Rezoning Application:
Zoning Hearing Master Date:
BOCC Land Use Meeting Date:

PD 23-0369 November 13, 2023 January 16, 2024



Development Services Department

RSC-3 MH RSC-6

1.0 APPLICATION SUMMARY

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

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

*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'

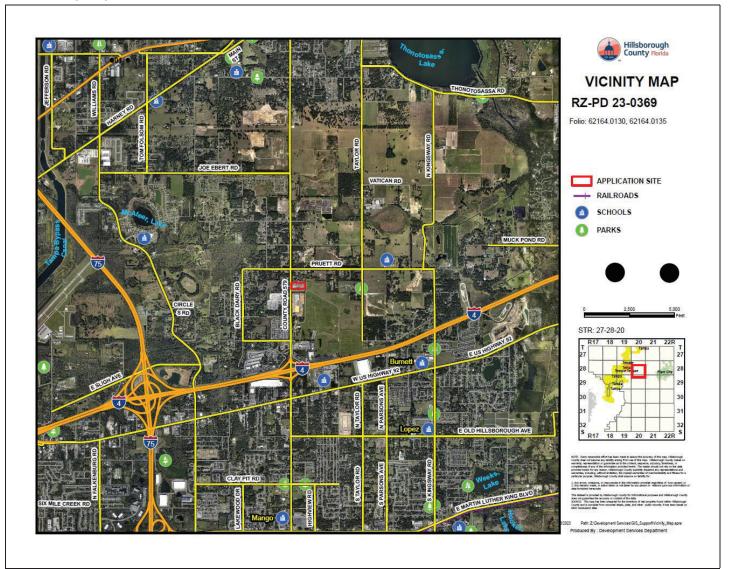
APPLICATION NUMBER:	PD 23-0369				
ZHM HEARING DATE:November 13, 2023BOCC LUM MEETING DATE:January 16, 2024			Case Reviewer: Tania C. Chapela		
Setbacks/Buffering and Screening		20' Front 20' feet buffer, Type B screening to Residential 20' Front 20' Front 20' Front 20' Front			
Height		50 feet, except 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	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).		
Waiver(s) to the Land Development Code	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).		

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

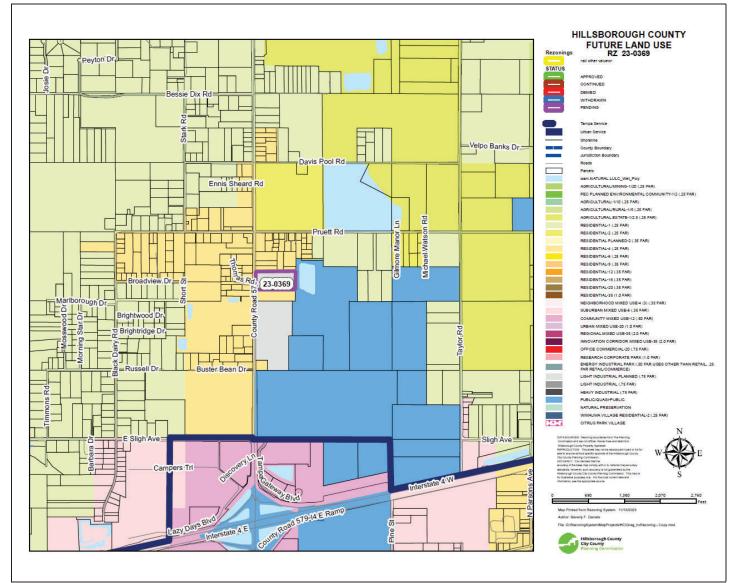


Context of Surrounding Area:

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

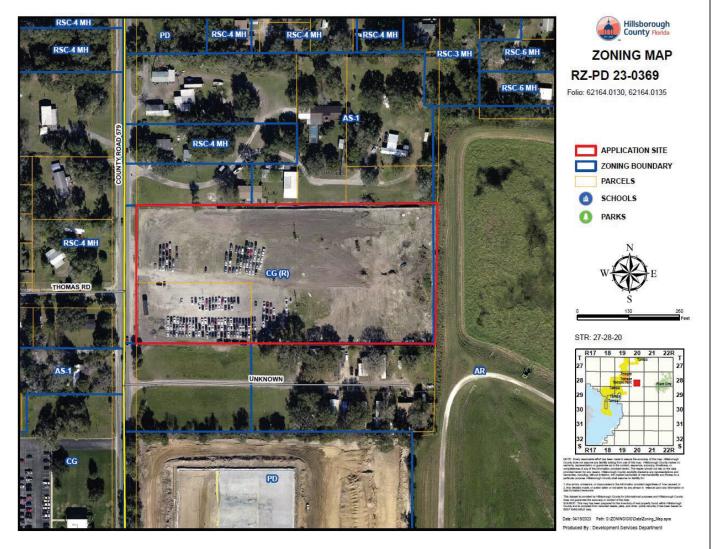
2.2 Future Land Use Map



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

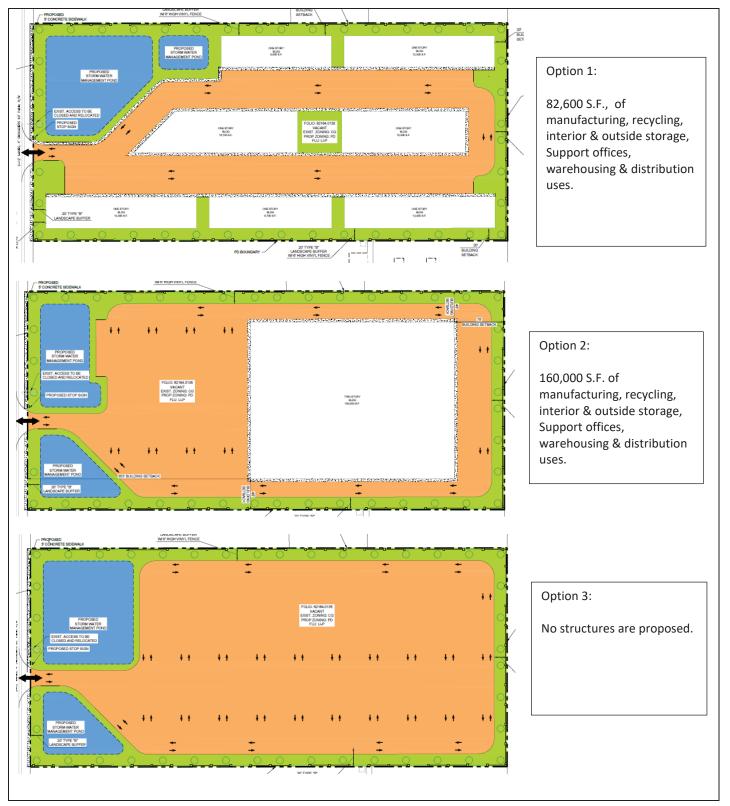
2.3 Immediate Area Map



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 ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	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	Х	None	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance		
Road Name/Nature of Request	Туре	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	Additional Information/Comments
	□ Yes	Requested	information/comments
Environmental Protection Commission	⊠ No	⊠ No	
Natural Resources	🗆 Yes	□ Yes	
	⊠ No	⊠ No	
Conservation & Environmental Lands Mgmt.	□ Yes ⊠ No	□ Yes ⊠ No	
Check if Applicable:			
Wetlands/Other Surface Waters	Significant Will	dlife Habitat	
\Box Use of Environmentally Sensitive Land Credit	🗆 Coastal High H	azard Area	
Wellhead Protection Area	🗆 Urban/Suburba	an/Rural Scenic	Corridor
\Box Surface Water Resource Protection Area	\Box Adjacent to EL	APP property	
\Box Potable Water Wellfield Protection Area	Other		
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation	X Yes	🛛 Yes	
Design Exception/Adm. Variance Requested	⊠ No	\square No	See report.
☑ Off-site Improvements Provided			
Utilities Service Area/ Water & Wastewater	🗆 Yes	□ Yes	
Urban City of Tampa			
\square Rural \square City of Temple Terrace			
Hillsborough County School Board	□ Yes	🗆 Yes	
Adequate □ K-5 □6-8 □9-12 ⊠N/A	\square res	\square No	
Inadequate 🗖 K-5 🛛 🖯 🕄 🖓 9-12 🖾 N/A			
Impact/Mobility FeesWarehouseManufacturing(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$1,992Mobility: \$4,704Fire: \$34Fire: \$34Mini-Warehouse(Per 1,000 s.f.)	rehouse Manufacturing Light Industrial r 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) bility: \$1,992 Mobility: \$4,704 Mobility: \$5,982 e: \$34 Fire: \$34 Fire: \$57		
Mobility: \$1,084			
Fire: \$32 Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments

APPLICATION NUMBER:	PD 23-0369			
ZHM HEARING DATE:	November 13, 2023			
BOCC LUM MEETING DATE:	January 16, 2024		Case Reviewer: Tan	ia C. Chapela
Planning Commission				
Meets Locational Cri	iteria 🖾 N/A	⊠ Inconsistent	□ Yes	
🗆 Locational Criteria W	/aiver Requested	Consistent	🖾 No	
Minimum Density M	et 🛛 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-feet 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-feet 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.

APPLICATION NUMBER:	PD 23-0369
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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.

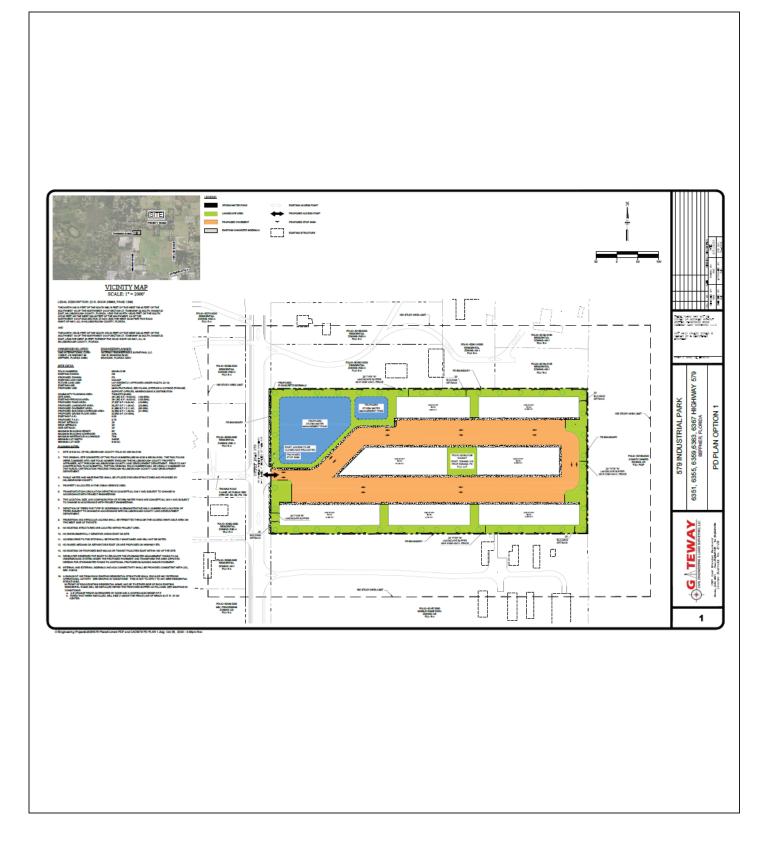
Zoning Administrator Sign Off: J. Brian Grady Mon Nov 13 2023 13:40:51 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive

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

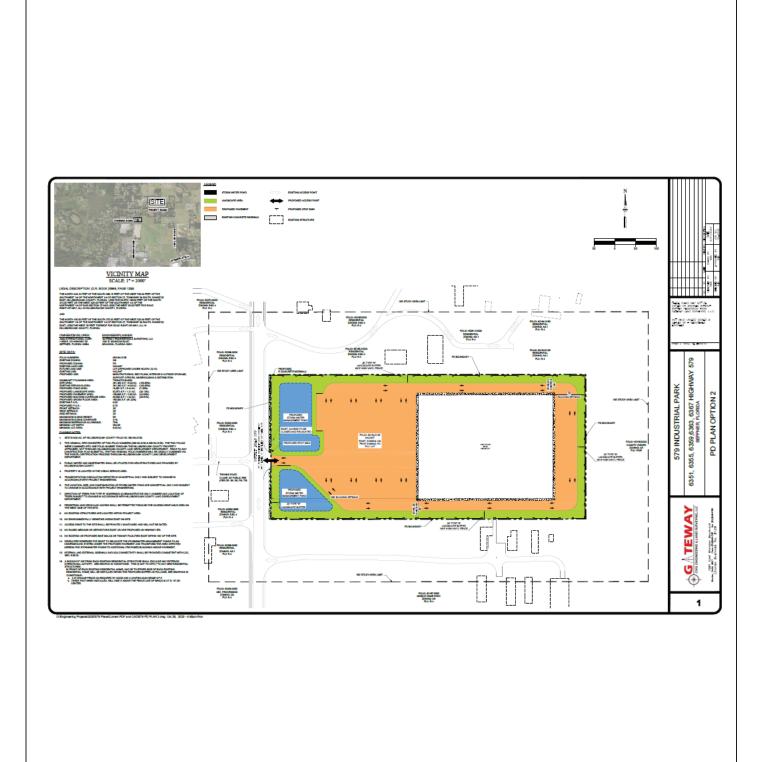
APPLICATION NUMBER:	PD 23-0369	
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8.0 PROPOSED SITE PLAN (FULL) Page 1 of 3



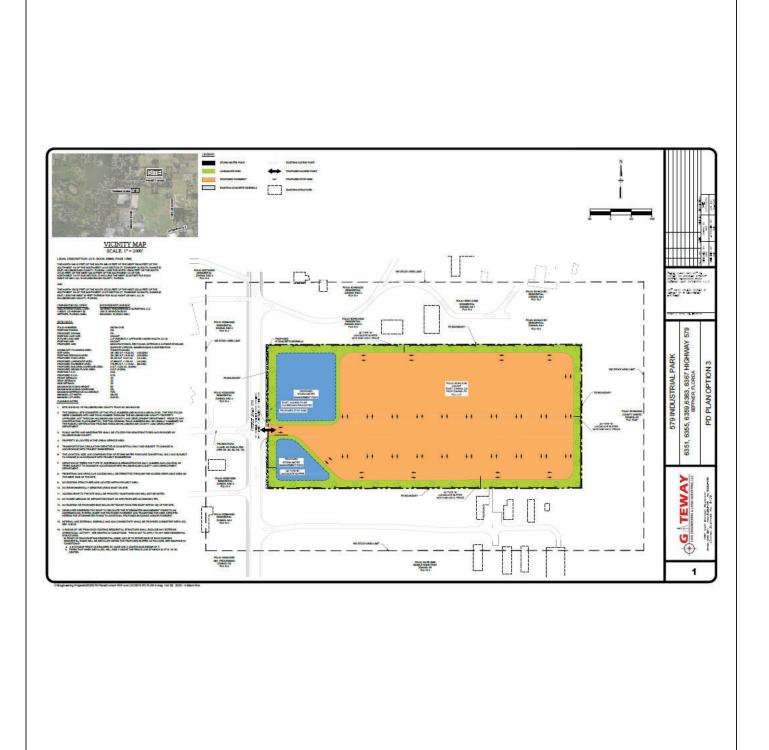
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8.0 PROPOSED SITE PLAN (FULL) Page 2 of 3



APPLICATION NUMBER:	PD 23-0369	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	November 13, 2023 January 16, 2024	Case Reviewer: Tania C. Chapela

8.0 PROPOSED SITE PLAN (FULL) Page 3 of 3



APPLICATION NUMBER:	PD 23-0369	
ZHM HEARING DATE:	November 13, 2023	
BOCC LUM MEETING DATE:	January 16, 2024	Case Reviewer: Tania C. Chapela

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.
Χ	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	Total Peak I	Hour Trips
	Volume	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	Total Peak I	Hour Trips
Ç.	Volume	AM	PM
PD: 196,000 sf, Manufacturing (ITE 140)	806	122	107

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	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).

<u>Mango Rd. (CR 579)</u> 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	То	LOS Standard	Peak Hr Directional LOS
CR 579 (MANGO RD)	JOE EBERT RD	E SLIGH AVE	D	С

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 (<u>DeLeonE@hillsboroughcounty.org</u> 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 <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

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

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HillsboroughCounty.org</u> 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 <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, 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, Jaksa <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>; Walky 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: <u>romea@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

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

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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
		2 Lanes	Corridor Preservation Plan
CR 579 (Mango Rd)	County Arterial - Rural	Substandard Road	Site Access Improvements
			⊠ Substandard Road Improvements
			🗆 Other

Project Trip Generation Not applicable for this request					
	Average Annual Daily TripsA.M. Peak Hour TripsP.M. Peak Hour Trips				
Existing	4,794	123	369		
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Difference (+/-)	-3,988	-1	-262		

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Connectivity and Cross Access 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	Х	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance 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	
 Design Exception/Adm. Variance Requested Off-Site Improvements Provided 	□ Yes □N/A ⊠ No	⊠ Yes □ 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:	P
Zoning Hearing Master Date:	N
BOCC Land Use Meeting Date:	Ja

PD 23-0369 November 13, 2023 January 16, 2024



Development Services Department

RSC-3 MH RSC-0

1.0 APPLICATION SUMMARY

Applicant:	AMQ International, Corp.		RSC-6
FLU Category:	RES-4 LI-P	IS OTVOUR ALL THE RECALLER	r
Service Area:	Rural		
Site Acreage:	6.01 AC +/-		
Community Plan Area:	Thonotosassa		
Overlay:	None		0
Request:	Rezoning to Planned Development	Contract, B. at 200 Lines	and the

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

*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'

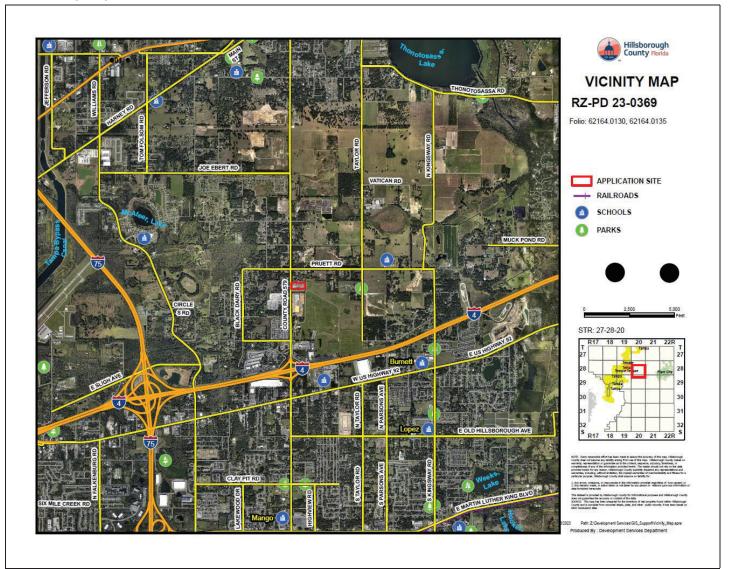
APPLICATION NUMBER:	PD 23-0369		
ZHM HEARING DATE: BOCC LUM MEETING DATE:	November 13, 20 January 16, 2024		viewer: Tania C. Chapela
Setbacks/Buffering and	Screening	20' Front 20' feet buffer, Type B screening to Residential	20' Front 20-feet buffer, type B screening
Height		50 feet, except as defined 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	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).
Waiver(s) to the Land Development Code	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).

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

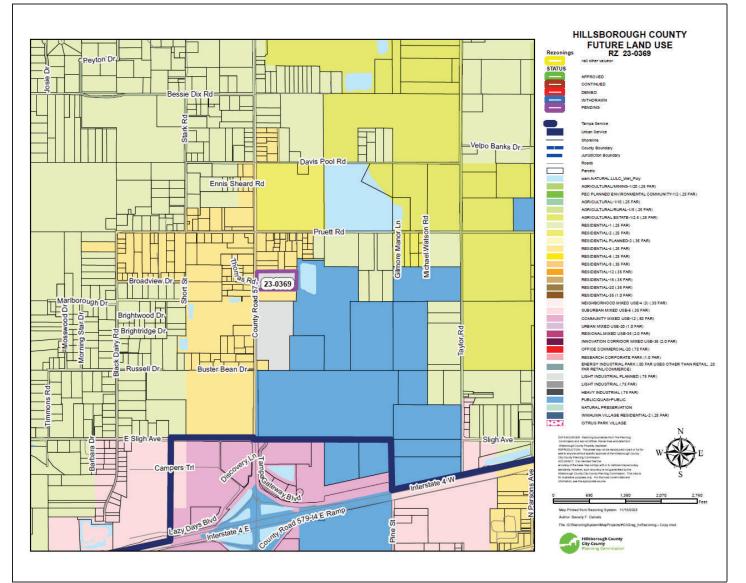


Context of Surrounding Area:

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

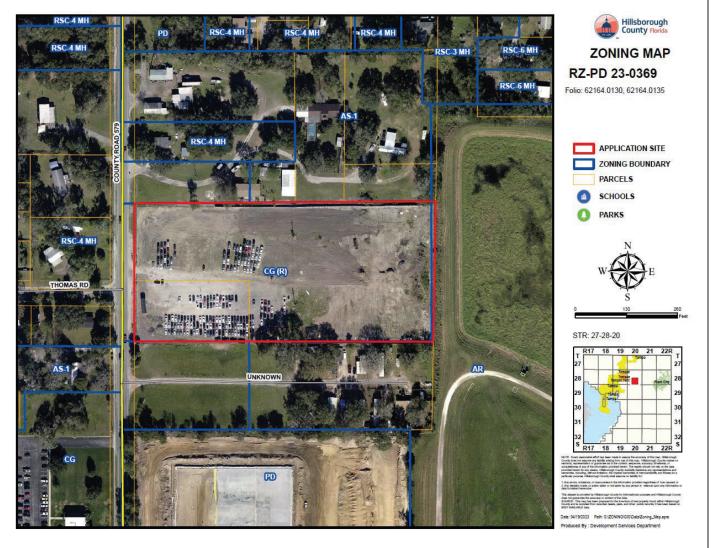
2.2 Future Land Use Map



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

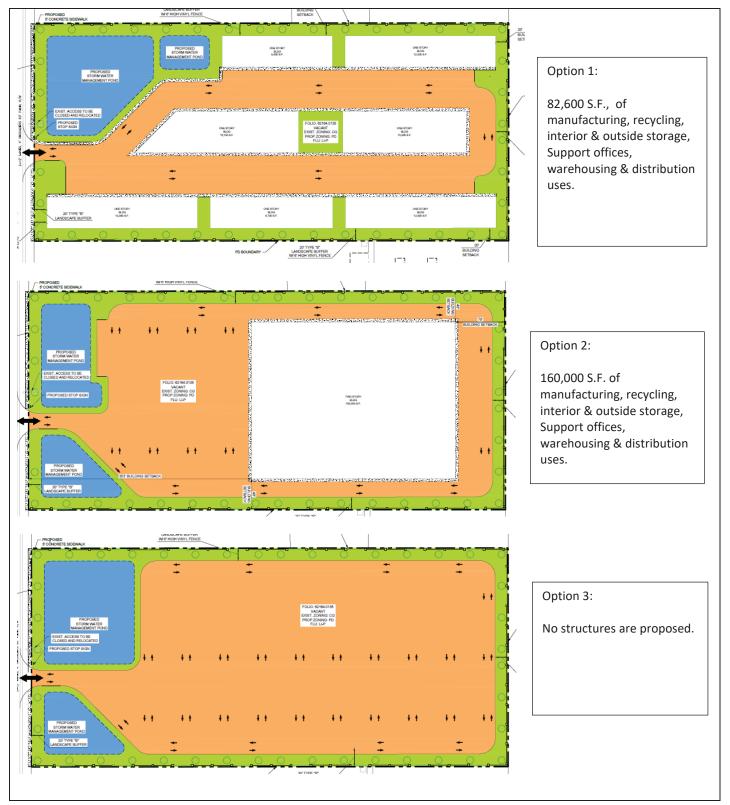
2.3 Immediate Area Map



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 ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

