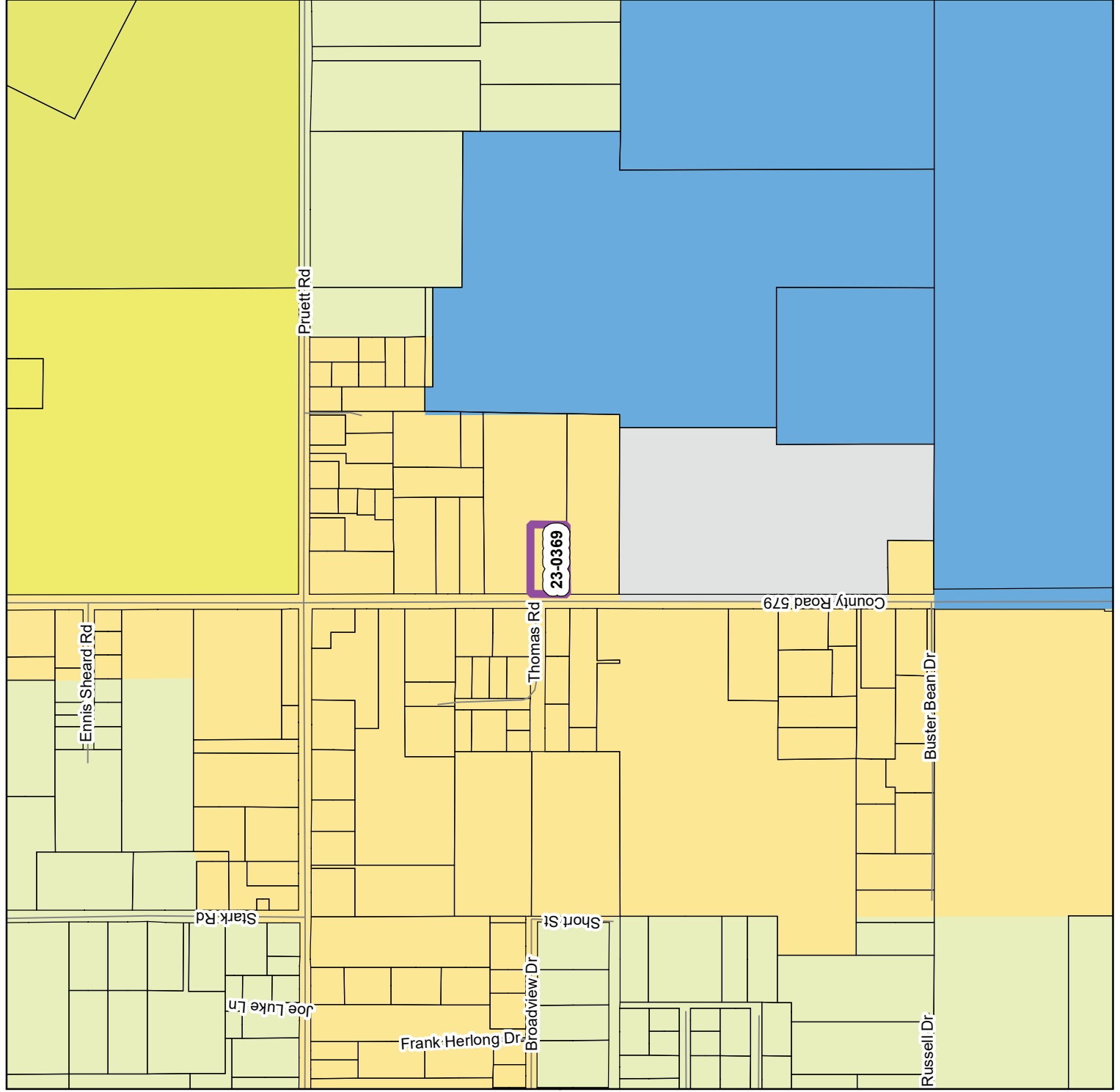
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and does not constitute an offer to approve or disapprove any rezoning. For more information, please contact the Hillsborough County Planning Commission. ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 4/21/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**

**NEED
CERTIFIABLE
SITE PLAN**

**NEED
CERTIFIABLE
SITE PLAN**



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: TH/Northeast

DATE: 11/02/2023 - *REVISED*
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0369

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- If PD 23-0369 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on CR 579 (Mango Rd.). The developer shall construct improvements to CR 579 consistent with the Design Exception (dated November 1, 2023) and found approvable by the County Engineer (November 1, 2023). The roadway improvements shall include curbing, a 4-foot bike lane, an 11-foot right turn lane serving the project access connection along the project frontage, a 4-foot clear zone and dedication of right of way to include the required frontage sidewalk and utilities.
- As warranted by the project site access analysis, a northbound right turn lane serving the project access connection on CR 570 shall be constructed with the initial increment of the development.
- A sidewalk shall be constructed along the project CR 579 frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

Other Conditions:

- Prior to certification, the applicant shall revise the proposed PD site plan to:
 - a. The roadway information shall be revised to state “+/-30 asphalt pavement, +/-11’ lanes, +/-4 shoulders”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling 6.01 acres, from Commercial General Restricted (CG-R#16-1024) to Planned Development to allow for 196,000 sf of manufacturing, recycling, storage and warehouse distribution uses. The site is located on the east side of CR 579 (Mango Rd.) and Thomas Rd intersection. The Future Land Use designation is Light Industrial- Planned (LI-P).

Trip Generation Analysis

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

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R: 71,000 sf, Shopping Plaza (ITE 821)	4,794	123	369

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 196,000 sf, Manufacturing (ITE 140)	806	122	107

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-3,988	-1	-262

The proposed rezoning would generally result in a decrease of trips potentially generated by -3,988 average daily trips, -1 trips in the a.m. peak hour, and -262 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on the east side of CR 579 (Mango Rd).

Mango Rd. (CR 579) is a 2-lane, undivided, substandard, rural arterial roadway characterized by +/- 11-foot wide travel lanes with +/-4-foot paved shoulders in average condition. The roadway lines within a +/- 60-foot wide right-of-way along the project’s frontage. There is a +/- 4-foot side sidewalk along the west side of Mango Rd. in the vicinity of the proposed project.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way.

SITE ACCESS

The PD site plan proposes a single full access connection on CR 579 aligning with Thomas Rd. on the west side of the roadway.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project meets warrants for northbound right turn lane into the project access. The northbound right turn lane is required to be 205 feet long per the County Transportation Technical Manual.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.

REQUESTED DESIGN EXCEPTION – CR 579 SUBSTANDARD ROADWAY

As CR 579 (Mango Rd) is a substandard arterial roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception (dated November 1, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 1, 2023). The developer will be required to construct curbing, a 4-foot bike lane along the project an 11-foot right turn lane serving the project access connection along the project frontage, a 4-foot clear zone and dedication of right of way to include the required frontage sidewalk and utilities.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CR 579 (MANGO RD)	JOE EBERT RD	E SLIGH AVE	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, November 1, 2023 6:13 PM
To: Elizabeth Rodriguez [libbytraffic@yahoo.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; Chapela, Tania [ChapelaT@hillsboroughcounty.org]
Subject: FW: RE RZ PD 23-0369
Attachments: 23-0369 DEAdInf 11-01-23.pdf

Libby,

I have found the attached Design Exception (DE) for PD 23-0369 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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

Sent: Wednesday, November 1, 2023 4:17 PM

To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehingerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Cull, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Greg Colangelo <colangeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <Mackenziej@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>

Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Chapela, Tania <ChapelaT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 23-0369

Good Day All,

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

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

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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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
CR 579 (Mango Rd)	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,794	123	369
Proposed	806	122	107
Difference (+/-)	-3,988	-1	-262

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Cr 579/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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

COMMISSION

Joshua Wostal CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Gwendolyn "Gwen" W. Myers
 Michael Owen



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Diana M. Lee, P.E. AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 7/24/2023</p> <p>PETITION NO.: 23-0369</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 5/10/2023</p> <p>PROPERTY ADDRESS: 6359 579 Hwy, Seffner, FL 33584</p> <p>FOLIO #: 0621640130, and 0621640135</p> <p>STR: 27-28-20</p>
<p>REQUESTED ZONING: Rezoning to reflect new Future Land Use approval to LI-P</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
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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:** 7/18/2023
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 7/24/2023
APPLICANT: AMQ International Corp. **APP ID:** 23-0369
LOCATION: 6359 579 Hwy Seffner, FL 33584; 0 579 C.R. Seffner, FL 33584
FOLIO NO.: 62164.0135; 62164.0130

AGENCY REVIEW COMMENTS:

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 19 April 2023

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

APPLICANT: Todd Pressman

PETITION NO: RZ-PD 23-0369

LOCATION: Not listed

FOLIO NO: 62164.0135 & 62164.0130

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



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: 07/12/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: AMQ International Corp

PETITION NO: 23-0369

LOCATION: 6359 579 Hwy, 579 CR

FOLIO NO: 62164.0135; 62164.0130

Estimated Fees:

Warehouse
(Per 1,000 s.f.)
Mobility: \$1,992
Fire: \$34

Manufacturing
(Per 1,000 s.f.)
Mobility: \$4,704
Fire: \$34

Light Industrial
(Per 1,000 s.f.)
Mobility: \$5,982
Fire: \$57

Mini-Warehouse
(Per 1,000 s.f.)
Mobility: \$1,084
Fire: \$32

Project Summary/Description:

Rural Mobility, Northeast Fire - Warehouse, Distribution, Industrial, mini-storage (unspecified size)



VERBATIM TRANSCRIPT

1 MS. HEINRICH: Our next application is Item D.1, PD
2 23-0369. The applicant is requesting to rezone property
3 currently zoned CGR to PD. Tanya Chapela will provide Staff
4 findings after the application's (sic) presentation.

5 MR. PRESSMAN: Thank you. Good evening, Hearing
6 Officer. Todd Pressman, 200 2nd Avenue South, Number 451 in
7 Saint Petersburg.

8 This is a rezoning from CGR to PD. We're located in
9 the Seffner area. A little close, you'll see we are located on
10 Highway 579, I-4 and I-75 are good markers for you to see the
11 location well. This is as the property appraiser has it. So
12 the issue is rezoning from CGR to PD, which typical. Our light
13 industrial uses as proposed are manufacturing process and
14 recycling and storage and materials is predominant uses. And as
15 indicated in our narrative.

16 So the BOCC approved the comp plan amendment to LIP in
17 January of this year under HCCPA 22-13, that was approved
18 unanimously. I do want to place emphasis that we've had no
19 opposition at all through the entire process of the land use
20 amendment nor up to now that I'm aware of. That would include
21 three hearings, five notices and five big yellow signs.
22 Rezoning now clearly is brought forward for consistency under
23 Objective 9 Future Land Use regulations shall be consistent with
24 the zoning.

25 So looking at the site, you see the site there in red,

1 the Taylor Road County Landfill is abutting on the east. The
2 new Amazon warehouse and manufacturing use is on the south
3 Cast-Crete is on the west. Development Services recognized the
4 landfill and it's also a hazardous waste facility recognized
5 that the concrete plant with open storage and warehouse
6 distribution. And Planning Commission also knows that there's
7 having industrial uses that are similar in nature in the general
8 vicinity. But clearly what is driving the site tremendously is
9 the Taylor Road Landfill and what -- hazardous waste, which is a
10 42-acre superfund site, which is a major use and major activity
11 in the area, which again, abuts to the site.

12 When you look at the existing land uses, you'll see
13 there's industrial to the south, heavy commercial down towards
14 the intersection and again, the -- the landfill. And the Future
15 Land Use map shows that of course. A very important finding is
16 on December 21, 1995, and actually I need to correct that date,
17 it was February 2nd of '95, the Board of County Commissioners
18 established a specific land use policy on Country Road 579 from
19 Pruett Road South, which we are in and allowed for commercial
20 office uses along County Road 579, due to the unique
21 circumstances of the county landfill and existing
22 non-residential development patterned area. That was 25 years
23 ago or so. So it was recognized at that time that this area is
24 driven by the Taylor Road Landfill and what was then some of the
25 commercial uses that were starting to appear. That's echoed in

1 the -- the Thonotosassa Community Plan to allow commercial uses
2 along 579 south of Pruett Road, which we are located in as well.

3 So on the ground, this is the new Amazon warehouse,
4 which again does allow manufacturing. This is a Cast-Crete,
5 which has a lot of outdoor activities and storage, as you can
6 see.

7 So there's three options of the site plans or three
8 different options that are proposed. One is, several
9 freestanding buildings at 82,600 square foot with a 20-foot
10 building setback. Option two is one large building, 160,000
11 square feet with a 49-foot building setback. These are all B
12 landscaping called for. And option three is, no structure's
13 proposed -- propose 20-foot buffer. Again, that would be a B
14 buffer.

15 So we're asking three variation, which I tried to
16 summarize. One is the 30-foot C to the 20-foot B on all borders
17 or the three borders not out on the roadway. 90-foot setback to
18 a 20-foot setback on the three boarders. And on the north and
19 south, a 90-foot required setback to a 49-foot setback on the
20 east would be 90 feet to 79 feet. So in a diagram -- in a
21 diagram, what would be required under the buffer distances by
22 our count approximate -- we lose approximately 52% of the
23 buildable area of the site, which is overwhelming and we think
24 excessive. So that's why we've ask for those variations with
25 some other reasons as well.

1 Oh, sorry. So when you look at the Staff concerns and
2 drilling down specifically to the Staff, they basically have two
3 primary issues. I'm not speaking for them, it's pretty clear
4 from the reports, but compatibility with residential uses on the
5 north and south, which we look closely at. So when you look at
6 the site, there is one home to the north. The other structure
7 is a barn-like structure. On the south, there's three, four,
8 maybe five mobile homes. Those are the only residential uses
9 that are abutting to the north and south. There's none that --
10 that abut other than that.

11 So specifically, the owner on the north has no
12 opposition. The owner to the south has no opposition. I've
13 actually spoken with both and in the record are emails from both
14 of them. They're both owned by the same family, the Mannings,
15 and they have absolutely no concerns or opposition whatsoever.
16 And this is the emails from both the Mannings. As I showed you
17 the slide, the other reason for the variations is the excessive
18 setbacks. And those are effect -- those are more effective or
19 cause more impact on the property because it's rectangular and
20 deep. So these sort of -- this type of setback on the the three
21 sides really affect the site more than others.

22 So I think, again, placing emphasis that the
23 commissioners a long time ago recognize and create a specific
24 policy recognizing what uses and what type of development uses
25 specifically are arising at this location. Part of that is

1 because when you look at NAH and other sources, residents living
2 close to landfill are prone to respiratory diseases. Garbage
3 and litter surround the community is cited as a serious problem.
4 There's a presence of a landfill and the unsuitability of just
5 people wanting to be located next to a landfill. Contamination
6 of the air is a serious problem. Bad order is obviously a
7 bad -- is a bad problem. Dust and clearly living close to a
8 landfill creates difficulties in the sale of property.

