**Rezoning Application: Zoning Hearing Master Date:** 

**BOCC Land Use Meeting Date:** 

May 10, 2022

PD 21-1332

March 14, 2022



**Development Services Department** 

## **REVISED REPORT 1.0 APPLICATION SUMMARY**

Applicant:	Mark Bentley, Esq., B.C.C., AICP	
FLU Category:	OC-20	
Service Area:	Urban	
Site Acreage:	3.66 AC +/-	
Community Plan Area:	Ruskin	
Overlay:	None	
Request:	Rezoning to Planned Development	

#### **Request Summary:**

The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a mini-warehouse-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 Zoning	Proposed PD Zoning				
Uses	Mini warehouse	Mini warehouse				
Mathematical Maximums *	44,346 square feet	123,186 square feet				

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

Development Standards:						
	Current CG Zoning	Proposed PD Zoning				
Density / Intensity	Existing building square footage is approximately 33,601 square feet. Under the existing CG zoning districts for the two parcels a maximum of 44,346 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 21-1332 for the two parcels, a maximum of 123,186 square footage is allowable (based in 0.75 FAR in OC-20)				
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 70'				
Setbacks/Buffering and Screening	30' Front 20' feet buffer, Type B screening to Residential	30' Front 20' feet buffer, Type B screening to Residential				

#### APPLICATION NUMBER: PD 21-1332

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#### March 14, 2022 May 10, 2022

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

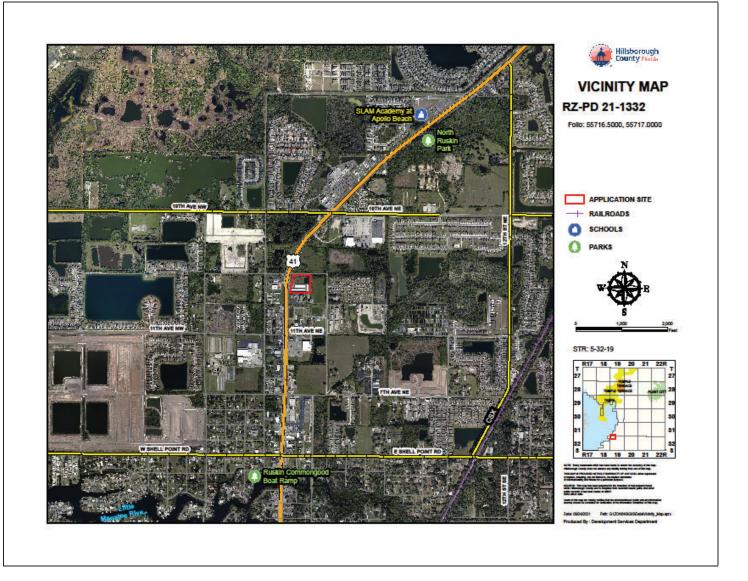
Additional Information:					
PD Variations	None required				
Waiver(s) to the Land Development Code	None required				

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

Case Reviewer: Tania C. Chapela

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



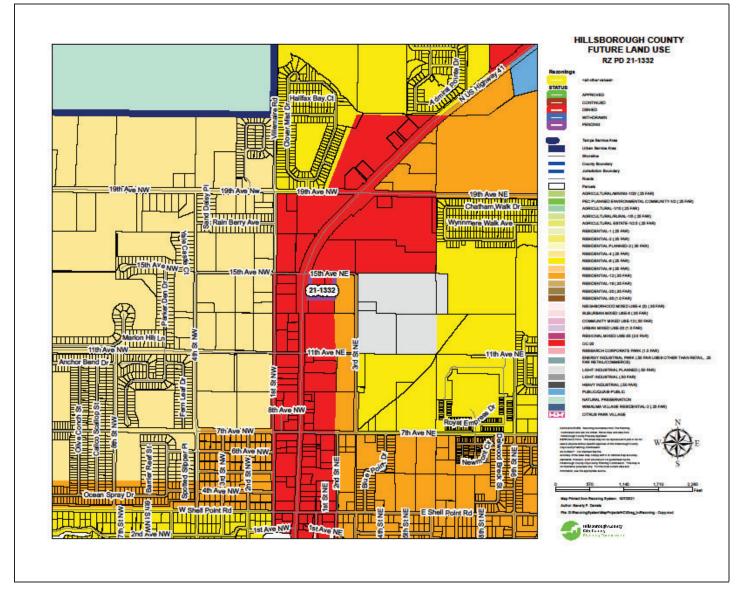
#### **Context of Surrounding Area:**

The parcel is located along North US 41 Hwy, an arterial highway, with parcels approved for CG, and CN uses. Across N US 41, to the west is a parcel zoned PD and approved for Multifamily uses. The RMC-12 zoned parcel to the east mostly vacant except for a basketball court. To the south is a CN zoned property that contains a church building.