Project Trip Generation				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	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	Х	None	None	Meets LDC
Notes:			-	

Design Exception/Administrative Variance			
Road Name/Nature of Request	Туре	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	□ Yes ⊠ No	□ Yes ⊠ No	
Natural Resources	□ Yes ⊠ No	□ Yes ⊠ No	
Conservation & Environmental Lands Mgmt.	□ Yes ⊠ No	□ Yes ⊠ No	
Check if Applicable:			
Use of Environmentally Sepsitive Land Credit	Significant Will Coastal High H		
Use of Environmentally Sensitive Land Credit Wellhead Protection Area	□ Coastal High H □ Urban/Suburba		Corridor
□ Surface Water Resource Protection Area	□ Adjacent to EL	-	
\Box Potable Water Wellfield Protection Area	□ Other	· · · ·	
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
 Transportation ☑ Design Exception/Adm. Variance Requested ☑ Off-site Improvements Provided 	<mark>⊠ Yes</mark> ⊠ No	⊠ Yes □ No	See report.
Utilities Service Area/ Water & WastewaterUrbanI City of TampaImage: RuralI City of Temple Terrace	□ Yes □ No	□ Yes □ No	
Hillsborough County School BoardAdequateIK-5IG-8Ig-12ImadequateInadequateIK-5IG-8Ig-12Imadequate	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Warehouse Manufacturing (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$1,992 Mobility: \$4,704 Fire: \$34 Fire: \$34 Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32	Light Indust (Per 1,000 s Mobility: \$5 Fire: \$57	s.f.)	
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments

APPLICATION NUMBER:	PD 23-0369			
ZHM HEARING DATE: BOCC LUM MEETING DATE:	November 13, 2023 January 16, 2024		Case Reviewer: Tani	a C. Chapela
Planning Commission				
Meets Locational Crit	teria ⊠N/A	🛛 Inconsistent	🗆 Yes	
🗆 Locational Criteria W	aiver Requested	Consistent	🖾 No	
Minimum Density M	et 🛛 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-feet 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-feet 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.

APPLICATION NUMBER:	PD 23-0369
ZHM HEARING DATE:	November 13, 2023
BOCC LUM MEETING DATE:	January 16, 2024

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

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

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 SUMBITTED

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 B 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 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 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, D

Pamela Jo Hatley PhD, JD Land Use Hearing Officer

December 6, 2023 Date:

	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS						
IN RE: ZONE HEARING MASTER HEARINGS))))						
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS						
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master						
DATE:	Monday, November 13, 2023						
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.						
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601						
Reported by: Diane DeMarsh, AAERT No.	1654						

MS. HEINRICH: Our next application is Item D.1, PD 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.

This is a rezoning from CGR to PD. We're located in 8 the Seffner area. A little close, you'll see we are located on 9 Highway 579, I-4 and I-75 are good markers for you to see the 10 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.

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

25

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

the Taylor Road County Landfill is abutting on the east. 1 The new Amazon warehouse and manufacturing use is on the south 2 Cast-Crete is on the west. Development Services recognized the 3 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 vicinity. But clearly what is driving the site tremendously is 8 the Taylor Road Landfill and what -- hazardous waste, which is a 9 42-acre superfund site, which is a major use and major activity 10 11 in the area, which again, abuts to the site.

When you look at the existing land uses, you'll see 12 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 on December 21, 1995, and actually I need to correct that date, 16 it was February 2nd of '95, the Board of County Commissioners 17 18 established a specific land use policy on Country Road 579 from Pruett Road South, which we are in and allowed for commercial 19 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 driven by the Taylor Road Landfill and what was then some of the 24 25 commercial uses that were starting to appear. That's echoed in

the -- the Thonotosassa Community Plan to allow commercial uses 1 along 579 south of Pruett Road, which we are located in as well. 2 So on the ground, this is the new Amazon warehouse, 3 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 different options that are proposed. One is, several 8 freestanding buildings at 82,600 square foot with a 20-foot 9

building setback. Option two is one large building, 160,000 square feet with a 49-foot building setback. These are all B landscaping called for. And option three is, no structure's proposed -- propose 20-foot buffer. Again, that would be a B 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 excessive. So that's why we've ask for those variations with 24 25 some other reasons as well.

Oh, sorry. So when you look at the Staff concerns and 1 drilling down specifically to the Staff, they basically have two 2 primary issues. I'm not speaking for them, it's pretty clear 3 from the reports, but compatibility with residential uses on the 4 north and south, which we look closely at. So when you look at 5 the site, there is one home to the north. The other structure 6 7 is a barn-like structure. On the south, there's three, four, maybe five mobile homes. Those are the only residential uses 8 that are abutting to the north and south. There's none that --9 that abut other than that. 10 11 So specifically, the owner on the north has no opposition. The owner to the south has no opposition. 12 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.

And this is the emails from both the Mannings. As I showed you the slide, the other reason for the variations is the excessive setbacks. And those are effect -- those are more effective or cause more impact on the property because it's rectangular and deep. So these sort of -- this type of setback on the three sides really affect the site more than others.

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

because when you look at NAH and other sources, residents living 1 2 close to landfill are prone to respiratory diseases. Garbage and litter surround the community is cited as a serious problem. 3 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 landfill creates difficulties in the sale of property. 8

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

18 Now very interesting, when you look at the Amazon approval, that project was approved with a 20-foot Type B 19 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 located. And they're equally positioned in the sense that you 24 have a 20-foot B that borders the residential. As on our site, 25

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

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

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

Thonotosassa Community Plan, which is pretty much in sync. 1 Ι think critically, again, there's been no opposition. Repeated 2 hearings and notices provided additional screening residential 3 for the exterior uses. Similar buffer and screenings was 4 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 happy to answer any questions you might have. 8 HEARING MASTER: I quess my questions would really ask 9 you to address the -- you know, the issues in the comprehensive 10 The policies that were found to be inconsistent or this 11 plan. request was found to be inconsistent with. 12 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 multiple signs posted and no one has come forward. So Staff 19 20 looks at compatibility policies. We presented to you that those 21 people who would have compatibility concerns have no opposition and that's on record. And then along with that would be the 22 23 Board of County Commissioner's policy and Thonotosassa Committee Plan Policy, which directs towards intensive uses in this area. 24 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.

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

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

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

HEARING MASTER: And the proposed manufacturing -- the 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	denelemment ennerg Menge Deed Tim genome T fugt with and the

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development across Mango Road, I'm sorry, I just missed the

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first part, I'm sorry. Just got away from my report speech. 1 The proposed zoning for plan development is to allow 2 manufacturing, recycling warehouse uses without outside storage, 3 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. Additionally, and nearby warehouse distribution developments 8 9 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 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 (indiscernible) of the site.

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

24The applicant requested PD variations and waivers from25those requirements. Propose a 20 feet buffer Type B screening

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

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

So Staff finds those justifications are not 9 supportable while the proposed condition do not suffice to 10 compensate the lessened in mitigation measurements describe 11 12 Although the adjacent parcel to the east contains a above. 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 the areas abutting residential properties to the north and 16 17 south.

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

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Γ

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	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	2 Type C screening is required. Is that the case with the			
13	3 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			

proposed PD? 1 MS. CHAPELA: It does. Yes. 2 That's 3 HEARING MASTER: Okay. All right. Thank you. 4 all my questions. Thank you. 5 MS. CHAPELA: Okay. I don't want to extend much. Should I continue? 6 7 MS. HEINRICH: Only if you have more to say. Ιf you're all done --8 MS. CHAPELA: I am not done, but -- okay. If allowed 9 the proposed building height will not encompass the surrounding 10 11 building scale introducing an incompatible bulk pattern. So the applicant did not provide sufficient justifications to deviate 12 from the Type C screening, which includes a requirement of a six 13 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 impact mitigation measurements, but actually requesting less and 17 that -- that's pretty much main concern from Staff. And that's 18 why we cannot support the case. And we allow -- we -- we 19 20 support -- we are -- with Planning Commission Staff findings and 21 based on this considerations, we do not support the case as best mitigation efforts shall be made. Overall, the request is not 22 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 Community Plan. The subject site is surrounded by Residential-4 8 the north, west and south. Public guasi-public is located to 9 the east. Additional light industrial plan is located further 10 11 south. The overall intensity of the three development options is consistent with what can be considered within the light 12 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 nature and do not consider the uses located within the 18 Residential-4 category located immediately abutting the site. 19 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 proposed buffering techniques do not provide an adequate 24 25 transition of intensity between the subject site and the

1 adjacent residential land uses.

The development options do not compliment the 2 surrounding residential area. While the site meets the criteria 3 4 of Policy 16.5, proposing building setback from the roadway 5 negates the intent, which is to place higher intensity non-residential land uses on major roads rather than directly 6 7 next to residential neighborhoods. Objective 12-1 and Policy 12-1.4 of the community design component within the Future Land 8 Use Element provide quidance on compatibility for new 9 developments. Although there are heavy and light industrial 10 uses that are similar in nature -- nature in the general 11 vicinity, the proposed development options are not sensitive to 12 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 State Road 579 south of Pruett Road to Interstate 4. However, 20 it also strives to protect the area's rural character and the 21 22 proposed site plans are not sensitive to the low to medium 23 density residential uses that are located to the north and south of the subject site. The light industrial uses as shown on the 24 site plan do not protect the existing rural neighborhood 25

1 character.

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Based upon these considerations, the Planning
Commission Staff finds the proposed rezoning inconsistent with
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.

10All right. Is there anyone here or online who wishes11to speak in support of this application? I do not hear anyone.

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

Development Services, anything further?

MS. HEINRICH: Michelle Heinrich, DevelopmentServices.