9 And again, that's recognized by the Thonotosassa
10 Community Plan as to where intensive uses should go. When you
11 look further out, that policy finds itself -- you'll see Amazon
12 at the very top of the -- of slide, Lazy Days is a multiuse.
13 You have the landfill, which it continues. Fly and Jay Travel,
14 Truck America, Gator Ford, Lazy Days, hotels, restaurants and
15 gas. So this -- this roadway and this direction of development
16 is well established as commercial and outdoor and intensive
17 uses.

18 Now very interesting, when you look at the Amazon
19 approval, that project was approved with a 20-foot Type B
20 screening, which is exactly what we're proposing. And this is
21 a little clip from that approval. So when you look at that
22 approval, you'll see our site between -- in between us and
23 Amazon warehouse is the -- is the site where residential is
24 located. And they're equally positioned in the sense that you
25 have a 20-foot B that borders the residential. As on our site,

1 we're recommending -- or we're proposing a 20-foot B. Seems to
2 be working really well. And when you're looking closer to the
3 Amazon site, they have extensive exterior truck parking, idling,
4 loading, stores that goes on, which are similar to uses that we
5 would have at the site. And we would propose the same 20-foot B
6 buffer that was approved immediately to the south.

7 Now, the only thing we put into the record is that we
8 have submitted for the existing residential homes, a 100 --
9 100-foot exterior activity exclusion zones. So whatever uses
10 are permissible on the use is what we're proposing, there would
11 be an exclusion zone of 100 feet from existing residential. And
12 this shows approximately the 100 exterior exclusion distances,
13 as I pulled them on Google. We're also proposing additional
14 screening of the north and south for the residential uses, which
15 would be eight-foot trees at the install 15 feet on center,
16 three-foot hedge and a six-foot opaque fence. Well, there'd be
17 a fence anyway. But we wanted to provide some additional
18 screening at the existing residential uses, which are four, five
19 or six to respond from Staff's concern.

20 So in summary, rezoning is required for consistency
21 future land use was unanimously approved by the Board of County
22 Commissioners with no opposition in January of this year. Use
23 of zoning future land use categories are very intensive in the
24 immediate area and vicinity. The specifically BOC directive on
25 the policy related to this immediate area along with the

1 Thonotosassa Community Plan, which is pretty much in sync. I
2 think critically, again, there's been no opposition. Repeated
3 hearings and notices provided additional screening residential
4 for the exterior uses. Similar buffer and screenings was
5 provided on the south and has worked very well. And we do --
6 transportation department has reviewed and is in support.

7 So with that, we appreciate your attention. I'd be
8 happy to answer any questions you might have.

9 HEARING MASTER: I guess my questions would really ask
10 you to address the -- you know, the issues in the comprehensive
11 plan. The policies that were found to be inconsistent or this
12 request was found to be inconsistent with.

13 MR. PRESSMAN: As -- as I recall those, they're
14 primarily directed towards incompatibility. And I think the
15 critical factor is that we brought forward in writing, no
16 opposition from the affected owner to the north and the affected
17 owner to the south. Additionally, not to -- to beat a horse
18 here, there's been multiple hearings, multiple notices and
19 multiple signs posted and no one has come forward. So Staff
20 looks at compatibility policies. We presented to you that those
21 people who would have compatibility concerns have no opposition
22 and that's on record. And then along with that would be the
23 Board of County Commissioner's policy and Thonotosassa Committee
24 Plan Policy, which directs towards intensive uses in this area.

25 HEARING MASTER: All right. And you did state that

1 the LIP land use category was approved earlier this year, is
2 that correct?

3 MR. PRESSMAN: That's correct. We brought that
4 forward and the County Commissioners approved that and I want to
5 place emphasis, they approved it unanimously on -- in January of
6 this year, correct.

7 HEARING MASTER: And so the proposed PD zoning then is
8 for manufacturing the current CGR zoning, allows some commercial
9 uses, could you compare -- talk a little bit about what could be
10 there under the current zoning compared with what could be
11 allowed under the PD, the proposed PD.

12 MR. PRESSMAN: Well, it would allow commercial uses
13 and -- on the site. Online, which would be similar to uses in
14 the immediate area. And -- I'm sorry, could you repeat the
15 question?

16 HEARING MASTER: What would some of those uses
17 potentially be under the existing zoning?

18 MR. PRESSMAN: So they would be commercial in nature,
19 which could be intensive or could be impacting to neighbors.
20 But again, as we presented to the abutting neighbors, the list
21 of uses in the narrative as proposed on the PD would be similar,
22 some might be more intensive, but would be in a category that
23 could be similar or more intensive.

24 HEARING MASTER: And the proposed manufacturing -- the
25 proposed PD zoning could allow uses -- you described it as being

1 potentially buildings, but would there be outdoor activities
2 too, outdoor manufacturing activities?

3 MR. PRESSMAN: Yes. As -- as shown on the PowerPoint,
4 yes, there's -- we -- we have not looked at -- there's no
5 restriction to those uses being exterior. So yes. And I do
6 want to place emphasis, the narrative is very specific on the
7 uses to be -- or proposed and those could be interior or
8 exterior, correct.

9 HEARING MASTER: Okay. That's fine. All my
10 questions. Thank you.

11 MR. PRESSMAN: Thank you.

12 HEARING MASTER: All right. Development Services.

13 MS. CHAPELA: Good evening. Tanya Chapela,
14 Development Services.

15 The existing zoning is commercial general restricted,
16 which permits general commercial uses except for restaurants
17 with drive-thru windows and convenient stores with fuel sales.
18 I just wanted to add maybe to your question before. If I got it
19 correctly, at -- at least four of the proposed uses, open
20 storage, manufacturing, recycling and warehouse uses are not
21 permitted under the existing commercial general restrictive.
22 Even if it's not restricted, those uses are deemed permitted in
23 the CI or the the M zoning district.

24 The proposed uses are similar to some of the existing
25 development across Mango Road, I'm sorry, I just missed the

1 first part, I'm sorry. Just got away from my report speech.
2 The proposed zoning for plan development is to allow
3 manufacturing, recycling warehouse uses without outside storage,
4 support offices and ancillary uses in three development options.
5 The proposed uses are similar to some of the existing
6 development across Mango Road to the south. This includes a
7 concrete plan with open storage and a hazardous waste facility.
8 Additionally, and nearby warehouse distribution developments
9 zoned PD 18-0704, allows up to 0.5 FAR of manufacturing uses.

10 Per the Planning Commission Staff Report, the proposed
11 intensity is consistent with what can be considered in the light
12 industrial planned category. However, the proposed development
13 options pose compatibility concerns given the residential uses
14 to the north and south. They are more intense in nature and do
15 not consider the uses located in the Residential-4, RES-4,
16 category immediately (indiscernible) of the site.

17 Per the Land Development Code 6.06.06, buffering and
18 screening provision a 30 feet buffer Type C screening is
19 required to single-family residential uses adjacent to the south
20 and north. And also, per the Land Development Code Section
21 6.01.01, note number eight, height restrictions and additional
22 60 feet setback is required to allow the proposed 50 feet height
23 resulting in a total of 90 feet setback requirement.

24 The applicant requested PD variations and waivers from
25 those requirements. Propose a 20 feet buffer Type B screening

1 to single-family residential and provide a -- the following
2 justification.

3 The first one, two 90 feet setback areas would reduce
4 operating and buildable area and represents approximately 52% of
5 the total property area. Some screening exists on the adjacent
6 parcel. Additionally, the applicant proposed -- proposed a
7 condition to prevent open storage uses within 100 feet radius
8 from each existing residential structure.

9 So Staff finds those justifications are not
10 supportable while the proposed condition do not suffice to
11 compensate the lessened in mitigation measurements describe
12 above. Although the adjacent parcel to the east contains a
13 similar development intensity, design efforts does not -- did
14 not prioritize -- prioritize the location of structures along
15 towards the eastern boundary, rather than allocating this along
16 the areas abutting residential properties to the north and
17 south.

18 Also, the existing manufacturing and light industrial
19 development in the area presents a height of 50 feet or less. A
20 similar PD to the south of the mobile home park that is adjacent
21 to the subject property has a maximum building height of 50 feet
22 with an 80-foot setback with Type B screening. In contrast, as
23 noted, the subject request -- requests a maximum building height
24 of 50 feet with building setbacks of 20 feet setback. So that's
25 for option one. And 49 feet for option two.

1 So I'm going to stop my reading here. So I wanted to
2 emphasize that even though the southern PD has a 20-foot setback
3 as the same, the -- the actual setback is different. I mean,
4 the buffer is 20-foot, but the setback is 80 feet versus the
5 proposed 20 feet.

6 HEARING MASTER: Is that a requirement in that PD?

7 MS. CHAPELA: Yes, it is.

8 HEARING MASTER: Okay.

9 MS. CHAPELA: It is a requirement.

10 HEARING MASTER: Okay. Question for you about the
11 buffering and screening requirements of the 30-foot buffer
12 Type C screening is required. Is that the case with the
13 existing zoning or that's as well or?

14 MS. CHAPELA: Well, that goes by use --

15 HEARING MASTER: Okay.

16 MS. CHAPELA: -- by the existing use and the -- the
17 30-foot buffer Type C is the -- the most intense possible
18 relation between uses.

19 HEARING MASTER: Okay.

20 MS. CHAPELA: So maybe in (indiscernible) if that was
21 an office or maybe a retail, that would be different. I don't
22 have the matrix with me. I don't recall that one.

23 HEARING MASTER: I understand.

24 MS. CHAPELA: Maybe different, maybe not. But --

25 HEARING MASTER: But definitely it applies to the

1 proposed PD?

2 MS. CHAPELA: It does. Yes.

3 HEARING MASTER: Okay. All right. Thank you. That's
4 all my questions. Thank you.

5 MS. CHAPELA: Okay. I don't want to extend much.
6 Should I continue?

7 MS. HEINRICH: Only if you have more to say. If
8 you're all done --

9 MS. CHAPELA: I am not done, but -- okay. If allowed
10 the proposed building height will not encompass the surrounding
11 building scale introducing an incompatible bulk pattern. So the
12 applicant did not provide sufficient justifications to deviate
13 from the Type C screening, which includes a requirement of a six
14 feet height wall, in addition to the Type B screening
15 requirements. So pretty much instead of adding to the basic
16 requirements, his proposal is to go lower is not providing more
17 impact mitigation measurements, but actually requesting less and
18 that -- that's pretty much main concern from Staff. And that's
19 why we cannot support the case. And we allow -- we -- we
20 support -- we are -- with Planning Commission Staff findings and
21 based on this considerations, we do not support the case as best
22 mitigation efforts shall be made. Overall, the request is not
23 supportable. And this concludes my presentation. Thank you.

24 HEARING MASTER: Thank you very much.

25 All right. Planning Commission.

1 MR. FEHRINGER: Good evening Bryce Fehringer, Planning
2 Commission Staff. Please note for the record that a corrected
3 Future Land Use Map for this case has been provided to county
4 staff, as well as the clerk.

5 The subject property for this case is located within
6 the light industrial planned future land use category. It is in
7 the rural area and is located within the limits of Thonotosassa
8 Community Plan. The subject site is surrounded by Residential-4
9 the north, west and south. Public quasi-public is located to
10 the east. Additional light industrial plan is located further
11 south. The overall intensity of the three development options
12 is consistent with what can be considered within the light
13 industrial industrial plan, future land use category. However,
14 these options prevent -- present significant compatibility
15 concerns with regard to the established residential uses to the
16 north and south.

17 The proposed development options are more intense in
18 nature and do not consider the uses located within the
19 Residential-4 category located immediately abutting the site.
20 The proposal is therefore inconsistent with Objective 8 and
21 Policy 8.1 of the Future Land use Element. Similarly, the
22 proposal conflicts with the intent of Objective 16 and Policy
23 16.1, 16.2 and 16.3 of the Future Land Use Element. The
24 proposed buffering techniques do not provide an adequate
25 transition of intensity between the subject site and the

1 adjacent residential land uses.

2 The development options do not compliment the
3 surrounding residential area. While the site meets the criteria
4 of Policy 16.5, proposing building setback from the roadway
5 negates the intent, which is to place higher intensity
6 non-residential land uses on major roads rather than directly
7 next to residential neighborhoods. Objective 12-1 and Policy
8 12-1.4 of the community design component within the Future Land
9 Use Element provide guidance on compatibility for new
10 developments. Although there are heavy and light industrial
11 uses that are similar in nature -- nature in the general
12 vicinity, the proposed development options are not sensitive to
13 the residential uses located to the north and south. The
14 proposed massing and scale and -- of the light industrial uses
15 as currently shown on the site plan, do not achieve
16 compatibility as described in this policy language.

17 The site is located within the limits of the
18 Thonotosassa Community Plan. The proposed plan development plan
19 meets the intent of the plan as it allows commercial uses along
20 State Road 579 south of Pruet Road to Interstate 4. However,
21 it also strives to protect the area's rural character and the
22 proposed site plans are not sensitive to the low to medium
23 density residential uses that are located to the north and south
24 of the subject site. The light industrial uses as shown on the
25 site plan do not protect the existing rural neighborhood

1 character.

2 Based upon these considerations, the Planning
3 Commission Staff finds the proposed rezoning inconsistent with
4 the Unincorporated Hillsborough County Comprehensive Plan.

5 HEARING MASTER: All right. Thank you. I don't have
6 any questions for you. I have the revised map. And before we
7 move to the public, I just wanted to note also, I have a revised
8 staff report from Development Services. And I want to make sure
9 that gets into OPTIX. Thank you.

10 All right. Is there anyone here or online who wishes
11 to speak in support of this application? I do not hear anyone.

12 Is there anyone here or online who wishes to -- to
13 speak in opposition to this application? All right. I do not
14 hear anyone.

15 Development Services, anything further?

16 MS. HEINRICH: Michelle Heinrich, Development
17 Services.

18 I would just quickly add to your question from before.
19 The current zoning of CGR, that would mean they have to comply
20 with all that zoning district standards, which setbacks height,
21 meeting the two to one in buffering and screening versus the
22 proposed PD, which is asking for variations.

23 HEARING MASTER: All right. Thank you for that.

24 Applicant. And in your rebuttal, Mr. Pressman, could
25 you address the Staff finding that the -- the requested

1 variations are not mitigated in the site plan?

2 MR. PRESSMAN: I -- I think there's -- there's two
3 elements to that is that number one, we specifically respond to
4 that provided the 100-foot exterior activity exclusion zone and
5 the additional screening, which is specific to the residential
6 homes. And -- and again, speaking with the neighbors who would
7 be affected and on the record, they have no opposition. So the
8 incompatibility adjudged by Staff, we believe is for lack of a
9 better term, null and void because the very people who would be
10 impacted by it have no objection and have received many and
11 numerous notices, conversations with myself, big yellow signs.