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

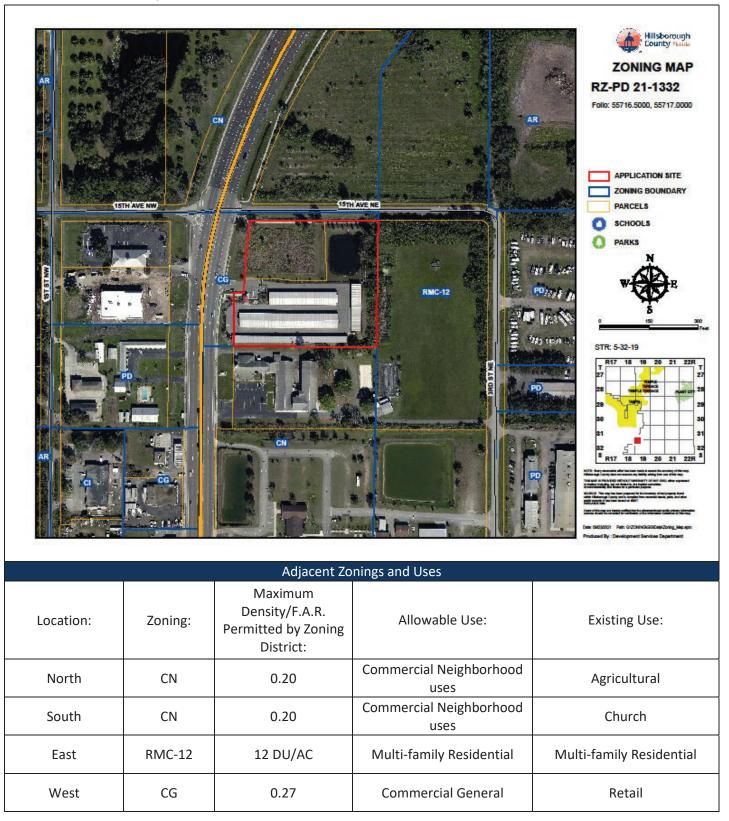
#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Community Commercial, offices, mixed-use developments, compatible residential.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

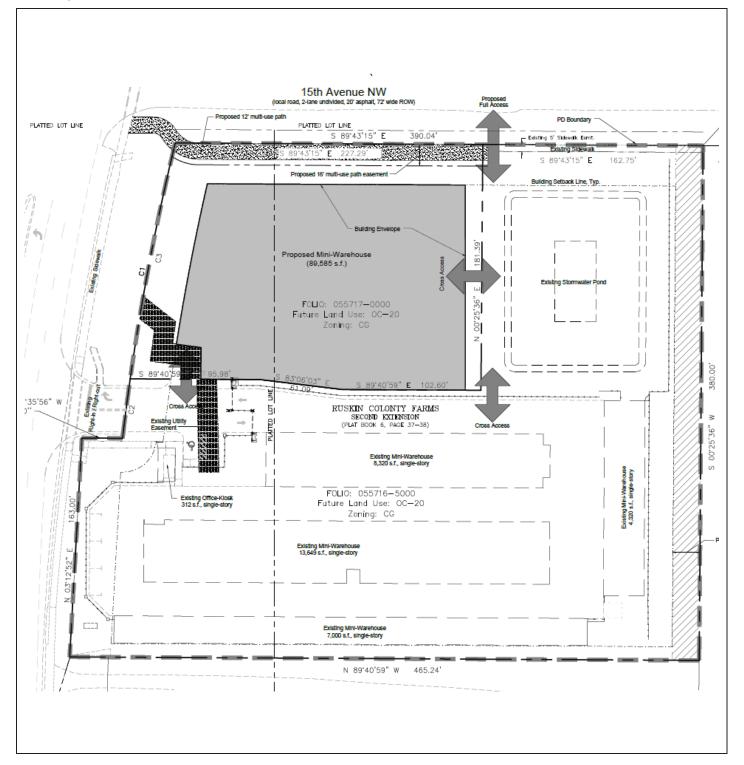
#### 2.3 Immediate Area Map



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#### 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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)					
Road Name Classification Cu		Current Conditions	Select Future Improvements		
15 <sup>th</sup> Ave NE	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements</li> <li>Substandard Road Improvements</li> <li>Other</li> </ul>		
US Hwy 41	FDOT Principal Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	<ul> <li>Corridor Preservation Plan</li> <li>Site Access Improvements</li> <li>Substandard Road Improvements</li> <li>Other</li> </ul>		