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

HEARING MASTER: All right. Thank you for that.
 Applicant. And in your rebuttal, Mr. Pressman, could
 you address the Staff finding that the -- the requested

variations are not mitigated in the site plan? 1 MR. PRESSMAN: I -- I think there's -- there's two 2 elements to that is that number one, we specifically respond to 3 that provided the 100-foot exterior activity exclusion zone and 4 the additional screening, which is specific to the residential 5 homes. And -- and again, speaking with the neighbors who would 6 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 better term, null and void because the very people who would be 9 impacted by it have no objection and have received many and 10 11 numerous notices, conversations with myself, big yellow signs. I would also note, that falls in line again, with the 12 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 frankly, a horrendous thing to live next door to. 16 17 If I answered your question, I'd like to go back to 18 one slide, please. HEARING MASTER: Yes. That's fine. 19 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 exterior truck use storing, loading, idling, you can imagine 24 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?

That's how I understand it from the 11 MR. PRESSMAN: aerial, but I think when you're dealing with an Amazon and 12 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 there's a big difference between what were proposing and what 16 Amazon was approved at, I don't think it -- I -- I don't -- I 17 18 don't agree -- we don't agree with the point because there are extensive and extremely impacting 24-hour day, 7-day week loud 19 20 activities that are occurring on the residential property or --21 close to against the residential property, whether it's east, north or west. 22

23 HEARING MASTER: Okay.

25

24 MR. PRESSMAN: Thank you.

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

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Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning					
Hearing Date: November 13, 2023 Report Prepared: November 1, 2023	Petition: PD 23-0369 Folio 062164.0135 East side of County Road 579 and south of Pruett Road				
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				



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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.

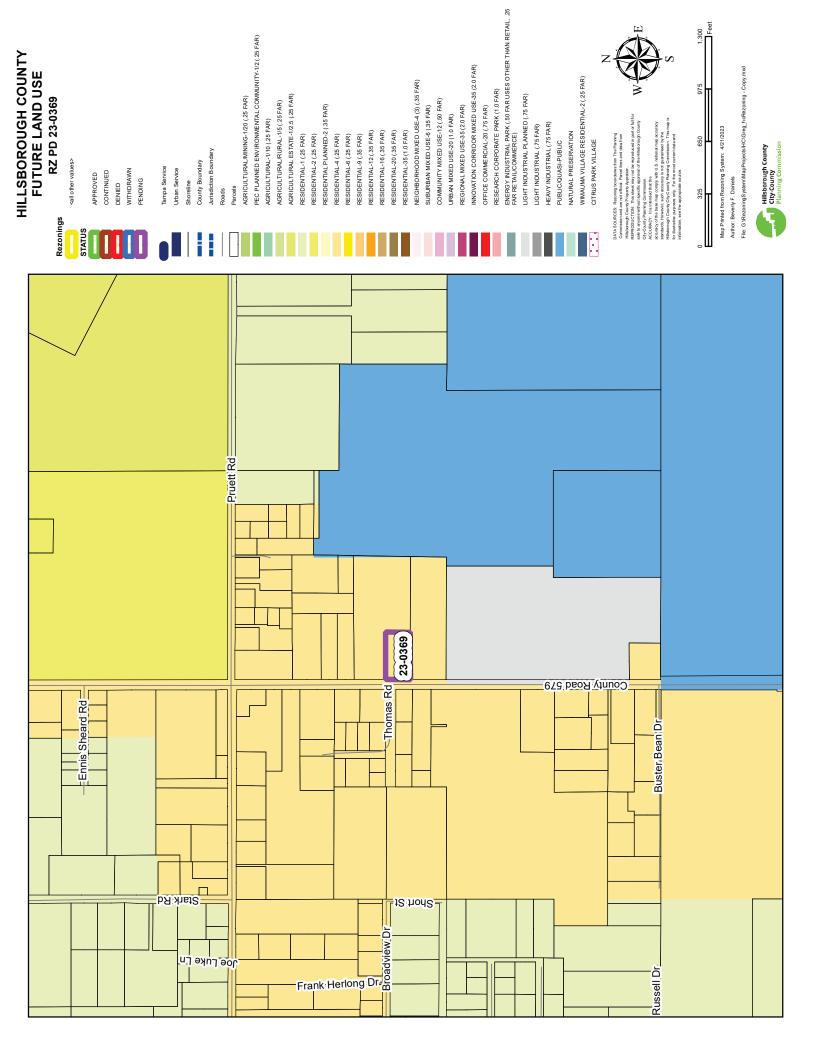
Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area mainly contains single family residential to the north and west, mobile homes 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*.



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.
Χ	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	Total Peak I	Hour Trips
	Volume	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	Total Peak I	Hour Trips
	Volume	AM	PM
PD: 196,000 sf, Manufacturing (ITE 140)	806	122	107

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lanc Osc/Size	Two-Way Volume	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).

<u>Mango Rd. (CR 579)</u> 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	То	LOS Standard	Peak Hr Directional LOS
CR 579 (MANGO RD)	JOE EBERT RD	E SLIGH AVE	D	С

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 (<u>DeLeonE@hillsboroughcounty.org</u> 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 <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

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

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HillsboroughCounty.org</u> 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 <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, 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, Jaksa <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>; Walky 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: <u>romea@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

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

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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		
	go Rd) County Arterial - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	Corridor Preservation Plan		
CR 579 (Mango Rd)			Site Access Improvements		
			⊠ Substandard Road Improvements		
			🗆 Other		

Project Trip Generation Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	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 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	Х	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance D 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	
 Design Exception/Adm. Variance Requested Off-Site Improvements Provided 	□ Yes □N/A ⊠ No	⊠ Yes □ 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				
HEARING DATE: 7/24/2023	COMMENT DATE: 5/10/2023			
PETITION NO.: 23-0369	PROPERTY ADDRESS: 6359 579 Hwy, Seffner, FL 33584			
EPC REVIEWER: Melissa Yañez				
CONTACT INFORMATION: (813) 627-2600 X 1360	FOLIO #: 0621640130, and 0621640135			
	STR: 27-28-20			
EMAIL: <u>yanezm@epchc.org</u>				
REQUESTED ZONING: Rezoning to reflect new Fu	ture Land Use approval to LI-P			
FIND	INGS			
WETLANDS PRESENT	NO			
SITE INSPECTION DATE	N/A			
WETLAND LINE VALIDITY	N/A			
WETLANDS VERIFICATION (AERIAL PHOTO,	NA			
SOILS SURVEY, EPC FILES)				
INFORMATIONAL COMMENTS:				

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.

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.

My/cb

Environmental Excellence in a Changing World



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 5	79 C.R. Seffner, FL 3	3584
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 Man	agement DATE: <u>19 April 2023</u>				
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APPLICANT: Todd Pressman	PETITION NO: <u>RZ-PD 23-0369</u>				
LOCATION: Not listed					
FOLIO NO: <u>62164.0135 & 62164.0130</u>	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.

то:	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	Manufacturing	Light Industrial
(Per 1,000 s.f.)	(Per 1,000 s.f.)	(Per 1,000 s.f.)
Mobility: \$1,992	Mobility: \$4,704	Mobility: \$5,982
Fire: \$34	Fire: \$34	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

	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master
DATE:	Monday, November 13, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

MS. HEINRICH: Our next application is Item D.1, PD 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.

This is a rezoning from CGR to PD. We're located in 8 the Seffner area. A little close, you'll see we are located on 9 Highway 579, I-4 and I-75 are good markers for you to see the 10 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.

So the BOCC approved the comp plan amendment to LIP in 16 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 opposition at all through the entire process of the land use 19 amendment nor up to now that I'm aware of. That would include 20 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 the zoning. 24

25

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

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

When you look at the existing land uses, you'll see 12 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 on December 21, 1995, and actually I need to correct that date, 16 17 it was February 2nd of '95, the Board of County Commissioners 18 established a specific land use policy on Country Road 579 from Pruett Road South, which we are in and allowed for commercial 19 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 driven by the Taylor Road Landfill and what was then some of the 24 commercial uses that were starting to appear. That's echoed in 25

the -- the Thonotosassa Community Plan to allow commercial uses 1 along 579 south of Pruett Road, which we are located in as well. 2 So on the ground, this is the new Amazon warehouse, 3 4 which again does allow manufacturing. This is a Cast-Crete, which has a lot of outdoor activities and storage, as you can 5 6 see. 7 So there's three options of the site plans or three different options that are proposed. One is, several 8 freestanding buildings at 82,600 square foot with a 20-foot 9

building setback. Option two is one large building, 160,000 square feet with a 49-foot building setback. These are all B landscaping called for. And option three is, no structure's proposed -- propose 20-foot buffer. Again, that would be a B 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.

Oh, sorry. So when you look at the Staff concerns and 1 drilling down specifically to the Staff, they basically have two 2 primary issues. I'm not speaking for them, it's pretty clear 3 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 the site, there is one home to the north. The other structure 6 7 is a barn-like structure. On the south, there's three, four, maybe five mobile homes. Those are the only residential uses 8 that are abutting to the north and south. There's none that --9 that abut other than that. 10 11 So specifically, the owner on the north has no opposition. The owner to the south has no opposition. 12 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,

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 setbacks. And those are effect -- those are more effective or 18 cause more impact on the property because it's rectangular and 19 20 So these sort of -- this type of setback on the three deep. sides really affect the site more than others. 21

15

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

because when you look at NAH and other sources, residents living 1 2 close to landfill are prone to respiratory diseases. Garbage and litter surround the community is cited as a serious problem. 3 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.

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

18 Now very interesting, when you look at the Amazon approval, that project was approved with a 20-foot Type B 19 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 located. And they're equally positioned in the sense that you 24 have a 20-foot B that borders the residential. As on our site, 25

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

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

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

Thonotosassa Community Plan, which is pretty much in sync. 1 Ι think critically, again, there's been no opposition. Repeated 2 hearings and notices provided additional screening residential 3 for the exterior uses. Similar buffer and screenings was 4 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 happy to answer any questions you might have. 8 HEARING MASTER: I quess my questions would really ask 9 you to address the -- you know, the issues in the comprehensive 10 11 plan. The policies that were found to be inconsistent or this request was found to be inconsistent with. 12 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 opposition from the affected owner to the north and the affected 16 17 owner to the south. Additionally, not to -- to beat a horse 18 here, there's been multiple hearings, multiple notices and multiple signs posted and no one has come forward. So Staff 19 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 Plan Policy, which directs towards intensive uses in this area. 24 25 All right. And you did state that HEARING MASTER:

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

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

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

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

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

HEARING MASTER: And the proposed manufacturing -- the 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

first part, I'm sorry. Just got away from my report speech. 1 The proposed zoning for plan development is to allow 2 manufacturing, recycling warehouse uses without outside storage, 3 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. Additionally, and nearby warehouse distribution developments 8 9 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 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 (indiscernible) of the site.

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

The applicant requested PD variations and waivers from those requirements. Propose a 20 feet buffer Type B screening 1 to single-family residential and provide a -- the following 2 justification.

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

So Staff finds those justifications are not 9 supportable while the proposed condition do not suffice to 10 compensate the lessened in mitigation measurements describe 11 12 Although the adjacent parcel to the east contains a above. 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 the areas abutting residential properties to the north and 16 17 south.