12 I would also note, that falls in line again, with the
13 Board of County Commissioners, which is very specific policy, I
14 think it's a a very important finding. And I think that directs
15 this type of development next to a landfill, which is quite
16 frankly, a horrendous thing to live next door to.

17 If I answered your question, I'd like to go back to
18 one slide, please.

19 HEARING MASTER: Yes. That's fine.

20 MR. PRESSMAN: What I'd like to note is, Tanya who
21 always does a good job, she noted that the setback of the
22 building to the south from the residential property is 80 feet.
23 But I would bring to light again that there's an extensive
24 exterior truck use storing, loading, idling, you can imagine
25 many trucks are coming and going for Amazon. So you may need an

1 80-foot building setback, but your outdoor activity is probably
2 24/7, I would assume and -- because I get my stuff from Amazon
3 sometimes a one-day or the next day. And it's a very loud
4 activity.

5 HEARING MASTER: And to your point, it appears from
6 the visual on the slide that the loading and so forth, the
7 idling is -- is on the east side of that parcel, not really
8 adjacent. There's a vehicle use area adjacent to the
9 residential parcel. But is that the way you understand it as
10 well?

11 MR. PRESSMAN: That's how I understand it from the
12 aerial, but I think when you're dealing with an Amazon and
13 manufacturing site that is extremely busy and very close to the
14 north property line, you have tremendous impacts. And clearly,
15 the point I'm making is that while Staff is rightly saying that
16 there's a big difference between what were proposing and what
17 Amazon was approved at, I don't think it -- I -- I don't -- I
18 don't agree -- we don't agree with the point because there are
19 extensive and extremely impacting 24-hour day, 7-day week loud
20 activities that are occurring on the residential property or --
21 close to against the residential property, whether it's east,
22 north or west.

23 HEARING MASTER: Okay.

24 MR. PRESSMAN: Thank you.

25 HEARING MASTER: Thank you, Mr. Pressman. All right.

1 That closes the hearing on, which one are we on, 23-0369.
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1 proposed zoning for this application is CIR.

2 Agenda Page 8, Standard Rezoning 23-0846, we needed to
3 correct the Future Land Use on the staff report, which is RES-4.

4 And, lastly, we have PD 23-0369. The existing zoning
5 on this is CGR. And, as well, the applicant is requesting a
6 continuance to November 13, 2023, Zoning Hearing Master. It is
7 not a matter of right for that one, so you will need to make a
8 ruling.

9 HEARING MASTER: Okay. All right. Thank you.

10 Is the applicant here for Agenda Item PD 23-0369?

11 Good evening.

12 TODD PRESSMAN: Todd Pressman, 200 Second Avenue
13 South, Number 451, Saint Petersburg, for 23-0369. We are
14 working with Transportation and Zoning Department. We are
15 trying to meet their concerns, but we're gonna need more time to
16 do so. We consider that very positive. We have also spoken
17 with the neighbor to the north and south who have no opposition.
18 So, just to be safe, we want to ask for 60 days to get that
19 completed and come back to the hearing officer.

20 HEARING MASTER: All right. Let me see if there's
21 anyone here. Is there anyone here in the room that would like
22 to speak to the continuance only, not the merits of the case,
23 but the continuance only of case 23-0369? Seeing no one. All
24 right. We'll grant that continuance of RZ-PD 23-0369 to the
25 November 13th, 2023, Zoning Hearing Master at 6:00 p.m.

1 Item A.5, Major Mod Application 23-0281. This
2 application is out of order to be heard and is being continued
3 to September 18, 2023 ZHM hearing.

4 Item A.6, PD 0287. This application is out of order
5 to be heard is being and is being continued to the
6 September 18, 2023 ZHM hearing.

7 Item A.7, PD 23-0369. This application is out of
8 order to be heard and is being continued to the
9 September 18, 2023 ZHM hearing.

10 Item A.8, PD 23-0406. This application is out of
11 order to be heard and is being continued to the October 16, 2023
12 ZHM hearing.

13 Item A.9, Major Mod Application 23-0407. This
14 application is being continued by Staff to the
15 September 18, 2023 ZHM hearing.

16 Item A.10, Major Mod 23-0414. This application is
17 being continued by the applicant to the September 18, 2023 ZHM
18 hearing.

19 Item A.11, PD 23-0472. This application is out of
20 order to be heard and is being continued to the
21 September 18, 2023 ZHM hearing.

22 Item A.12, PD 23-0516. This application is being
23 withdrawn from the ZHM process.

24 Item A.13, PD 23-0517. This application is out order
25 to be heard and is being continued to the September 18, 2023 ZHM

1 order to be heard and is being continued to the August 21, 2023
2 ZHM hearing.

3 Item A.10, Major Modification 23-0281. This
4 application is out of order to be heard and is being continued
5 to the August 21, 2023 ZHM hearing.

6 Item A.11 PD 23-0287. This application is out of
7 order to be heard and is being continued to the August 21, 2023
8 ZHM hearing.

9 Item A.12, Standard Rezoning 23-0324. This
10 application is out of order to be heard and is being continued
11 to the August 21, 2023 ZHM hearing.

12 Item A.13, PD 23-0369. This application is out of
13 order to be heard and is being continued to the August 21, 2023
14 ZHM hearing.

15 Item A.14 PD 23-0406. This application is out of
16 order to be heard and is being continued to the August 21, 2023
17 ZHM hearing.

18 Item A.15, Major Modification, 23-0407. This
19 application is out of order to be heard and is being continued
20 to the August 21, 2023 ZHM hearing.

21 Item A.16, PD 23-0408. This application has been
22 continued by the applicant to the August 21, 2023 ZHM hearing.

23 Item A.17, Major Mod 23-0414. This application is
24 being continued by Staff to the August 21, 2023 ZHM hearing.

25 Item A.18, PD Application 23-0422. This application



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 3

DATE/TIME: 11/13/23 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>William J. Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-751-7152</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Isabelle Alburt</u> MAILING ADDRESS <u>1000 W. Ashley Dr. Suite 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32602</u> PHONE <u>813-331-0976</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Jim Johnson</u> MAILING ADDRESS <u>19255 Hidden Oaks Dr.</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34604</u> PHONE <u>813-494-4547</u></p>
<p>APPLICATION # R2 VS 23-0782</p>	<p>PLEASE PRINT NAME <u>Logan Opskal</u> MAILING ADDRESS <u>215 N. Viola Dr</u> CITY Auburndale <u>Auburndale</u> STATE <u>FL</u> ZIP <u>33823</u> PHONE _____</p>
<p>APPLICATION # R2 23-0369</p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave #491</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-287-1760</u></p>
<p>APPLICATION # R2 230517</p>	<p>PLEASE PRINT NAME <u>Gina Grimes</u> MAILING ADDRESS <u>100 N. Tpa St. Ste 2200</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-494-8996</u></p>

DATE/TIME: 11/13/23 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0517</u>	PLEASE PRINT NAME <u>Jerric Hear</u> MAILING ADDRESS <u>9016 122nd Av</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>414-394-9999</u>
APPLICATION # <u>RZ</u> <u>23-0517</u>	PLEASE PRINT NAME <u>DANIEL Bergin</u> MAILING ADDRESS <u>3802 Ehrlich Rd. Ste 312</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813)280-9441</u>
APPLICATION # <u>RZ 23-0519</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 23-0522</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-84</u>
APPLICATION # <u>RZ</u> <u>23-0522</u>	PLEASE PRINT NAME <u>Stephen Mueach</u> MAILING ADDRESS <u>6806 Simmons Loop</u> CITY <u>River</u> STATE <u>FL</u> ZIP <u>33576</u> PHONE _____
APPLICATION # <u>RZ</u> <u>23-0522</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>815-289-0039</u>

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

PAGE 3 OF 3

DATE/TIME: 11/13/23 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 23-0777</p>	<p>PLEASE PRINT NAME <u>Kanna Lu Corbett</u></p> <p>MAILING ADDRESS <u>101 Ekemely Blvd Ste 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8444</u></p>
<p>APPLICATION #</p> <p>RZ 23-0777</p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u></p> <p>MAILING ADDRESS <u>505 E. Jackson St.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0614</u></p>
<p>APPLICATION #</p> <p>RZ 23-0884</p>	<p>PLEASE PRINT NAME <u>David Sinyer</u></p> <p>MAILING ADDRESS <u>1000 W. Cuss St.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-254-8998</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: 11/13/2023

HEARING MASTER:

Pamela Jo Hatley

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0671	Michelle Heinrich	1. Revised Staff Report	No
MM 22-0671	William Molloy	2. Applicant Presentation Packet	Yes (Copy)
RZ 23-0782	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0369	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0369	Todd Pressman	2. Revised Staff Report	No
RZ 23-0517	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0517	Gina Grimes	2. Applicant Presentation Packet	No
RZ 23-0519	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0519	Kami Corbett	2. Applicant Presentation Packet	No
RZ 23-0522	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0522	Kami Corbett	2. Revised Staff Report	No
RZ 23-0777	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0777	Stephen Sposato	2. Applicant Presentation Packet	No
RZ 23-0884	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0884	David Singer	2. Applicant Presentation Packet	No

NOVEMBER 13, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 13, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introductions and reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. MM 22-0671

▶ Michelle Heinrich, DS, called MM 22-0671

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 22-0671.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0782

▶ Michelle Heinrich, DS, called RZ 23-0782.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0782.

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

D.1. RZ 23-0369

▶ Michelle Heinrich, DS, called RZ 23-0369.

▶ Testimony provided.

MONDAY, NOVEMBER 13, 2023

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0369.

D.2. RZ 23-0517

▶ Michelle Heinrich, DS, called RZ 23-0517.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0517.

D.3. RZ 23-0519

▶ Michelle Heinrich, DS, called RZ 23-0519.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0519.

D.4. RZ 23-0522

▶ Michelle Heinrich, DS, called RZ 23-0522.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0522.

D.5. RZ 23-0777

▶ Michelle Heinrich, DS, called RZ 23-0777.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0777.

D.6. RZ 23-0884

▶ Michelle Heinrich, DS, called RZ 23-0884.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0884.

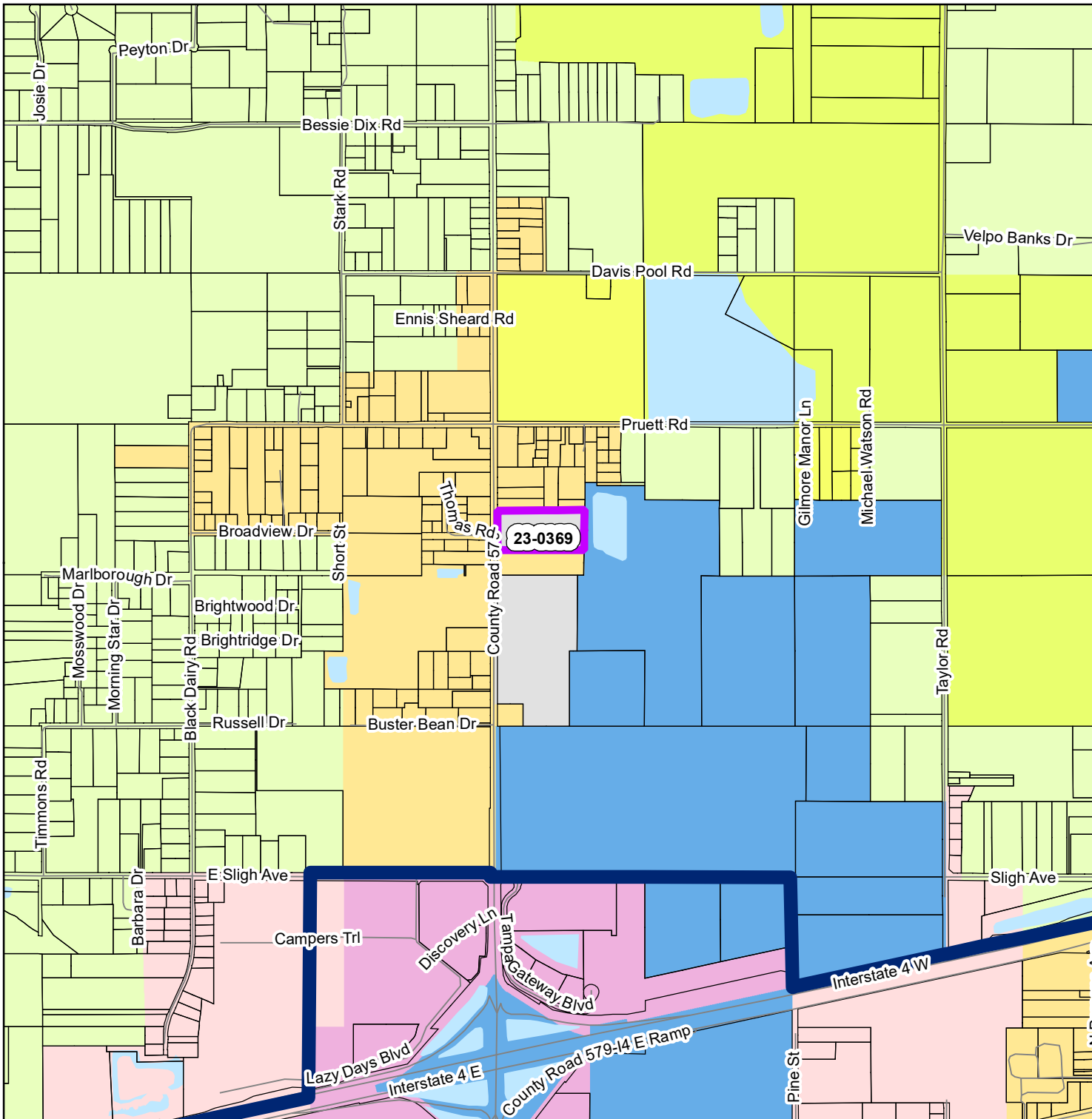
E. ZHM SPECIAL USE

MONDAY, NOVEMBER 13, 2023

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 9:10 p.m.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0369



- Rezoning**
- STATUS**
- <all other values>
 - APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
 - wam.NATURAL.LULC_Wet_Poly
 - AGRICULTURAL/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
 - OFFICE COMMERCIAL-20 (.75 FAR)
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.75 FAR)
 - LIGHT INDUSTRIAL (.75 FAR)
 - HEAVY INDUSTRIAL (.75 FAR)
 - PUBLIC/QUASI-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

Map Printed from Rezoning System: 11/13/2023
 Author: Beverly F. Daniels
 File: G:\RezoningSystem\MapProjects\HCI\Greg_hcRezoning - Copy.mxd



Rezoning Application: PD 23-0369
Zoning Hearing Master Date: November 13, 2023
BOCC Land Use Meeting Date: January 16, 2024

1.0 APPLICATION SUMMARY

Applicant: AMQ International, Corp.
FLU Category: RES-4 LI-P
Service Area: Rural
Site Acreage: 6.01 AC +/-
Community Plan Area: Thonotosassa
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is CG-R (Commercial General, Restricted) which permits general commercial uses except for Restaurants with Drive-thru windows and convenience stores with fuel sales; pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow manufacturing, recycling, warehouse uses with outside storage, support offices and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current CG-R Zoning	Proposed PD Zoning
Uses	Commercial General uses except for Restaurants with Drive-thru windows and convenience stores with fuel sales	Manufacturing
Mathematical Maximums *	196,023.75 square feet (Based on a Max. 0.75 FAR Allowed in LI-P)	160,000 square feet

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Under the existing CG zoning district, a maximum of 70,567.74 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 23-0369, a maximum of 160,000 square footage is allowable (0.612 FAR)
Lot Size / Lot Width	10,000 sf / 75'	261,362 sf / 364'

Setbacks/Buffering and Screening	20' Front 20' feet buffer, Type B screening to Residential	20' Front 20-foot buffer, type B screening
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet Max.