18 Also, the existing manufacturing and light industrial development in the area presents a height of 50 feet or less. A 19 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 of 50 feet with building setbacks of 20 feet setback. So that's 24 for option one. And 49 feet for option two. 25

Γ

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

proposed PD? 1 MS. CHAPELA: It does. 2 Yes. That's 3 HEARING MASTER: Okay. All right. Thank you. 4 all my questions. Thank you. 5 MS. CHAPELA: Okay. I don't want to extend much. Should I continue? 6 7 MS. HEINRICH: Only if you have more to say. Ιf you're all done --8 MS. CHAPELA: I am not done, but -- okay. If allowed 9 the proposed building height will not encompass the surrounding 10 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 impact mitigation measurements, but actually requesting less and 17 18 that -- that's pretty much main concern from Staff. And that's why we cannot support the case. And we allow -- we -- we 19 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. 2.4 HEARING MASTER: Thank you very much. 25 All right. Planning Commission.

MR. FEHRINGER: Good evening Bryce Fehringer, Planning Commission Staff. Please note for the record that a corrected Future Land Use Map for this case has been provided to county 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 Community Plan. The subject site is surrounded by Residential-4 8 the north, west and south. Public guasi-public is located to 9 the east. Additional light industrial plan is located further 10 11 south. The overall intensity of the three development options is consistent with what can be considered within the light 12 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 nature and do not consider the uses located within the 18 Residential-4 category located immediately abutting the site. 19 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 proposed buffering techniques do not provide an adequate 24 transition of intensity between the subject site and the 25

1 adjacent residential land uses.

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

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

1 character.

15

Based upon these considerations, the Planning
Commission Staff finds the proposed rezoning inconsistent with
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.

10All right. Is there anyone here or online who wishes11to speak in support of this application? I do not hear anyone.

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

Development Services, anything further?

MS. HEINRICH: Michelle Heinrich, DevelopmentServices.

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

HEARING MASTER: All right. Thank you for that.
Applicant. And in your rebuttal, Mr. Pressman, could
you address the Staff finding that the -- the requested

variations are not mitigated in the site plan? 1 MR. PRESSMAN: I -- I think there's -- there's two 2 elements to that is that number one, we specifically respond to 3 that provided the 100-foot exterior activity exclusion zone and 4 5 the additional screening, which is specific to the residential homes. And -- and again, speaking with the neighbors who would 6 7 be affected and on the record, they have no opposition. So the incompatibility adjudged by Staff, we believe is for lack of a 8 better term, null and void because the very people who would be 9 impacted by it have no objection and have received many and 10 11 numerous notices, conversations with myself, big yellow signs. I would also note, that falls in line again, with the 12 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 frankly, a horrendous thing to live next door to. 16 17 If I answered your question, I'd like to go back to 18 one slide, please. HEARING MASTER: Yes. That's fine. 19 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 exterior truck use storing, loading, idling, you can imagine 24 many trucks are coming and going for Amazon. So you may need an 25

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?

That's how I understand it from the 11 MR. PRESSMAN: aerial, but I think when you're dealing with an Amazon and 12 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 there's a big difference between what were proposing and what 16 Amazon was approved at, I don't think it -- I -- I don't -- I 17 18 don't agree -- we don't agree with the point because there are extensive and extremely impacting 24-hour day, 7-day week loud 19 20 activities that are occurring on the residential property or --21 close to against the residential property, whether it's east, north or west. 22

23 HEARING MASTER: Okay.

25

24 MR. PRESSMAN: Thank you.

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

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1	That	closes	the	hearing	on,	which	one	are	we	on,	23-0369.	
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ZHM Hearing September 18, 2023

	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, September 18, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 10:54 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, FL 33601
Reported by: Diane DeMarsh, AAERT No.	1654

ZHM Hearing September 18, 2023

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.

ZHM Hearing August 21, 2023

	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS)))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master
DATE :	Monday, August 21, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 8:43 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

ZHM Hearing August 21, 2023

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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	Itme 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			

ZHM Hearing July 24, 2023
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS) X
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
BEFORE: PAMELA JO HATLEY Land Use Hearing Master
DATE: Monday, July 24, 2023 TIME: Commencing at 6:00 p.m. Concluding at 9:30 p.m.
Reported via Cisco Webex Videoconference by: Samantha Kozlowski, Digital Reporter

ZHM Hearing ---July 24, 2023

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 DATE/TIME: 1/13/23 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	PLEASE PRINT, Millim J. Molly		
mm	MAILING ADDRESS 32-5 5 BVL		
22-0671	CITY Jarpe STATE FL ZIP PHONE 3254 752		
APPLICATION #	PLEASE PRINT NAME Jseehelle Ollsut		
MM	MAILING ADDRESS 1990 U. ashley Dr. Suite: 900		
22-067 (MAILING ADDRESS 1000 U. ashley Dr. Suite: 900 CITY Tamper STATE A ZIP32602 PHONE 331-09.76		
APPLICATION #	PLEASE PRINT Jim Johnby		
MM	MAILING ADDRESS 19255 / Hickey Ocats Dr.		
22.0671	CITY Brookswille STATE Ft ZIP HONE 813. 494, 4547		
APPLICATION #	NAME LOGAN OPShal		
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23-0782	MAILING ADDRESS 215 N. U. Ola Dr Aubundale Fl zip338 PHONE		
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23:0511	CITY <u>Tph</u> STATE F <u>1</u> ZIP <u>7360</u> PHONE <u>813</u> - 494-8996		

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 3 DATE/TIME: 11/13/23 COPM HEARING MASTER: Pamela Jo Hatley

PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PLEASE PRINT **APPLICATION #** prre HODI NAME 27 MAILING ADDRESS DOILO 122 md 23-0517 CITY TOR STATE FL ZIP 3363 PHONE 414 3 **APPLICATION #** PLEASE PRINT NAME DANJEL Bergin MAILING ADDRESS 3802 Ehrlich Rd. Ste 312 VZ 23-0517 CITY Tampa STATE FL ZIP 33614 PHONE (813)280-9441 PLEASE PRINT **APPLICATION #** NAME Kamala Corbett EZ 23-0519 MAILING ADDRESS 101 & Kenne by Blue, Ste 3700 CITY TAMPA STATE ST ZIP 362 PHONE & 12-227 8421 NAME Kamal g Compt **APPLICATION #** MAILING ADDRESS 1012 Menuly Bu Ste2700 RZ 23-0522 CITY TAMPA STATE CL ZIP3362 PHONE 813-227 84 NAME Stephen Murach **APPLICATION #** MAILING ADDRESS 680% Sluwons Loop 27 CITY River STATE FL ZIP 335 2 PHONE 23-0522 PLEASE PRINT **APPLICATION #** NAME R7 N. LARFI 5023 MAILING ADDRESS ZIP 3360 1 PHONE 23-0522 CITY

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 11/13/23 GPM HEARING MASTER: Pamela Jo Hatley

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APPLICATION #	NAME Komm in Consett	
RZ	MAILING ADDRESS 101 Elemely Blud Ste 3700	
23-0777	CITYTAMPA STATE ZIP3362 PHONE SI 3 -22-7842	
APPLICATION #	PLEASE PRINT NAME STEphen Sposafo	
RZ	MAILING ADDRESS 505 E. Jack Col ST.	
33.0777	CITY Tampa STATE FL ZIP 33002PHONE 813-375-0616	
APPLICATION #	PLEASE PRINT David Singer	
RZ	MAILING ADDRESS 1000 W. Cuss St.	
23-0884	CITY Tump STATE F2 ZIP 3360 PHONE 813-25-1-8998	
APPLICATION #	PLEASE PRINT NAME	
	MAILING ADDRESS	
	CITYSTATEZIPPHONE	
APPLICATION #	PLEASE PRINT NAME	
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APPLICATION #	PLEASE PRINT NAME	
	MAILING ADDRESS	
	CITYSTATE ZIPPHONE	

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

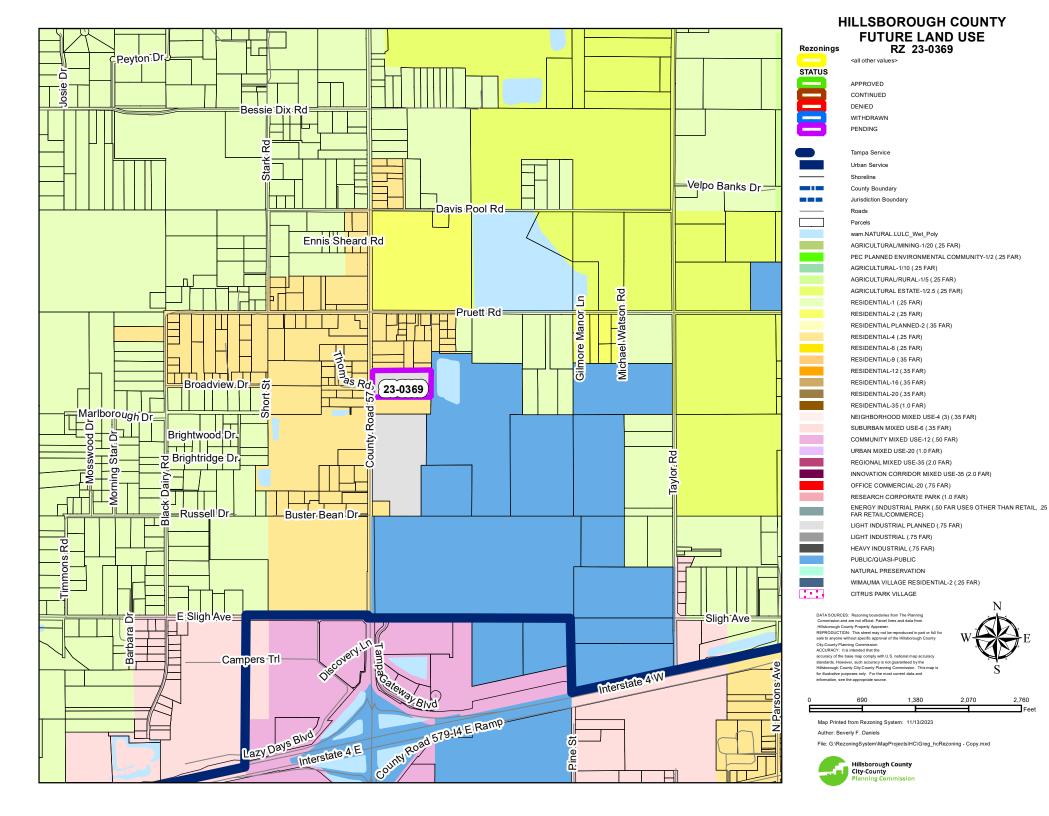
MONDAY, NOVEMBER 13, 2023

,

ADJOURNMENT

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

-



2,760

Fee

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

Hillsborough County Florida

Development Services Department

RSC-3 MH RSC-0

1.0 APPLICATION SUMMARY

Applicant:	AMQ International, Corp.		RSC-6
FLU Category:	RES- 4 <u>LI-P</u>		P
Service Area:	Rural		
Site Acreage:	6.01 AC +/-	TROMAS RD	
Community Plan Area:	Thonotosassa		
Overlay:	None		-
Request:	Rezoning to Planned Development	Carl and Barris and Barris	

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

*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'

APPLICATION NUMBER:	PD 23-0369		
ZHM HEARING DATE: BOCC LUM MEETING DATE:	November 13, 2023January 16, 2024Case Reviewer: Tania C. Chapela		viewer: Tania C. Chapela
Setbacks/Buffering and Screening 2		20' Front 20' feet buffer, Type B screening to Residential	20' Front 20-feet buffer, type B screening

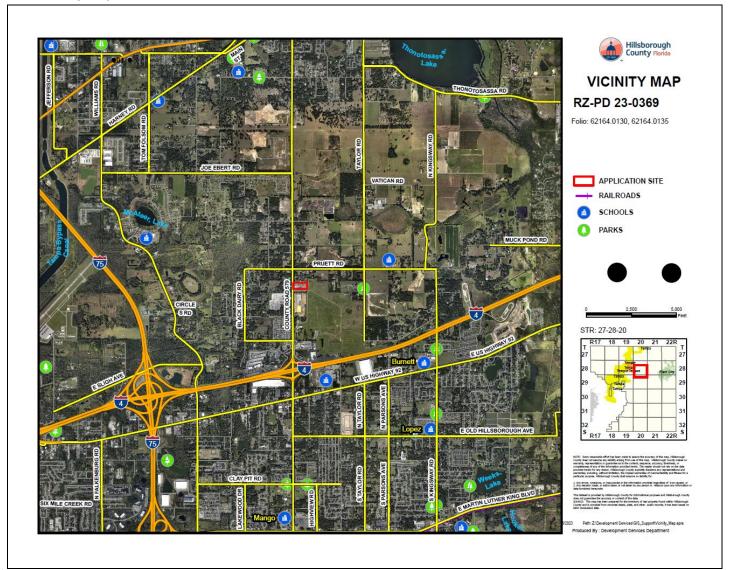
	Residentia		
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet Max.	