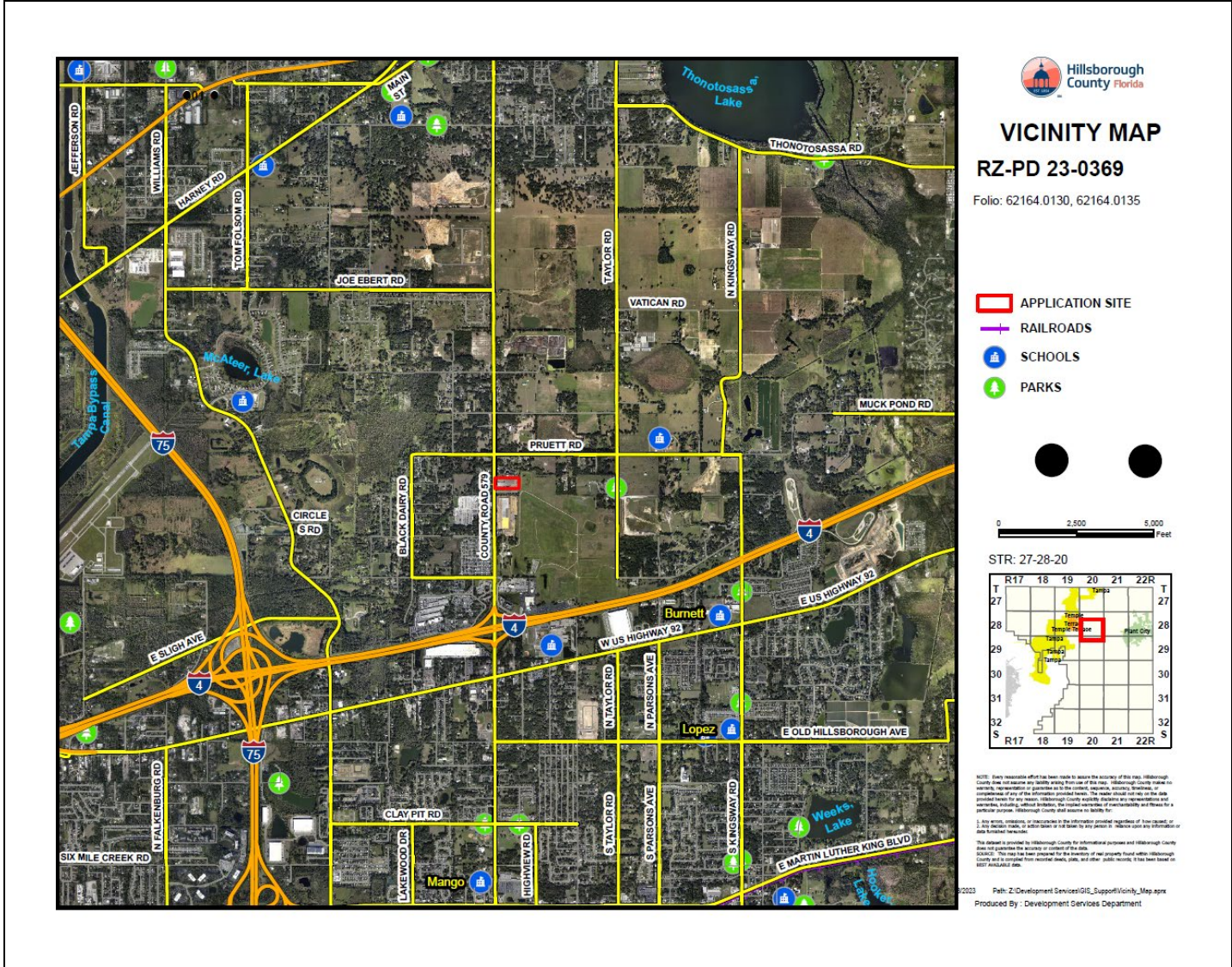
Additional Information:

PD Variations	Allow a buffer/screening decrease from 30-feet, Type C to 20-feet and Type B screening along north, south and east PD boundary (LDC Section 6.06 06-Buffer and Screening requirements).
Waiver(s) to the Land Development Code	<p>Development Option 1: Allow a 70 foot reduction in the 2:1 building height setback for structures over 20 feet to allow a 20 foot building setback along the north, south and east boundaries when 90 feet is required for the proposed 50 building height (LDC Section 6.01.01 Endnote #8, building height restrictions).</p> <p>Development Option 2: Allow a 41 foot reduction in the 2:1 building height setback for structures over 20 feet to allow a 49 foot building setback along the north and south boundaries and a 11 foot reduction along the eastern boundary to allow a 79 foot setback when 90 feet is required for the proposed 50 building height (LDC Section 6.01.01 Endnote #8, building height restrictions).</p>

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

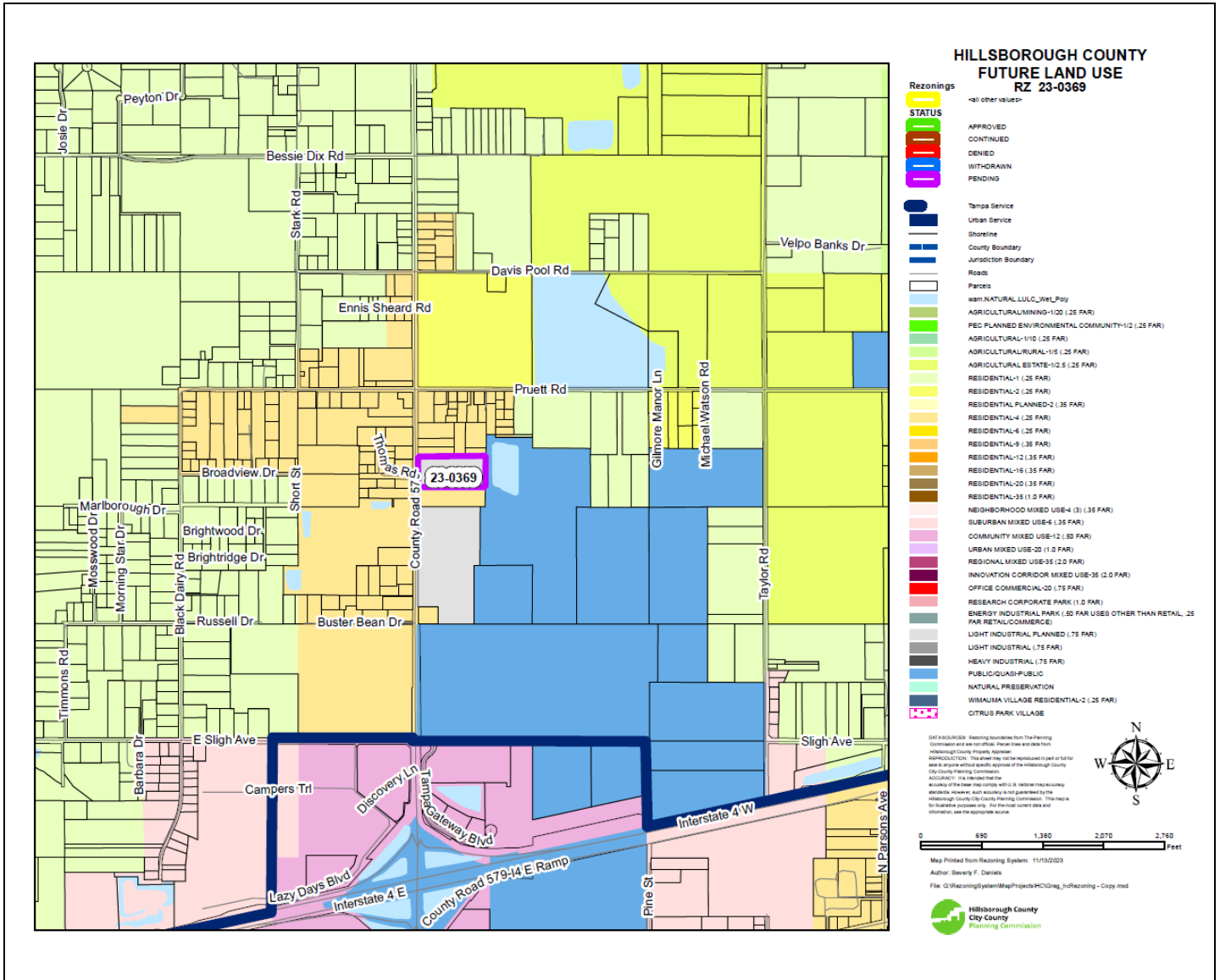


Context of Surrounding Area:

The parcel is located along Mango Road, a 2 lane divided Major Road, with residential and agriculturally zoned properties to the north, south and west. The agriculturally zoned parcel to the east is occupied with a Hazardous Waste facility. Existing development across Mango Road, to the south includes a Concrete Plant with open storage, and a Warehouse Distribution development zoned PD 18-0704.

2.0 LAND USE MAP SET AND SUMMARY DATA

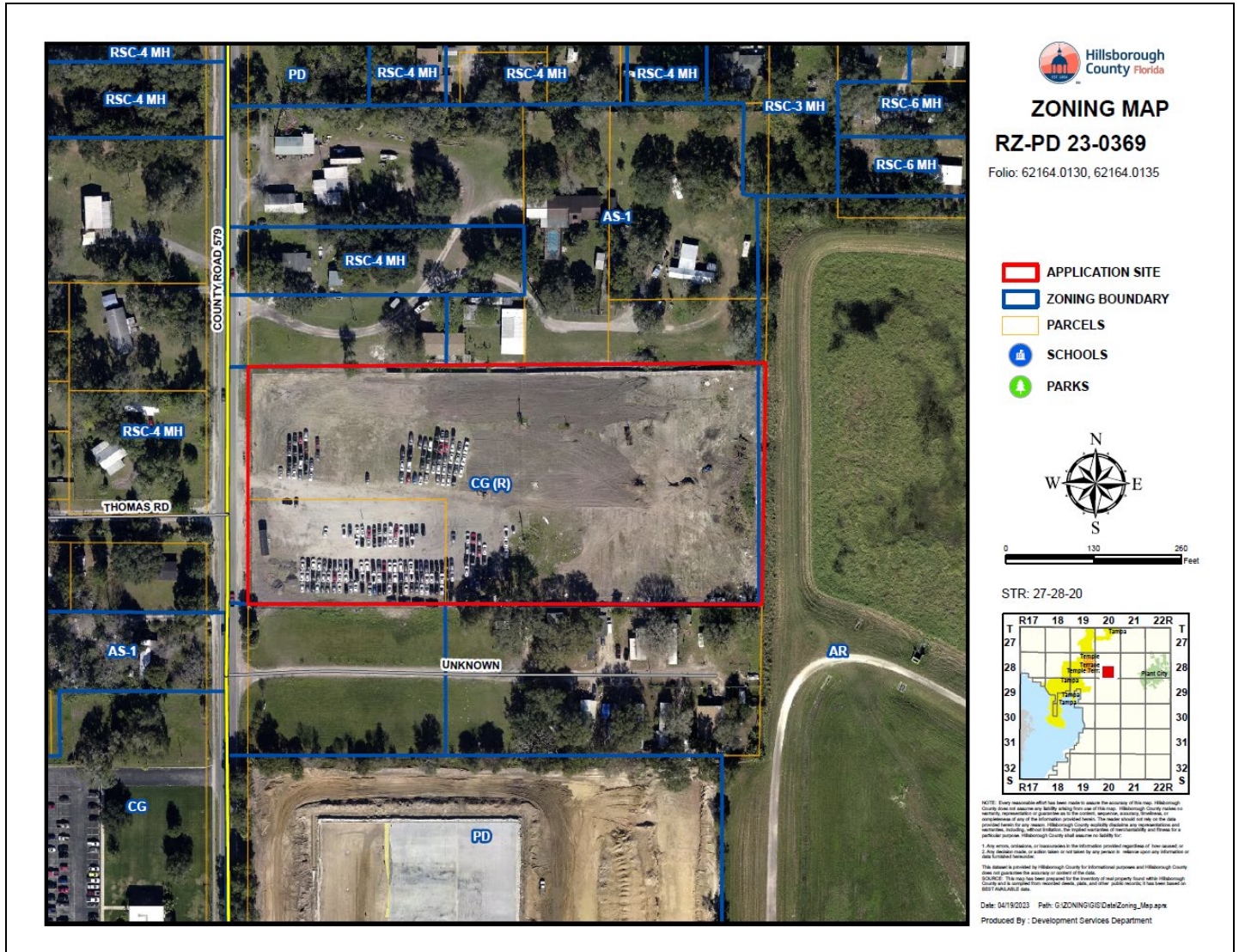
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial Planned (LI-P)
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4, AS-1	4 DU/AC, 1 DU/AC	Single Family Residential, Agricultural	Vacant, Residential single Family
South	RSC-4 MH, AR	4 DU/AC, 0.2 DU/AC	Commercial General uses	Vacant, Mobile Home Park
East	AR	19 DU/AC	Agricultural Uses	Hazardous Waste facility
West	RSC-4 MH	4 DU/AC	Single Family Residential	Single Family Residential, Mobile Homes

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)

Option 1:

82,600 S.F., of manufacturing, recycling, interior & outside storage, Support offices, warehousing & distribution uses.

Option 2:

160,000 S.F. of manufacturing, recycling, interior & outside storage, Support offices, warehousing & distribution uses.

Option 3:

No structures are proposed.

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
CR 579 (Mango Rd)	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,794	123	369
Proposed	806	122	107
Difference (+/1)	-3,988	-1	-262

*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		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
CR 579 (Mango Rd)/Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY									
Environmental:	Objections	Conditions Requested	Additional Information/Comments						
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____									
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments						
Transportation <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.						
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No							
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Impact/Mobility Fees <table border="0" style="width:100%"> <tr> <td style="width:33%">Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34</td> <td style="width:33%">Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34</td> <td style="width:33%">Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57</td> </tr> <tr> <td colspan="3">Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32</td> </tr> </table>				Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32		
Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57							
Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32									
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments						

Planning Commission			
<input type="checkbox"/> Meets Locational Criteria	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input checked="" type="checkbox"/> N/A		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are similar to some of the existing development across Mango Road, to the south. These include a Concrete Plant with open storage, and a County Owned Hazardous Waste facility. Additionally, a nearby Warehouse Distribution development zoned PD 18-0704, allows up to 0.5 FAR of Manufacturing uses. Per the Planning Commission staff report, the proposed intensity is consistent with what can be considered in the Light Industrial-Planned (LI-P) category. However, the proposed development options pose compatibility concerns given the residential uses to the north and south. They are more intense in nature and do not consider the uses located in the Residential-4 (RES-4) category immediately abutting the site.

Per LDC Sec. 6.06.06 Buffering and Screening requirements, a 30 feet buffer, type “C” screening is required to single family residential uses adjacent to the south and north. Also, per LDC 6.01.01 endnote #8, Height restrictions, an additional 60 foot setback is required to allow the proposed 50 feet height building, resulting in a total 90-foot setback requirement. The applicant requested PD variations and waivers from these requirements; proposed a 20 feet buffer, type “B” screening to single family residential, and provided the following justifications: a) Two 90 feet setback areas would reduce operating and buildable area and represents approximately 52% of the total property area; b) some screening exists on the adjacent parcel. Additionally, the applicant proposed a condition to prevent open storage uses within a 100 feet radius from each existing residential structure.

Staff finds those justifications are not supportable while the proposed condition do not suffice to compensate the lessen in mitigation measures described above. Although the adjacent parcel to the east contains a similar development intensity; design efforts did not prioritize the location of structures along/towards the eastern boundary rather than allocating these along the areas abutting residential properties to the north and south. The existing manufacturing and light industrial development in the area presents a height of 50 feet or less. A similar PD to the south of the mobile home park that is adjacent to the subject project has a maximum building height of 50 feet with an 80-foot setback, with type B screening. In contrast, as noted, the subject request requests a maximum building height of 50 with building setbacks of 20 (Option 1) and 49 feet (Option 2). If allowed, the proposed building height will not encompass the surrounding building scale, introducing an incompatible bulk pattern. Furthermore, the existing screening to the south and north appears to consist of trees and a PVC fence along the north and southern properties. The applicant did not provide sufficient justifications to deviate from the type “C” screening, which includes the requirement of a 6-foot height wall in addition to the type “B” screening requirements. Therefore, Staff finds the proposed buffer and screening non supportable as presented.


Development Services Staff concurs with Planning Commission Staff considering this proposal inconsistent with the comprehensive plan not sensitive to the low to medium density residential uses that are located to the north and south of the site. The light industrial uses as shown on the site plans do not protect the existing rural neighborhood character. Staff finds the existing development along Mango Road presents non-residential design features. However, the subject site specific proximity to the northern residential and agricultural areas should be made in a decreasing manner.

~~Additionally, Transportation staff also objects this request. The road is substandard, and the developer is supposed to make the improvements and does not intend to do. The developer submitted a variance request to this requirement, but it has been denied by the County engineer. Transportation Staff notes that without a finding of approvability from the County Engineer for an administrative variance or a design exception to the substandard roadway, the developer would be required to improve the substandard roadway from the project driveway to the closest standard segment of roadway which may be infeasible if there is not sufficient right-of-way.~~

Based on these considerations, staff finds the request is **NOT** supportable as best mitigation efforts shall be made.

5.2 Recommendation

Overall, the request is **NOT** supportable.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Nov 13 2023 13:40:51</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: TH/Northeast

DATE: 11/02/2023 - *REVISED*
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0369

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- If PD 23-0369 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on CR 579 (Mango Rd.). The developer shall construct improvements to CR 579 consistent with the Design Exception (dated November 1, 2023) and found approvable by the County Engineer (November 1, 2023). The roadway improvements shall include curbing, a 4-foot bike lane, an 11-foot right turn lane serving the project access connection along the project frontage, a 4-foot clear zone and dedication of right of way to include the required frontage sidewalk and utilities.
- As warranted by the project site access analysis, a northbound right turn lane serving the project access connection on CR 570 shall be constructed with the initial increment of the development.
- A sidewalk shall be constructed along the project CR 579 frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

Other Conditions:

- Prior to certification, the applicant shall revise the proposed PD site plan to:
 - a. The roadway information shall be revised to state “+/-30 asphalt pavement, +/-11’ lanes, +/-4 shoulders”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling 6.01 acres, from Commercial General Restricted (CG-R #16-1024) to Planned Development to allow for 196,000 sf of manufacturing, recycling, storage and warehouse distribution uses. The site is located on the east side of CR 579 (Mango Rd.) and Thomas Rd intersection. The Future Land Use designation is Light Industrial- Planned (LI-P).

Trip Generation Analysis

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

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R: 71,000 sf, Shopping Plaza (ITE 821)	4,794	123	369

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 196,000 sf, Manufacturing (ITE 140)	806	122	107

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-3,988	-1	-262

The proposed rezoning would generally result in a decrease of trips potentially generated by -3,988 average daily trips, -1 trips in the a.m. peak hour, and -262 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on the east side of CR 579 (Mango Rd).

Mango Rd. (CR 579) is a 2-lane, undivided, substandard, rural arterial roadway characterized by +/- 11-foot wide travel lanes with +/-4-foot paved shoulders in average condition. The roadway lines within a +/- 60-foot wide right-of-way along the project’s frontage. There is a +/- 4-foot side sidewalk along the west side of Mango Rd. in the vicinity of the proposed project.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way.

SITE ACCESS

The PD site plan proposes a single full access connection on CR 579 aligning with Thomas Rd. on the west side of the roadway.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project meets warrants for northbound right turn lane into the project access. The northbound right turn lane is required to be 205 feet long per the County Transportation Technical Manual.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.

REQUESTED DESIGN EXCEPTION – CR 579 SUBSTANDARD ROADWAY

As CR 579 (Mango Rd) is a substandard arterial roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception (dated November 1, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 1, 2023). The developer will be required to construct curbing, a 4-foot bike lane along the project an 11-foot right turn lane serving the project access connection along the project frontage, a 4-foot clear zone and dedication of right of way to include the required frontage sidewalk and utilities.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CR 579 (MANGO RD)	JOE EBERT RD	E SLIGH AVE	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, November 1, 2023 6:13 PM
To: Elizabeth Rodriguez [libbytraffic@yahoo.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; Chapela, Tania [ChapelaT@hillsboroughcounty.org]
Subject: FW: RE RZ PD 23-0369
Attachments: 23-0369 DEAdInf 11-01-23.pdf

Libby,

I have found the attached Design Exception (DE) for PD 23-0369 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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

Sent: Wednesday, November 1, 2023 4:17 PM

To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehingerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Cull, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Greg Colangelo <colangeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxcganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>

Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Chapela, Tania <ChapelaT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 23-0369

Good Day All,

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

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

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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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
CR 579 (Mango Rd)	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,794	123	369
Proposed	806	122	107
Difference (+/-)	-3,988	-1	-262

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Cr 579/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

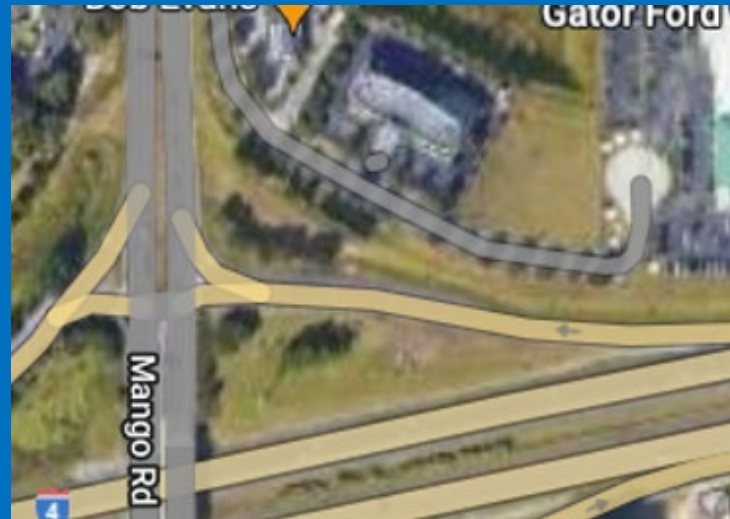
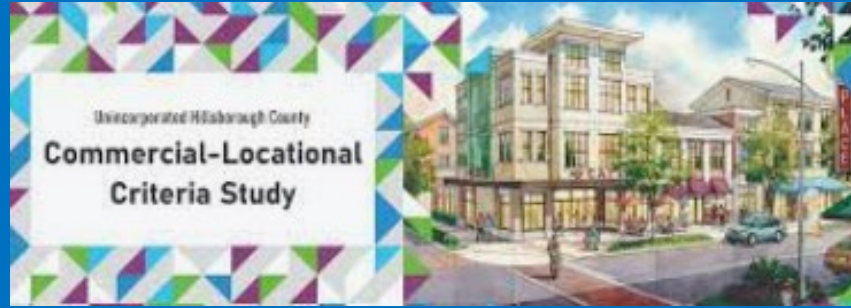
4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/>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

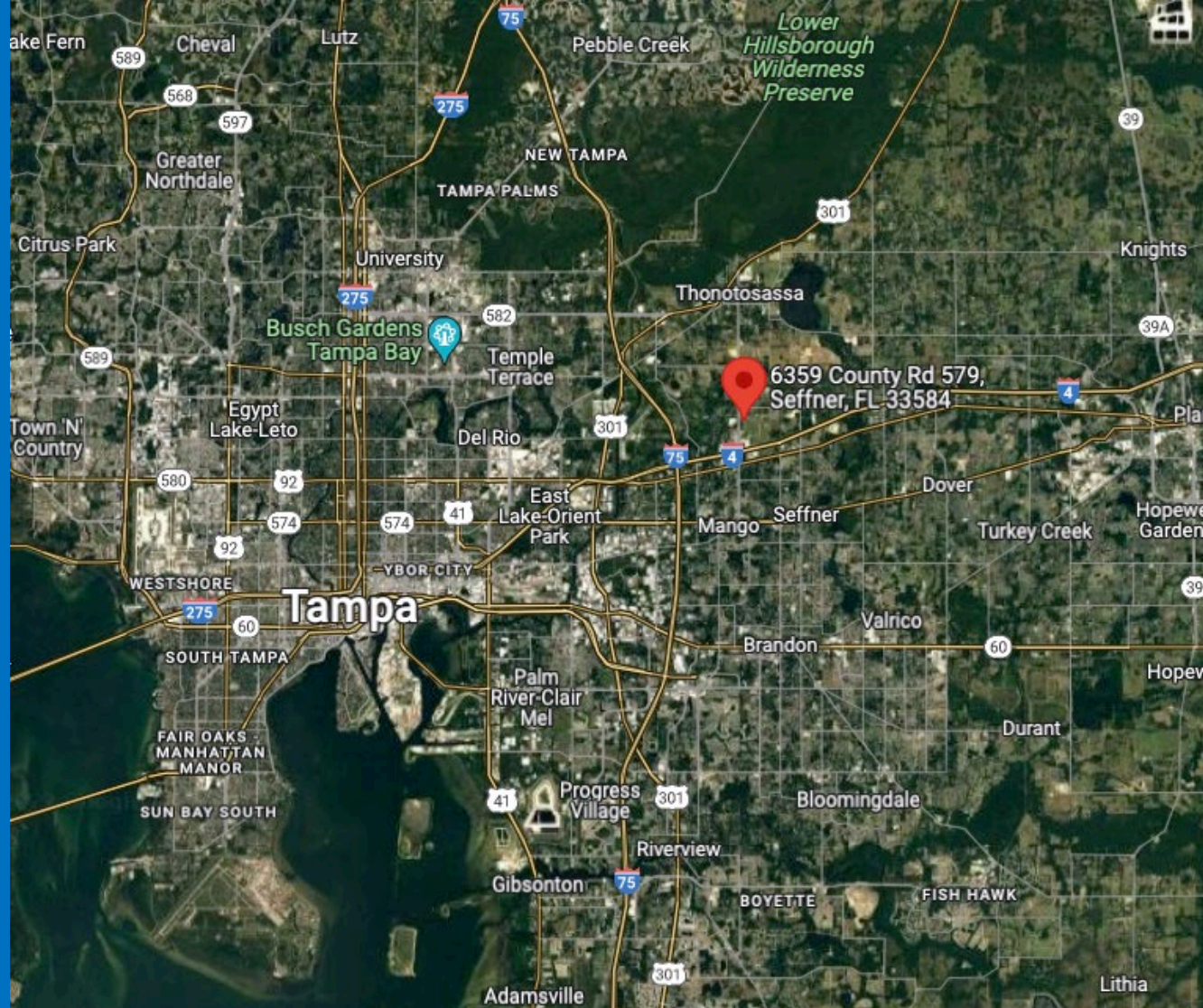
APPLICATION NUMBER: RZ 23-0369
NAME: Todd Pressman
ENTERED AT PUBLIC HEARING: ZHM
EXHIBIT #: 2
DATE: 11/13/2023

CG-R to PD

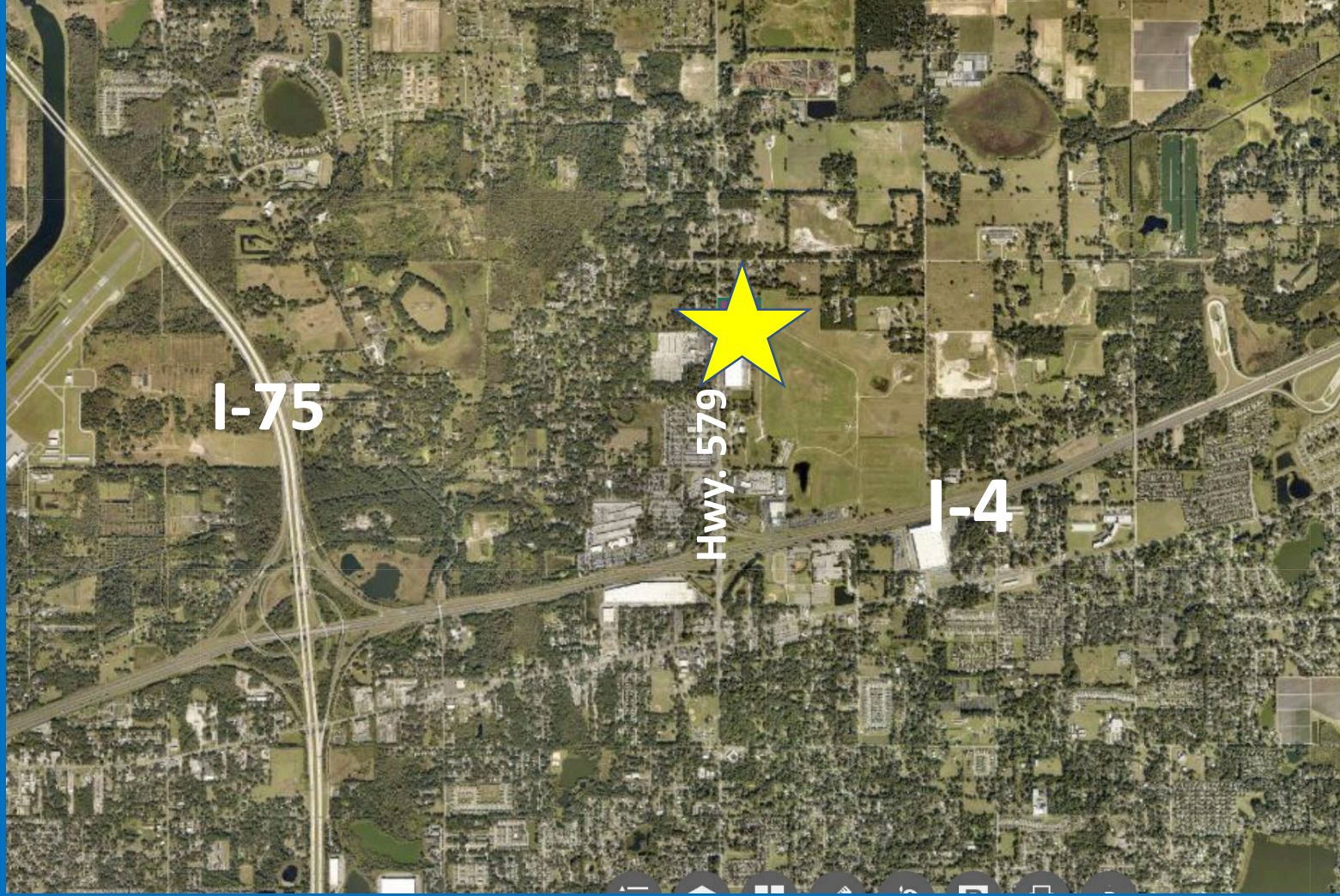
Light Industrial Uses

6.16 acres





Seffner Area



I-75

Hwy. 579

I-4



**Property
Appraiser**

ISSUE: Re-Zoning: CG-R to PD

Typical Uses:

Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria.