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	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).			
Code	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).			

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

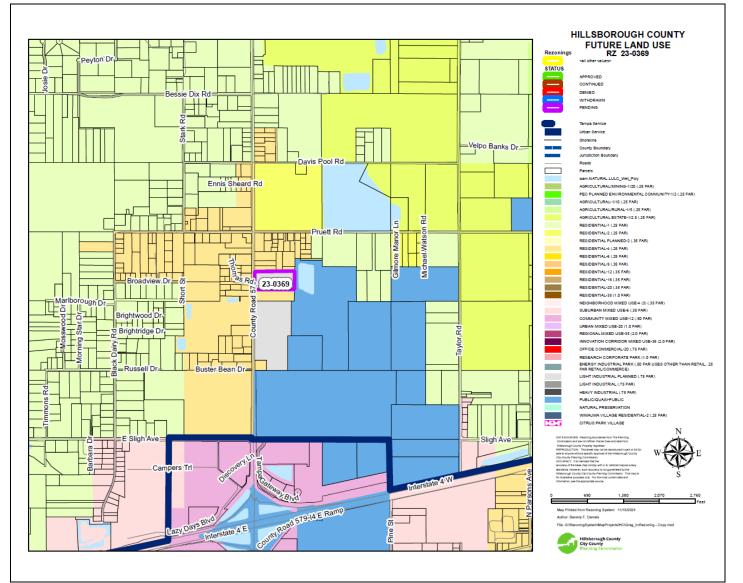


Context of Surrounding Area:

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

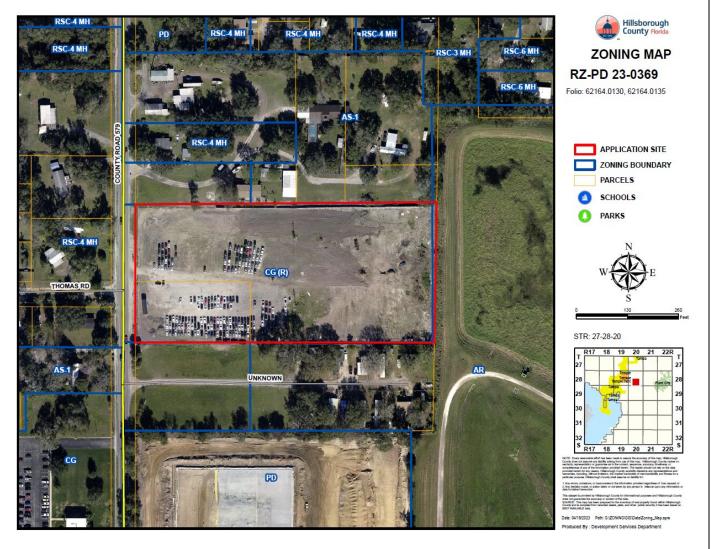
2.2 Future Land Use Map



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

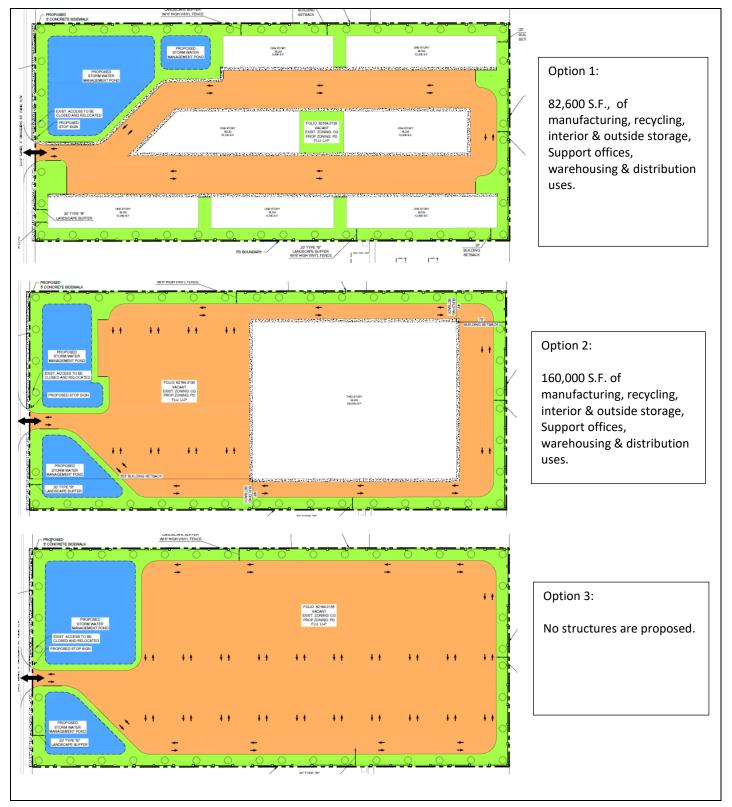
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Location:Zoning:Maximum Density/F.A.R. Permitted by Zoning District:NorthRSC-4, AS-14 DU/AC, 1 DU/AC		Allowable Use:	Existing Use:	
North			Single Family Residential, Agricultural	Vacant, Residential single Family	
South	SouthRSC-4 MH, AR4 DU/AC, 0.2 DU/ACEastAR19 DU/ACWestRSC-4 MH4 DU/AC		Commercial General uses	Vacant, Mobile Home Park	
East			Agricultural Uses	Hazardous Waste facility	
West			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 ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

Project Trip Generation					
	Average Annual Daily Trips A.M. Peak Hour Trips				
Existing	sting 4,794		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	Cross Access	Finding			
North		None	None	Meets LDC	
South		None	None	Meets LDC	
East		None	None	Meets LDC	
West	Х	None	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance				
Road Name/Nature of Request	Туре	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	□ Yes ⊠ No	□ Yes ⊠ No	
Natural Resources	□ Yes ⊠ No	□ Yes ⊠ No	
Conservation & Environmental Lands Mgmt.	□ Yes ⊠ No	□ Yes ⊠ No	
Check if Applicable:			
Wetlands/Other Surface Waters	□ Significant Wil		
Use of Environmentally Sensitive Land Credit	Coastal High H		
Wellhead Protection Area	Urban/Suburba	•	Corridor
Surface Water Resource Protection Area	Adjacent to EL		
Potable Water Wellfield Protection Area	Other	Conditions	Additional
Public Facilities:	Objections	Requested	Information/Comments
Transportation ⊠ Design Exception/Adm. Variance Requested ⊠ Off-site Improvements Provided	<mark>⊠ Yes</mark> ⊠ No	⊠ Yes □ No	See report.
Utilities Service Area/ Water & Wastewater□Urban□ City of Tampa⊠Rural□ City of Temple Terrace	□ Yes □ No	□ Yes □ No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Warehouse Manufacturing (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$1,992 Mobility: \$4,704 Fire: \$34 Fire: \$34 Mini-Warehouse (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32	Light Indust (Per 1,000 s Mobility: \$5 Fire: \$57	s.f.)	
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments

APPLICATION NUMBER:	PD 23-0369			
	November 13, 2023			ia C. Chanala
BOCC LUM MEETING DATE:	January 16, 2024		Case Reviewer: Tan	
Planning Commission				
Meets Locational Crit	teria 🛛 N/A	🛛 Inconsistent	□ Yes	
Locational Criteria W	aiver Requested	Consistent	🖾 No	
Minimum Density Me	et 🛛 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-feet 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-feet 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.

APPLICATION NUMBER:	PD 23-0369	
ZHM HEARING DATE:	November 13, 2023	
BOCC LUM MEETING DATE:	January 16, 2024	C

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.

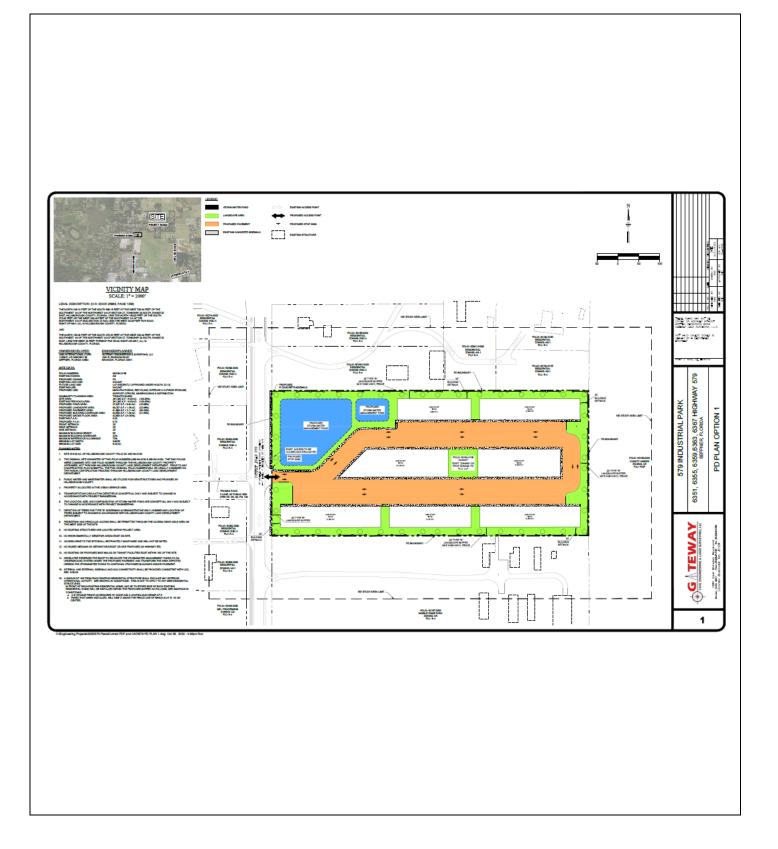
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