BOCC Approved the Comp Plan Amendment to LI-P, Jan., 2023

HC/CPA 22-13

Approved **Unanimously.**

No Opposition thru entire process, nor up to now.

3 hearings & 5 notices & 5 signs

Re-Zoning now for required consistency

Objective 9: All existing and future land development regulations **shall be made consistent with the Comprehensive Plan...**, and all development approvals shall be consistent ...Chapter 163, Florida Statutes.



SITE

**Taylor Road
County
Landfill**

**CAST-
CRETE**

**New
Amazon
Warehouse
&
Manufacturing**

County Road 878



DSD, "The zoned parcel to the east is occupied with a Cty. **Landfill & Hazardous Waste facility**. Existing development across Mango Road, to the south includes a **Concrete Plant with open storage**, and a **Warehouse Distribution development zoned PD 18-0704**" ...manufacturing uses"



P.C. ...”there are heavy and light industrial uses that are similar in nature in the general vicinity”.



SITE 6359 County Rd 579, Seffner, FL 33581

**Taylor Road
Landfill
& household
hazardous
waste**

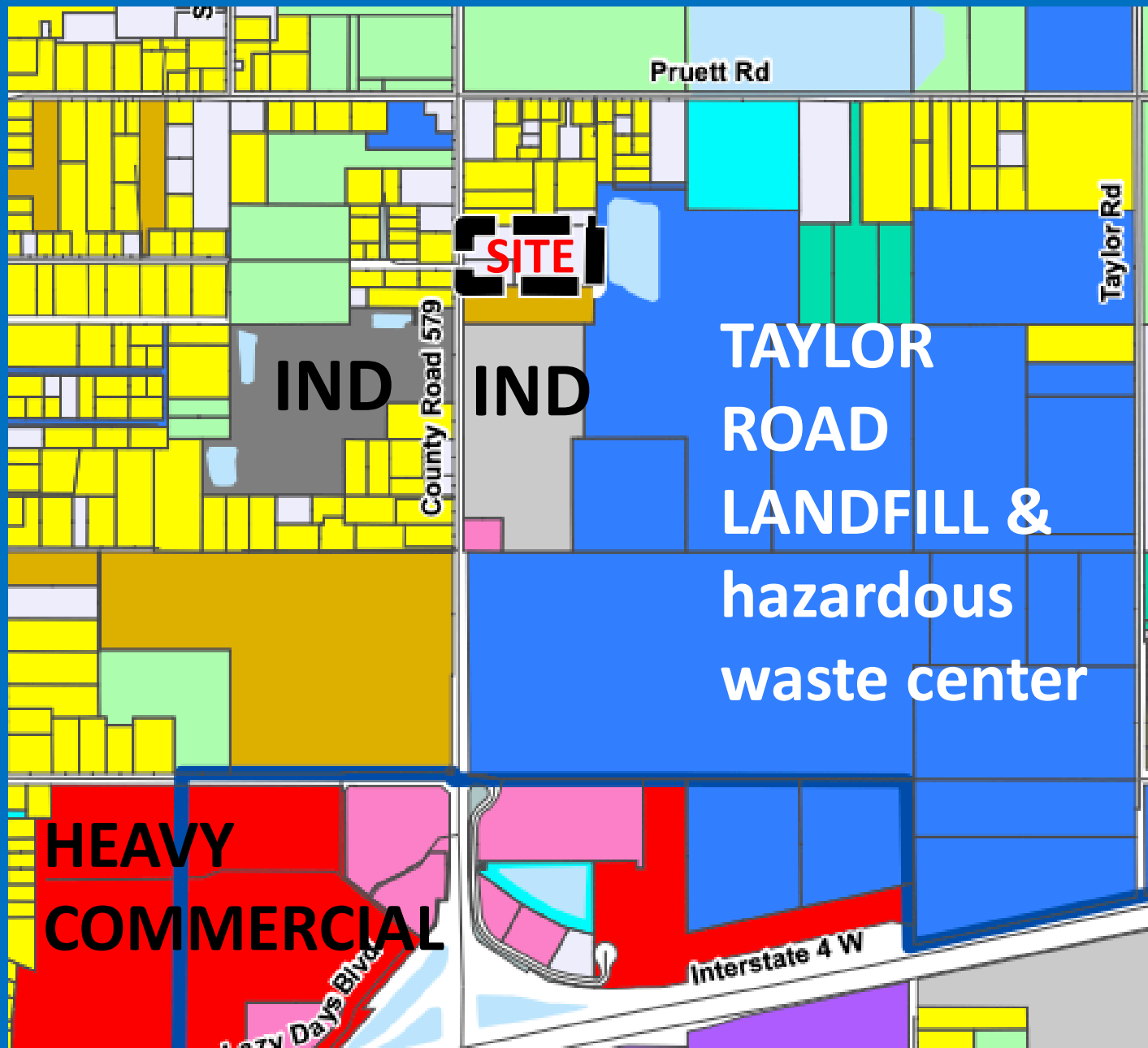
**CAST-
CRETE**

AMAZON

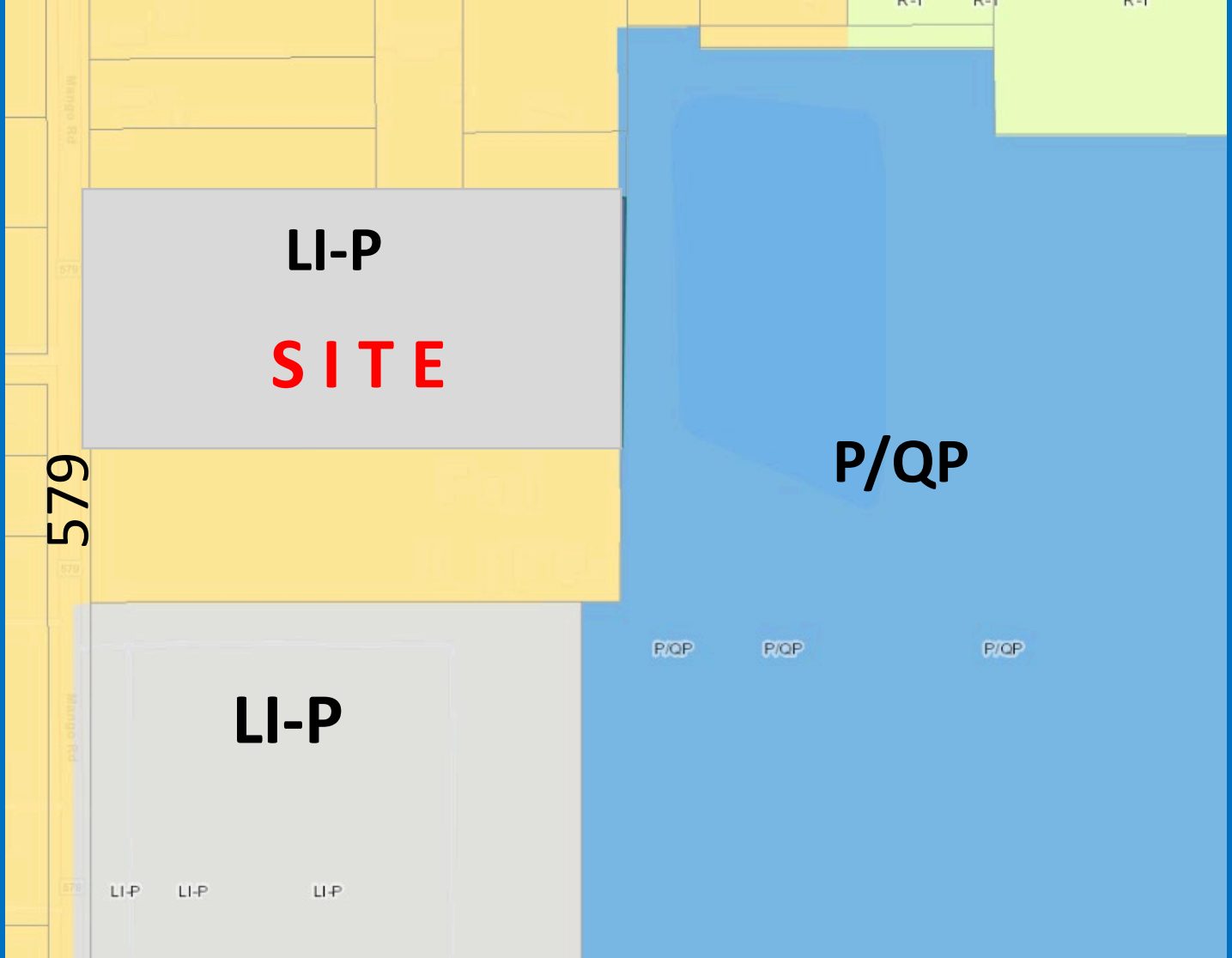
Amazon SFL4

**Predominant
Feature**

**42 acre
superfund and
accepts
hazardous waste**



Existing Land Uses

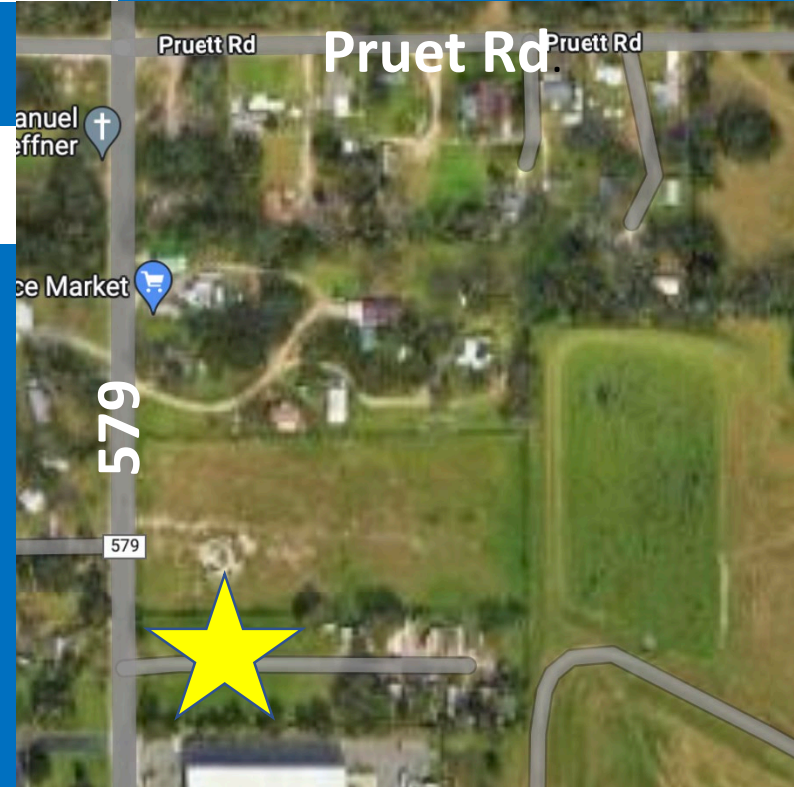


**Future Land Use
Category Map**

On December 21, 1995, the Board of County Commission (BOCC) established a land use policy for development along County Road 579 from Pruett Road south to Interstate-4. It allowed for some commercial and office uses along CR 579, due to the unique circumstances of the County landfill and the existing non-residential development pattern in the area.

THONOTOSASSA COMMUNITY PLAN

- Allow commercial uses along SR 579 south of Pruett Road to I-4.