APPLICATION NUMBER:	PD 23-0369
ZHM HEARING DATE:	November 13, 2023
BOCC LUM MEETING DATE:	January 16, 2024

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

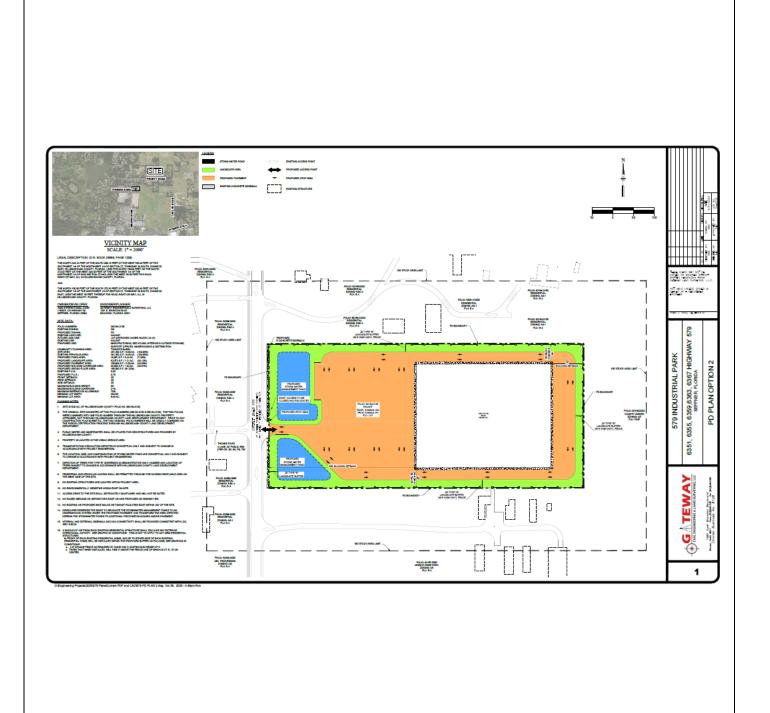
APPLICATION NUMBER:	PD 23-0369	
ZHM HEARING DATE:	November 13, 2023	
BOCC LUM MEETING DATE:	January 16, 2024	Case Reviewer: Tania C. Chapela

8.0 PROPOSED SITE PLAN (FULL) Page 1 of 3



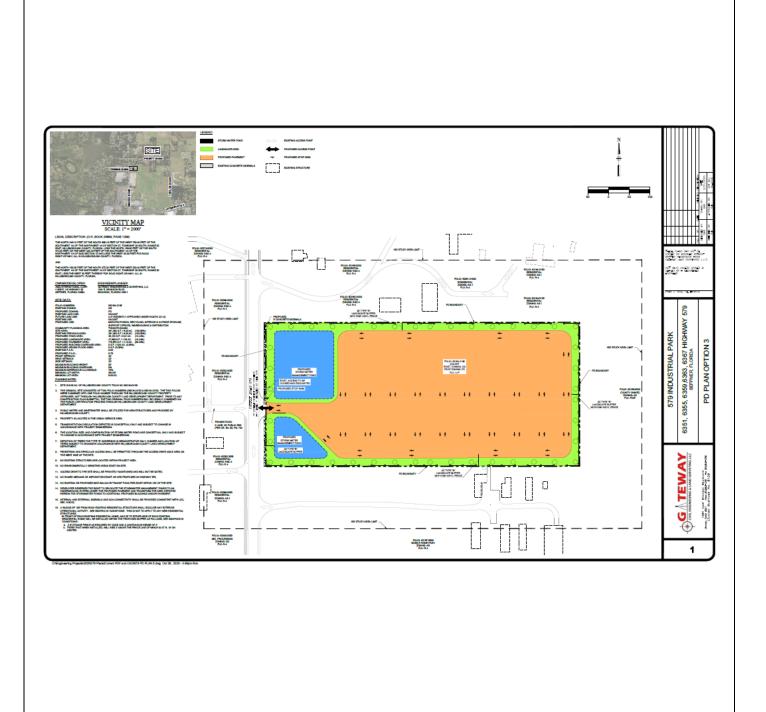
APPLICATION NUMBER:	PD 23-0369	
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BOCC LUM MEETING DATE:	January 16, 2024	Case Reviewer: Tania C. Chapela

8.0 PROPOSED SITE PLAN (FULL) Page 2 of 3



APPLICATION NUMBER:	PD 23-0369	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	November 13, 2023 January 16, 2024	Case Reviewer: Tania C. Chapela

8.0 PROPOSED SITE PLAN (FULL) Page 3 of 3



APPLICATION NUMBER:	PD 23-0369	
ZHM HEARING DATE:	November 13, 2023	
BOCC LUM MEETING DATE:	January 16, 2024	Case Reviewer: Tania C. Chapela

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.
Χ	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	Total Peak I	Hour Trips
	Volume	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	Total Peak I	Hour Trips
	Volume	AM	PM
PD: 196,000 sf, Manufacturing (ITE 140)	806	122	107

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zohnig, Lanc Osc/Size	Two-Way Volume	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).

<u>Mango Rd. (CR 579)</u> 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				
RoadwayFromToLOSPeak HStandardDirectional				
CR 579 (MANGO RD)	JOE EBERT RD	E SLIGH AVE	D	С

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 (<u>DeLeonE@hillsboroughcounty.org</u> 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 <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HillsboroughCounty.org</u> 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 <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, 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, Jaksa <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: <u>romea@hillsboroughcounty.org</u> W: <u>HCFLGov.net</u>

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

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

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

Adjoining Roadways (check if applicable)				
Road Name Classification Current Conditions Select Fu			Select Future Improvements	
CR 579 (Mango Rd) County Arte Rural	County Arterial - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	Corridor Preservation Plan	
			Site Access Improvements	
			Substandard Road Improvements	
			🗆 Other	

Project Trip Generation Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	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 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	Х	None	None	Meets LDC			
Notes:							

Design Exception/Administrative Variance Not applicable for this request					
Road Name/Nature of Request	Туре	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			
 Design Exception/Adm. Variance Requested Off-Site Improvements Provided 	□ Yes □N/A ⊠ No	⊠ Yes □ No	See report.			

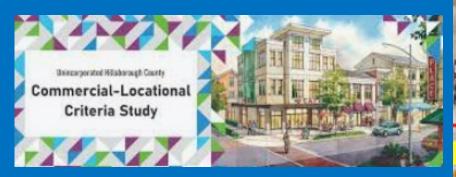
APPLICATION NUMBER: RZ 23-0369 NAME: Todd Pressman ENTERED AT PUBLIC HEARING: ZHM EXHIBIT #: 2 DATE: 11/13/2023

CG-R to PD

Light Industrial Uses

6.16 acres

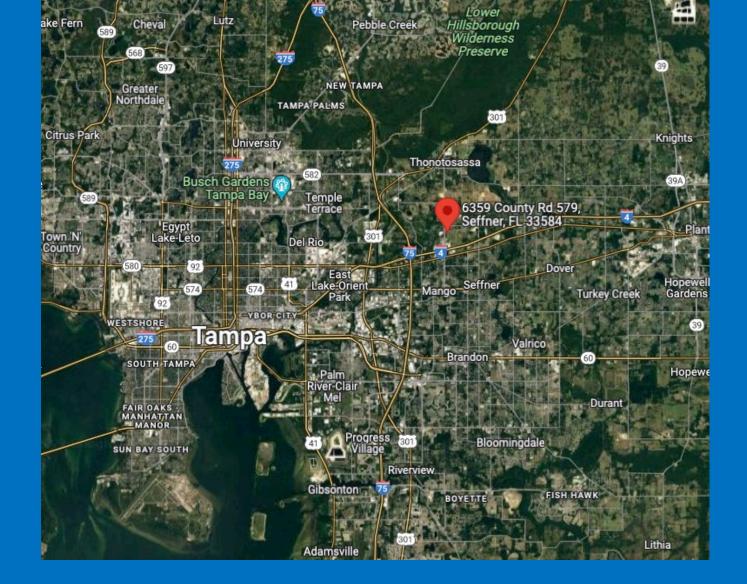












Seffner Area





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.



Taylor Road County landfill & hazardous waste New Amazon Warehouse & Manufacture

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". Church of Seffner

579 Produce Market 🗢

Cast-Grete U.S.A.-Tampa 🔿

Amazon SFL4

Texaco

Buster Bean Dr

Lazydays RV Resort

ESligh Ave

Flying J Travel Center 🗳

TA Express Travel Center

Sape County Rd 579, Seffer Taylor Road Landfill & household hazardous

waste

Hillsborough Heights Community... Tampa Radio Control Aircraft Club

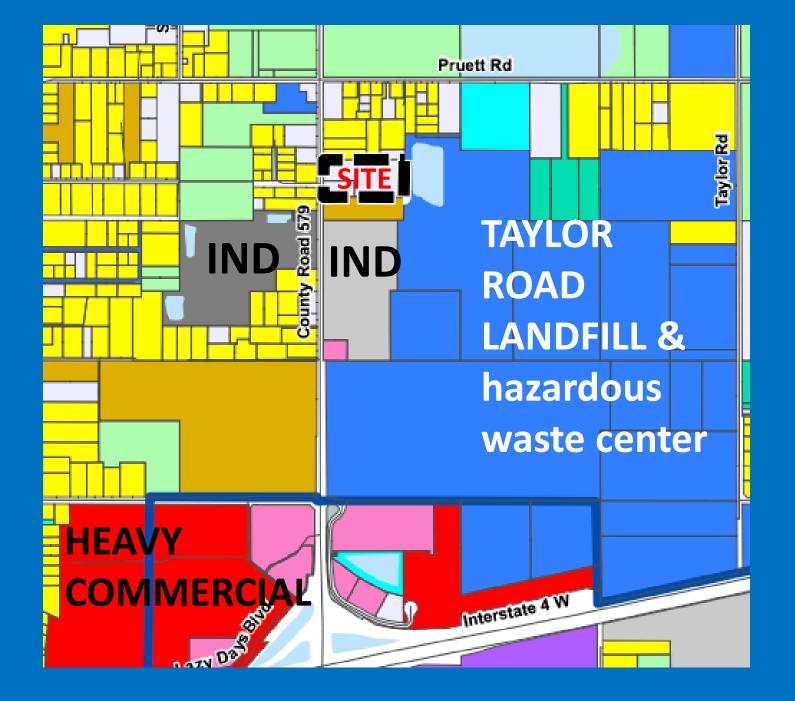
BMR Suspe

Aesthe

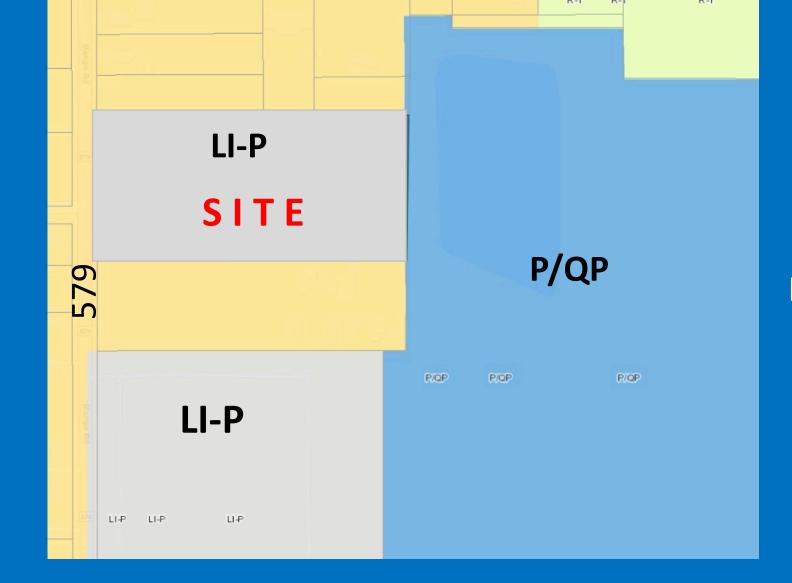
E.L. Bing Park

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 nonresidential development pattern in the area. 1.0 COMMUNITY AND SPECIAL AREA STUDIES

THONOTOSASSA

THONOTOSASSA COMMUNITY PLAN

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

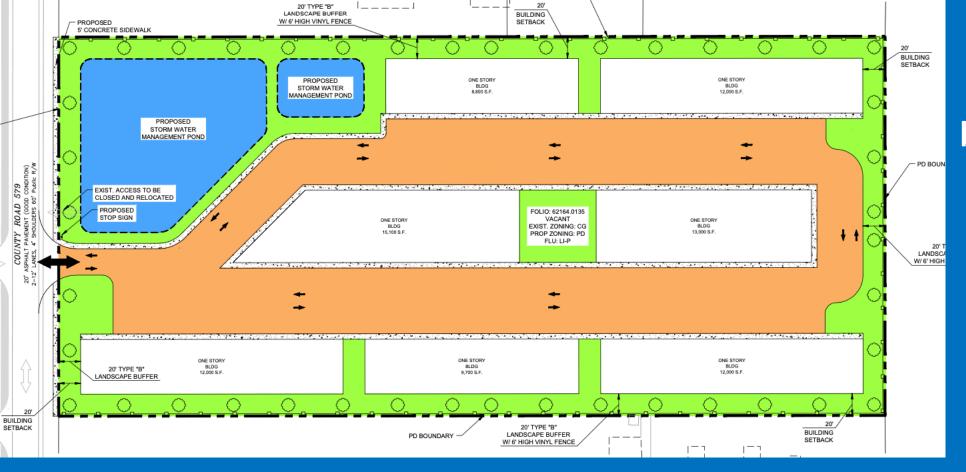






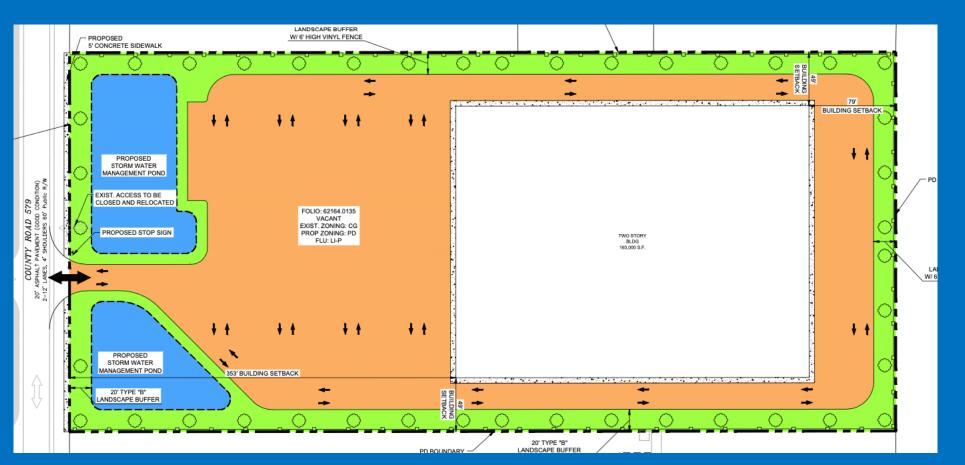






Option 1, Several standing buildings, 82,600 SF

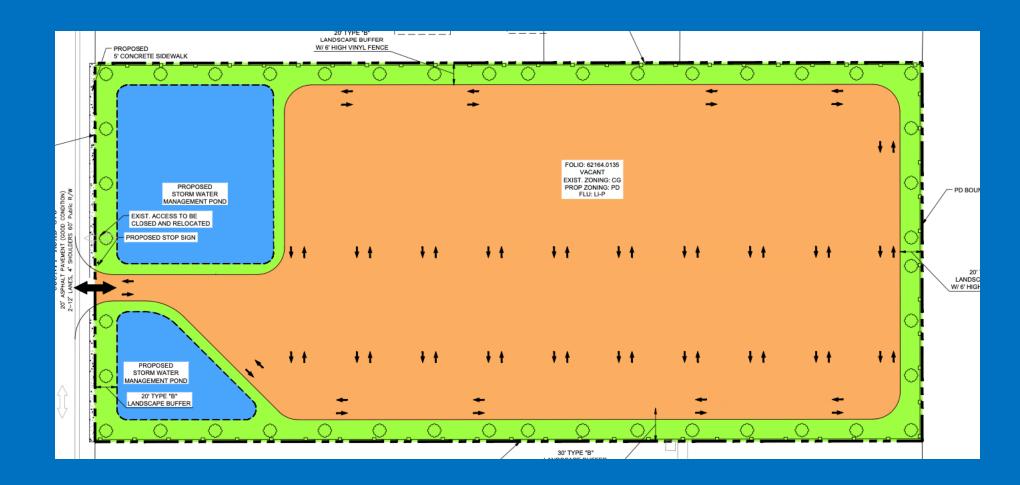
20' Bldg. setback



Option 2 1 large building, 160,000 SF

> 49' bldg. setback

Option 3, No structures Proposed, proposed buffers 20'



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).
on borders	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).
Waiver(s) to the Land Development Code North and South, 90' to 49' setbacl East: 90' to 79'	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

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

<u>DSD:</u> However, the proposed development options pose compatibility concerns given the residential uses to the north and south.



5-6 homes



Abutting Owners, No Opposition

Pressman Todd Re: Todd/zoning 23-0369 To: leslimanning158@gmail.com, Cc: Pressman Todd

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 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

3:04 PM

Details

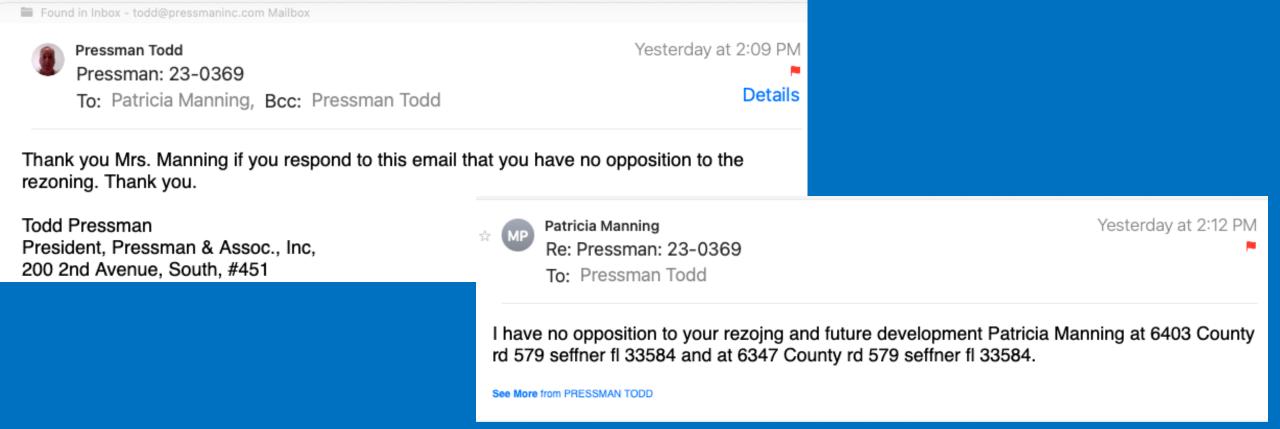


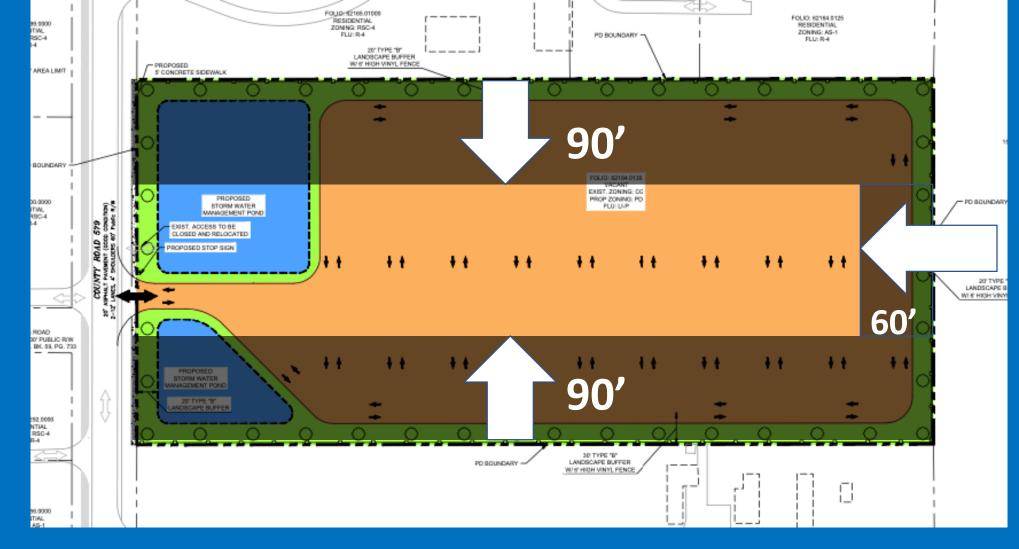


3:08 PM

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





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 nonresidential development pattern in the area.



Various studies have also shown that residents living closer to a landfill site are <mark>more</mark> 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,

1.0 COMMUNITY AND SPECIAL AREA STUDIES

THONOTOSASSA

THONOTOSASSA COMMUNITY PLAN

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





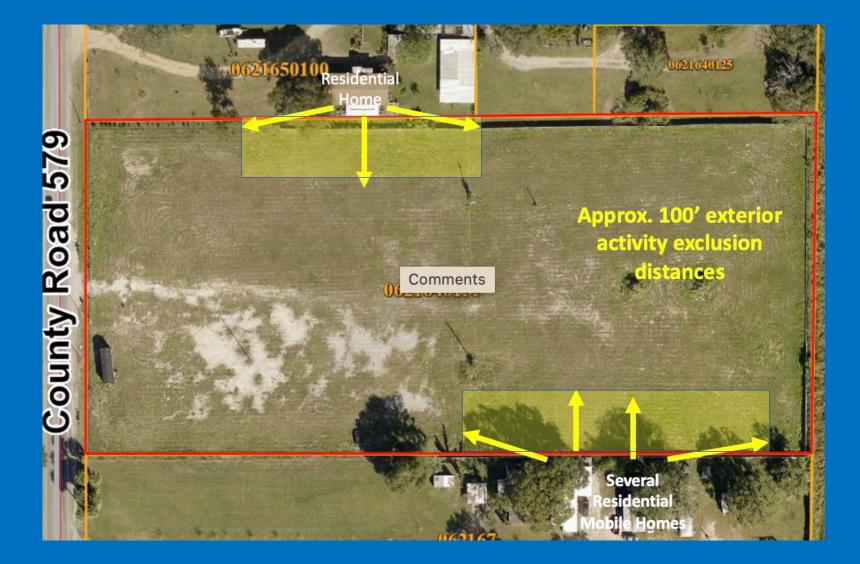
AMAZON APPROVAL

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

~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	20-FOOT BUFFER WITH TY	PE "B" SCREENING		) )
	N89°54'59"E(M)	726.00'(D&M)	,	

Same 20' B buffer approved - + + t abutting same property for Amazon! New Amazon Warehouse/ Manufacturing





100' Exterior Activity Exclusion Zones

#### Example, not to scale, showing additional screening



# Additional Screening, N & S.

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

Х

**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