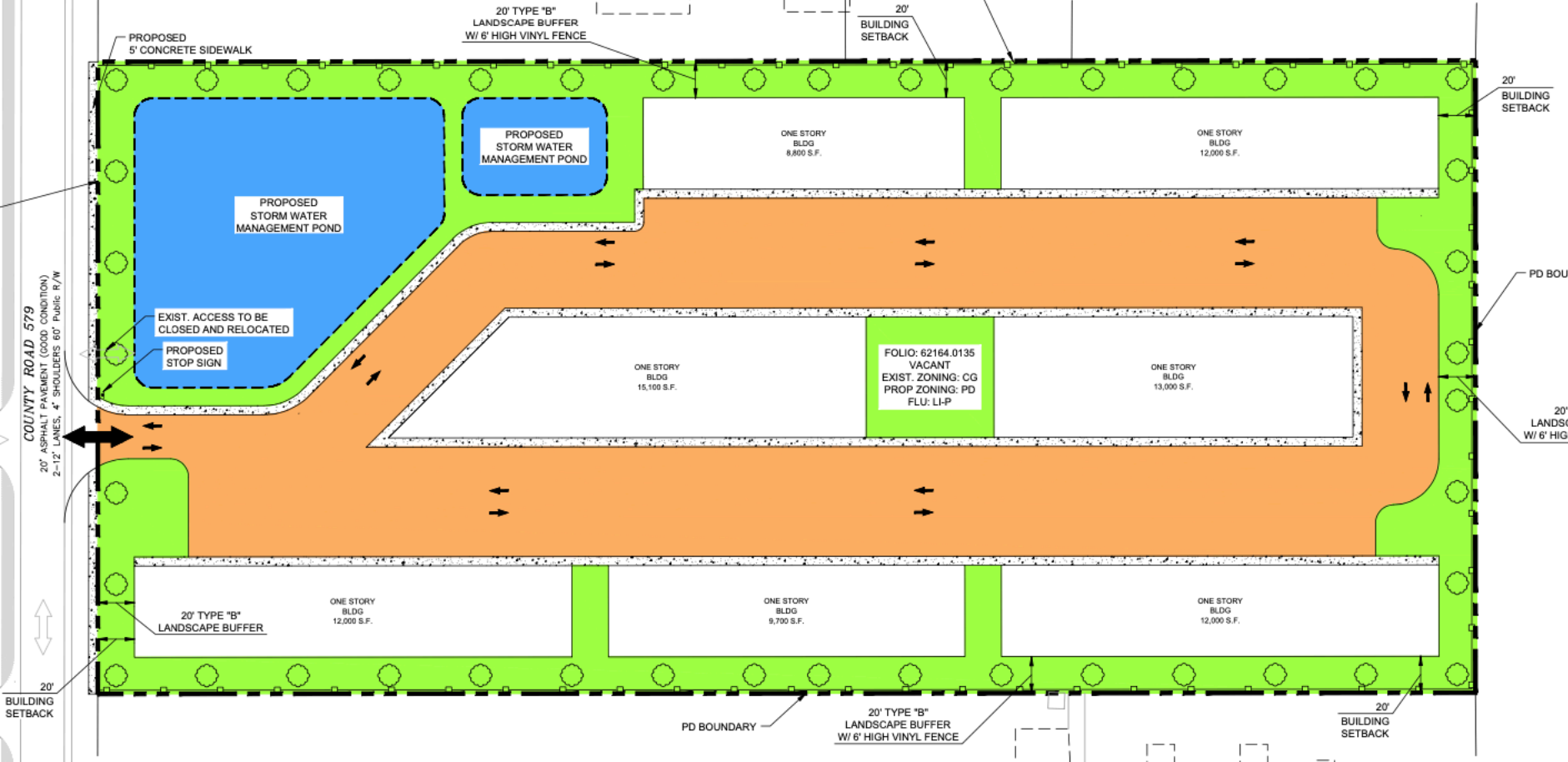




Cast Crete



CRETE
TS & SERVICES
LDING INDUSTRY



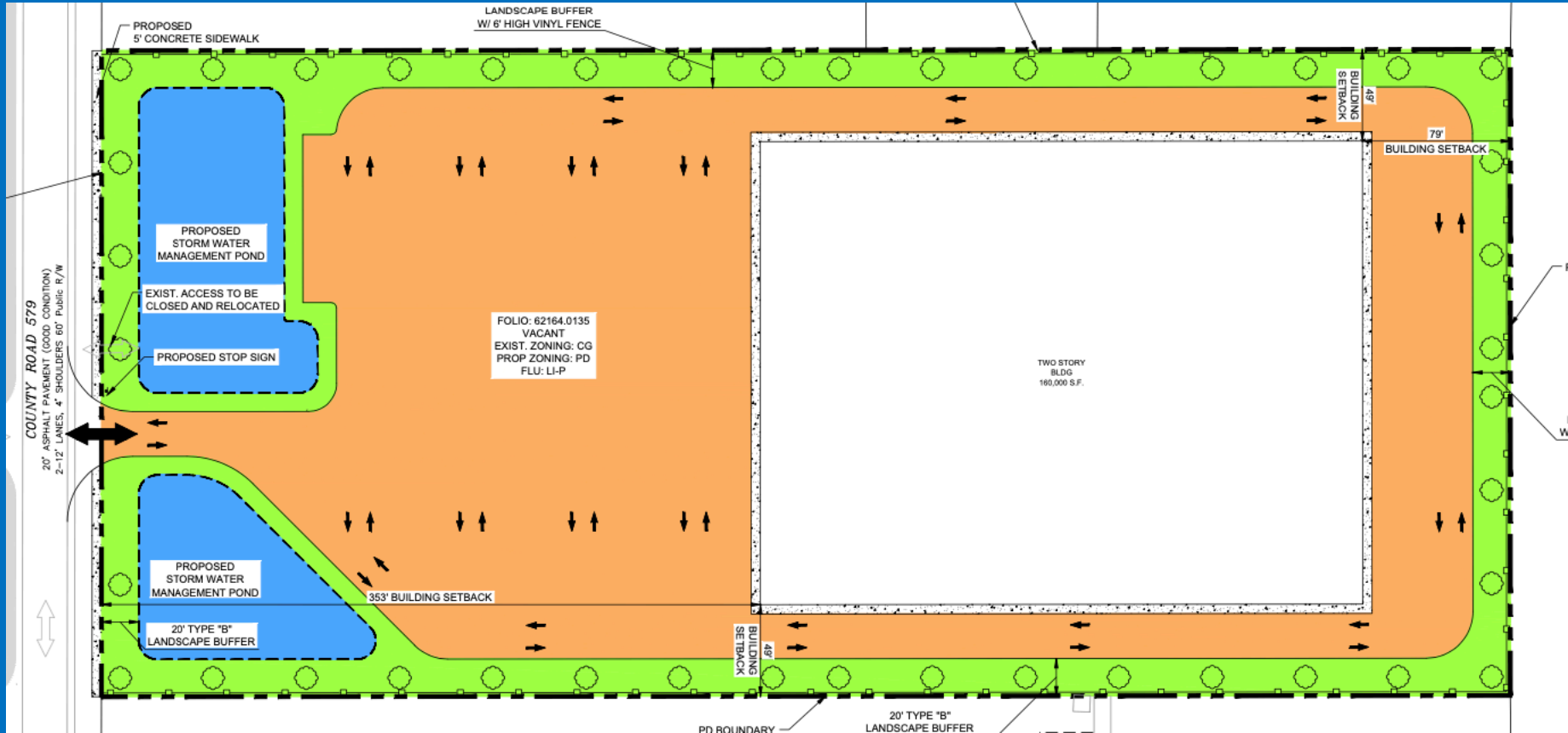
**Option 1,
Several standing
buildings, 82,600 SF**

20' Bldg. setback

Option 2

1 large building, 160,000 SF

49' bldg. setback



PD Variations

30' C to 20' B on borders

Allow a buffer/screening decrease from 30-feet, Type C to 20-feet and Type B screening along north, south and east PD boundary (LDC Section 6.06 06-Buffer and Screening requirements).

**90' setback to 20' setback
on borders**

Waiver(s) to the Land Development Code

**North and South, 90' to 49' setback
East: 90' to 79'**

Development Option 1: Allow a 70 foot reduction in the 2:1 building height setback for structures over 20 feet to allow a 20 foot building setback along the north, south and east boundaries when 90 feet is required for the proposed 50 building height (LDC Section 6.01.01 Endnote #8, building height restrictions).

Development Option 2: Allow a 41 foot reduction in the 2:1 building height setback for structures over 20 feet to allow a 49 foot building setback along the north and south boundaries and a 11 foot reduction along the eastern boundary to allow a 79 foot setback when 90 feet is required for the proposed 50 building height (LDC Section 6.01.01 Endnote #8, building height restrictions).

STAFF CONCERNS

Planning Commission: However, the proposed site plan with three development options **pose compatibility concerns** given the **residential uses to the north and south.**

DSD: However, the proposed development options **pose compatibility concerns** given the **residential uses to the north and south.**



**Abutting Owners,
No Opposition**


 Pressman Todd 3:04 PM
Re: Todd/zoning 23-0369
To: leslimanning158@gmail.com, Cc: Pressman Todd [Details](#)

Good afternoon, Mrs. Lesli Manning.


It is my understanding that you do not have any opposition to the rezoning abutting your home, your address being 6411 Highway 579, Seffner, florida, of which is county application file # RZ 23-0369?


If you would please respond and confirm.

Thank you.

 Lesli M Manning 3:08 PM
Re: Todd/zoning 23-0369
To: Pressman Todd

That's correct we has two address 6411 and 6371 County Road 579 Seffner Florida 33584
Thank You
Lesli M Manning

 Lesli M Manning
Re: Todd/zoning
To: Pressman Todd

 Siri Found a Contact
Manning Lesli M
leslimanning158@gmail.com

I have no opposition with the zoning.
My address is
6371 County Road 579
Seffner Florida 33584
Thank You
Lesli M Manning



Pressman Todd

Pressman: 23-0369

To: Patricia Manning, Bcc: Pressman Todd

Yesterday at 2:09 PM

[Details](#)

Thank you Mrs. Manning if you respond to this email that you have no opposition to the rezoning. Thank you.

Todd Pressman
President, Pressman & Assoc., Inc,
200 2nd Avenue, South, #451



Patricia Manning

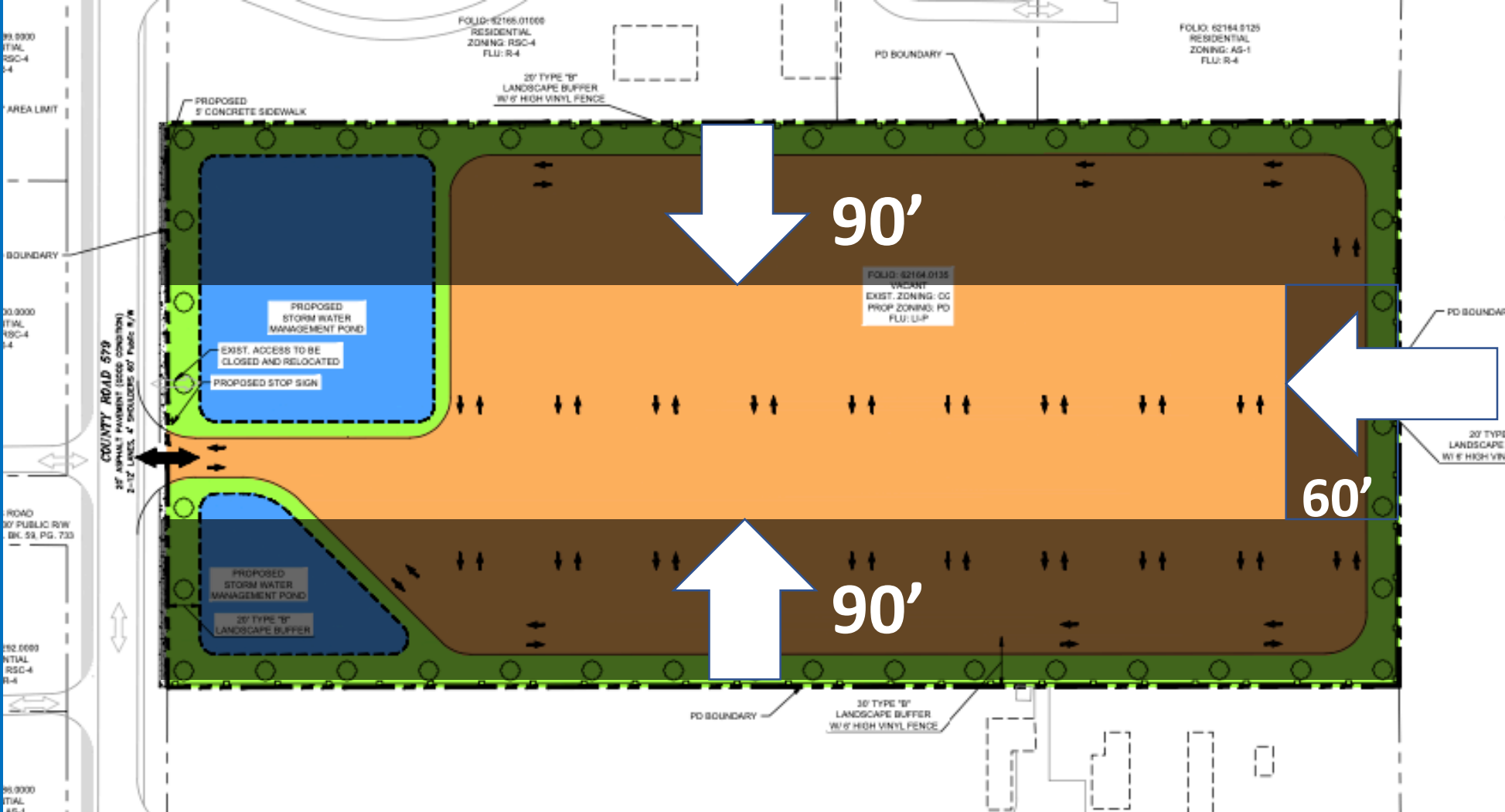
Re: Pressman: 23-0369

To: Pressman Todd

Yesterday at 2:12 PM

I have no opposition to your rezoning and future development Patricia Manning at 6403 County rd 579 seffner fl 33584 and at 6347 County rd 579 seffner fl 33584.

[See More from PRESSMAN TODD](#)



Required Buffer Distance

'Removes Approx. 52% of the site'

On December 21, 1995, the Board of County Commission (BOCC) established a land use policy for development along County Road 579 from Pruett Road south to Interstate-4. It allowed for some commercial and office uses along CR 579, due to the unique circumstances of the County landfill and the existing non-residential development pattern in the area.



Various studies have also shown that residents living closer to a landfill site are **more prone to respiratory diseases**

garbage and litter in the surrounding community was a serious problem

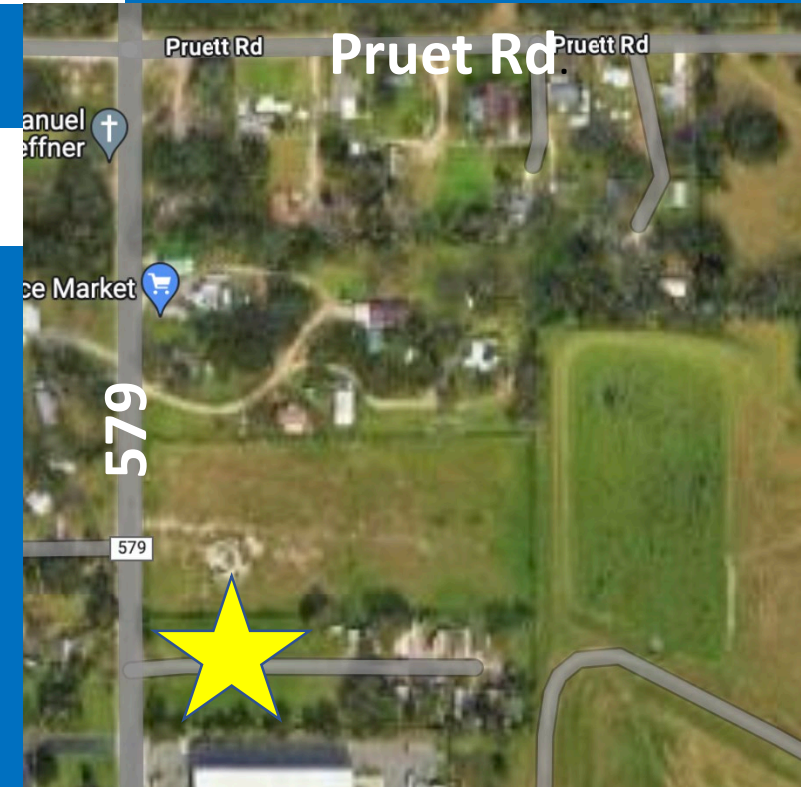
unsuitability of the **presence** of the landfill to them

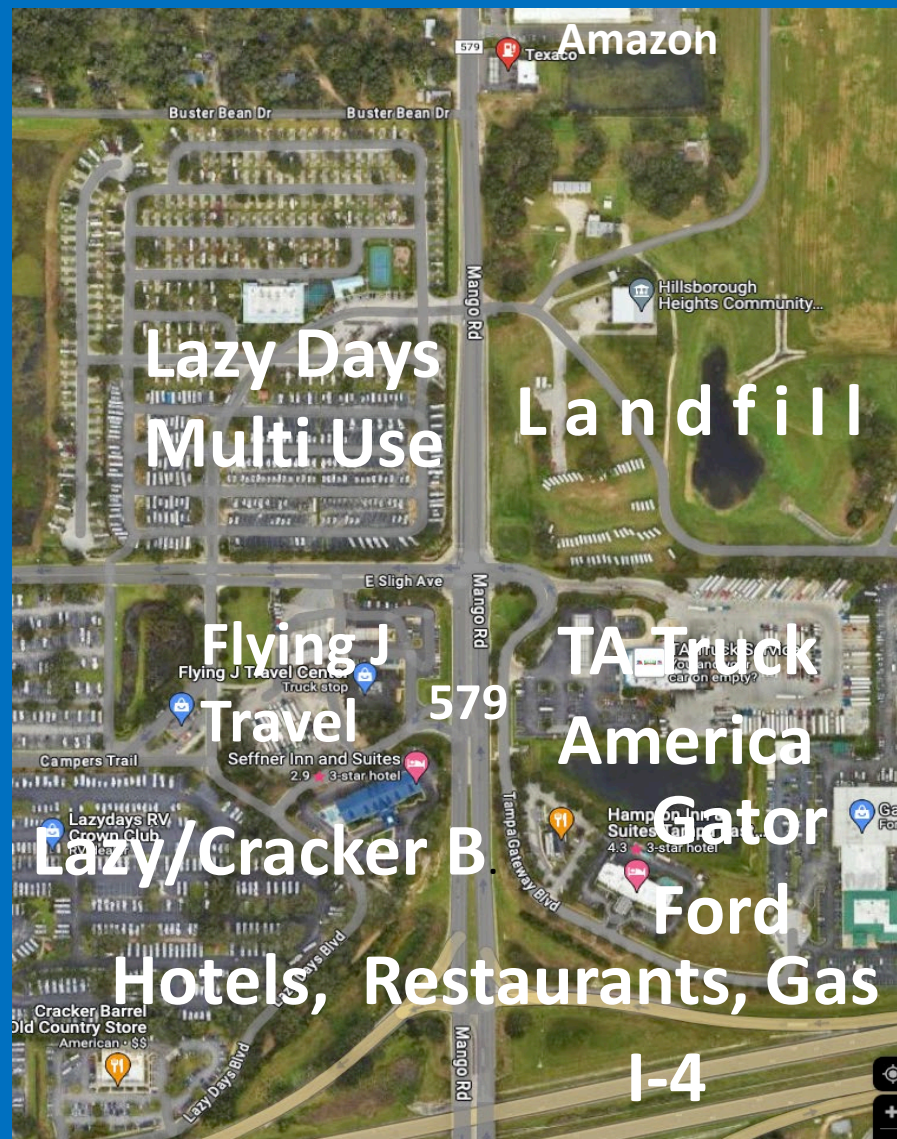
contamination of the air quality and the fact that they often experience a **bad odour, dust** was a serious problem

living closer to the landfill site indicated the **difficulties in the sale** of the property,

THONOTOSASSA COMMUNITY PLAN

- Allow commercial uses along SR 579 south of Pruett Road to I-4.





Amazon

Lazy Days
Multi Use

Landfill

Flying J
Travel

TA Truck
America

Lazy/Cracker B

Gator
Ford

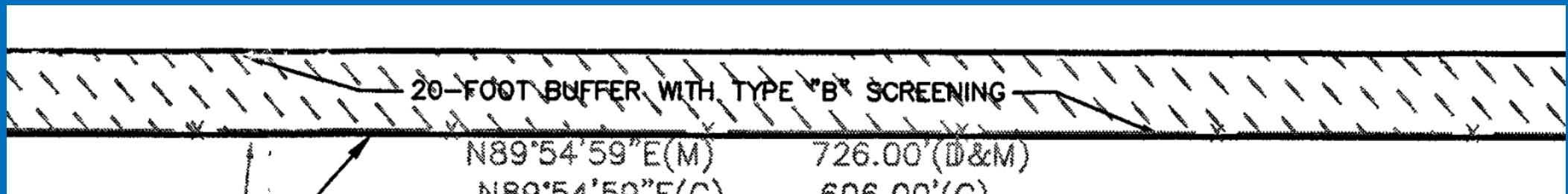
Hotels, Restaurants, Gas

I-4

579

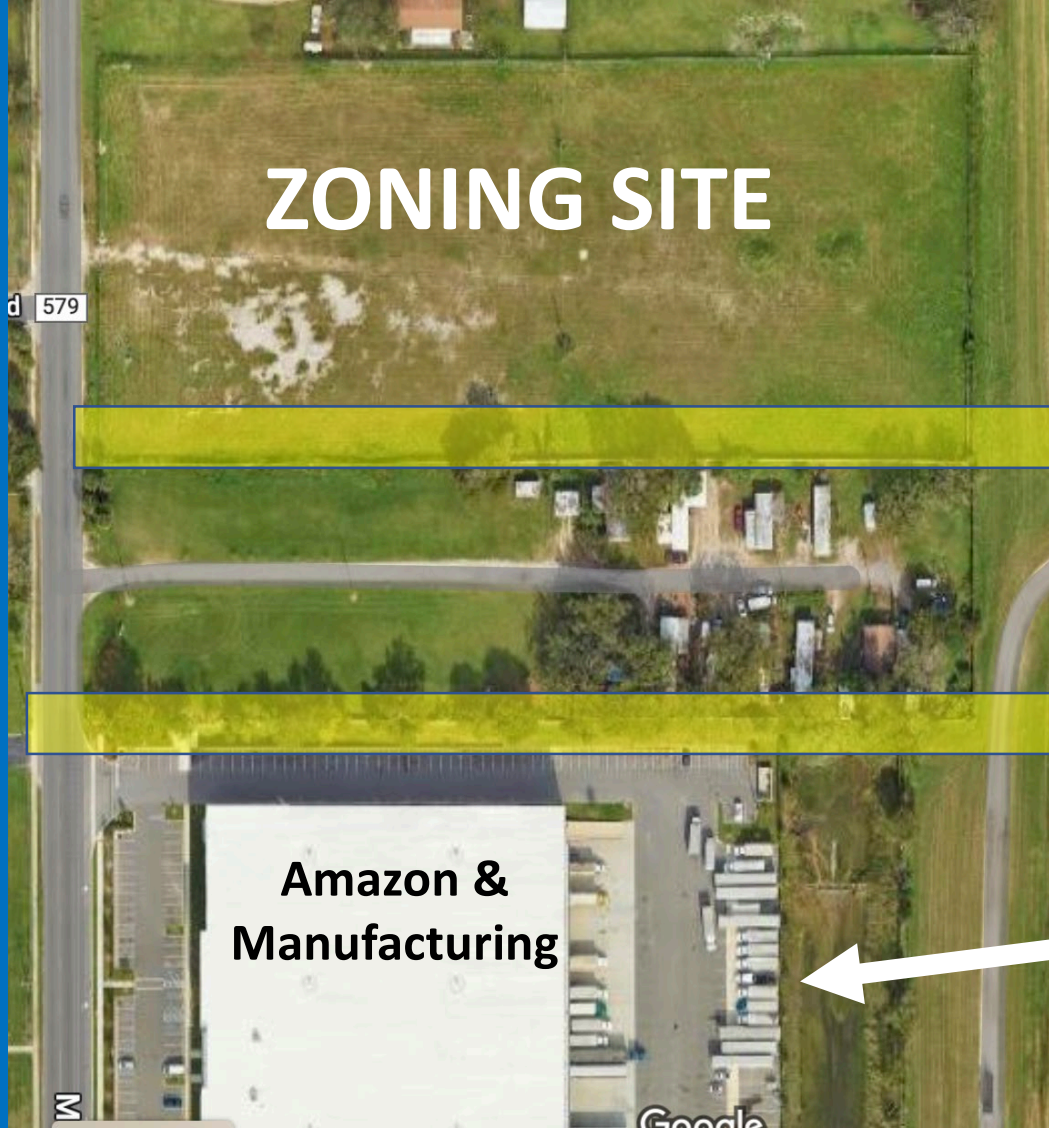
AMAZON APPROVAL

7. The project shall provide a 20 foot buffer with Type "B" screening along the northern property boundary.





**Same 20' B
buffer
approved
abutting same
property for
Amazon!**



ZONING SITE

d 579

Proposed 20' B

20' B Approved for Amazon

**Exterior truck parking,
idling, loading, storage**

**Amazon &
Manufacturing**

M

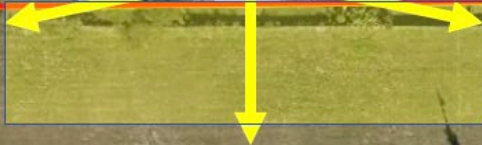
Google

County Road 579

0621650100

Residential Home

0621640125



Approx. 100' exterior activity exclusion distances

Comments

0621640125

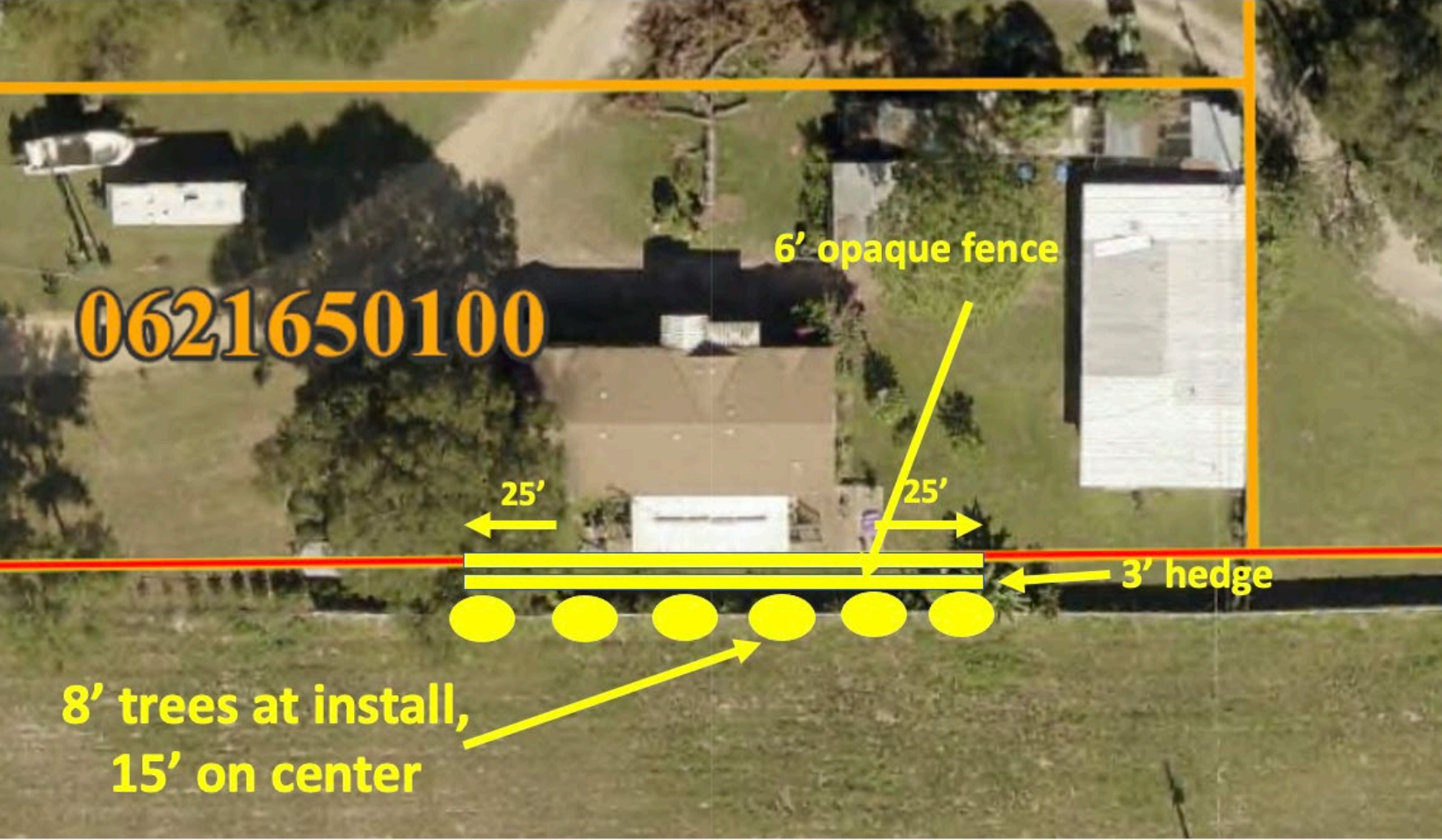


Several Residential Mobile Homes

062167

100' Exterior Activity Exclusion Zones

Example, not to scale, showing additional screening



**Additional
Screening, N
& S.**

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA: TH/Northeast

DATE: 11/02/2023 - *REVISED*

AGENCY/DEPT: Transportation

PETITION NO: PD 23-0369

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

This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- If PD 23-0369 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on CR 579 (Mango Rd.). The developer shall construct improvements to CR 579 consistent with the Design Exception (dated November 1, 2023) and found approvable by the County Engineer (November 1, 2023). The roadway improvements shall include curbing, a 4-foot bike lane, an 11-foot right turn lane serving the project access connection along the project frontage, a 4-foot clear zone and dedication of right of way to include the required frontage sidewalk and utilities.

Summary:

- Rezoning for required consistency, FLU unanimously approved; no oppo
- Uses, Zone & FLU categories very intensive in immediate vicinity and area
- Specific BOCC directive and policy directly related to this immediate area & this use;
Thonotosassa community plan in sync
- No oppo after repeated hearings/notices. Providing additional screening on exist. Residential for
EXTERIOR uses.
 - Similar buffer/screening on abutting on south for similar exterior activity
 - Transportation Dept. in Support



**PARTY OF
RECORD**

NONE