Project Trip Generation  Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	1,316	48	67			
Proposed	186	12	21			
Difference (+/-)	-1,130	-36	-46			

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

nectivit	Project Boundary Primary Access A Conne			ross Access	Findir	g
	_	Vehicular & Pedestrian	None		Meets LDC	
е	No	None	None		Meets LDC	
е	No	None	None		Meets LDC	
e	No	None	None		Meets LDC	
e	No	None	None			Meets LDC

<b>Design Exception/Administrative Variance</b> ONot applicable for this request					
Road Name/Nature of Request Type Finding					
15 <sup>th</sup> Ave NE/Substandard Road Improvements	Design Exception Requested	Approvable			
	Choose an item.	Choose an item.			
Notes:					

Case Reviewer: Tania C. Chapela

#### 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	dlife Habitat		
$\Box$ Use of Environmentally Sensitive Land Credit	🛛 Coastal High H	lazard Area		
Wellhead Protection Area	🗆 Urban/Suburba	an/Rural Scenic	Corridor	
$\Box$ Surface Water Resource Protection Area	🗆 Adjacent to EL	APP property		
$\Box$ Potable Water Wellfield Protection Area	□ Other			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments	
Transportation	□ Yes	🛛 Yes		
Design Exception/Adm. Variance Requested	$\square$ No	$\boxtimes$ No	See Staff Report.	
Off-site Improvements Provided				
Utilities Service Area/ Water & Wastewater	□ Yes	🛛 Yes	Water distribution system improvements will need to be	
⊠Urban □ City of Tampa	$\boxtimes$ No	$\square$ No	completed prior to connection	
□Rural □ City of Temple Terrace			to the County's water system.	
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes	□ Yes		
Inadequate  ☐ K-5  ☐6-8  ☐9-12  ⊠N/A	🖾 No	⊠ No		
Impact/Mobility Fees Mini Warehouse				
(Per 1,000 s.f.)				
Mobility: \$653*89.595 = \$58,505.54				
Fire: \$32*89.595 = \$2,867.04				
*Fees updated for Jan 1, 2022, schedule updates*				
Urban Mobility, South Fire - mini-warehouse. 123,186 s.f., but only 89,595 s.f. will be new development. estimate based on new development only			vill be new development.	
Comprehensive Plan:	Findings	Conditions	Additional	
כטוווףופווכווטועב רומוו.	Finalitys	Requested	Information/Comments	

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Planning Commission	
□ Meets Locational Criteria □ N/A	□ Inconsistent □ Yes
Locational Criteria Waiver Requester	d 🛛 Consistent 🖾 No
$\Box$ Minimum Density Met $\boxtimes$ N/A	

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The proposed uses are comparable to the current CG (Commercial General) allowed uses. The proposed 0.75 FAR is allowable in the OC-20 Comprehensive Plan category.

The proposed addition to the building area will not intrude into the required setbacks, nor will decrease the required buffers, and will not entail a reduction of the required screening. The increased FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,130 average daily trips, 36 trips in the a.m. peak hour, and 46 trips in the p.m. peak hour.

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

#### 5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 2, 2022.

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

- Change the name of 15th Avenue NW to "15th Avenue NE" on the site plan.
- Edit the label "Proposed full access" to "Access" on the site plan.
- 1. The project shall be permitted for a total of 123,186 square feet for a self-storage facility.
- 2. Development standards shall be provided as follows:

10,000 square feet
70 feet
0.75
30 feet
50 feet, three stories
75%
85%

- 2.1 A 25-feet front setback along US Hwy. 41 North shall be permitted for and existing office structure.
- 2.2 Structures with a height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet. The additional setback shall be added to setbacks or buffers which function as a required rear and side yard. No additional building setbacks shall be required between parcels internal to the PD area.
- 3. There shall be a 20-foot buffer Type B screening along the east boundary, to residentially zoned property.
- 4. The project shall comply with Section 6.11.60 of the Hillsborough County Land Development Code (Mini Warehouse Locational and Design Requirements).
- 6. The project development shall prohibit the storage of hazardous materials. No storage unit shall be used for anything other than the storage of materials commonly defined by most typical mini warehouse storage facilities; i.e.: No units shall be used as an office, workshop space, residential dwelling, and shall not conduct any business of any kind.
- 6. 7. Water distribution system improvements will need to be completed prior to connection to the County's water system for the 89, 585 square foot "Proposed Mini-warehouse" as shown on the site plan. The improvements include two funded CIP projects that are currently under construction, C32001 South County Potable Water Repump Station Expansion and C32011 Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits for the 89,585 square foot "Proposed Mini-Warehouse" prior to June 1, 2022, that will create additional demand on the system.
- 7. 8. If PD 21-1332 is approved, the County Engineer will approve a Design Exception (dated January 21, 2022) which was found approvable by the County Engineer (on February 25, 2022), for the 15th Ave NE substandard road improvements. As 15th Ave NE is a substandard local roadway, the developer will be required to make certain improvements to 15th Ave NE consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a 12-foot-wide multi-use path along the south side of 15th Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15th Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders. The easement shall be 16' wide to accommodate the multi-use path and shoulders.
- 8.9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

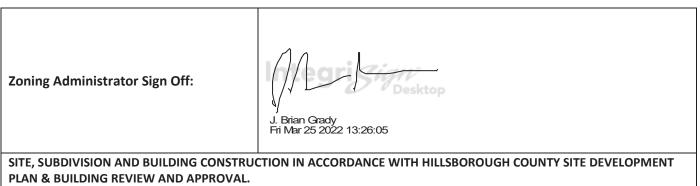
#### APPLICATION NUMBER: PD 21-1332

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March 14, 2022 May 10, 2022

Case Reviewer: Tania C. Chapela

9. 10. Within ninety days of approval of PD 21-1332 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Hillsborough County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.



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.

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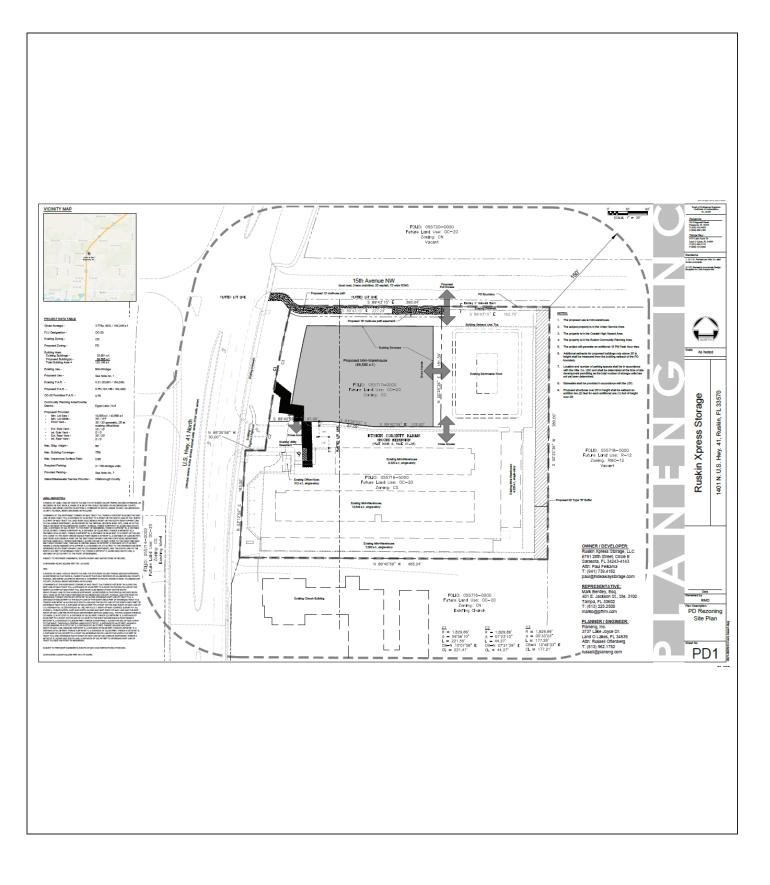
Case Reviewer: Tania C. Chapela

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

PD 21-1332
March 14, 2022
May 10, 2022

Case Reviewer: Tania C. Chapela

## 8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER:	PD 21-1332
ZHM HEARING DATE:	March 14, 2022
BOCC LUM MEETING DATE:	May 10, 2022

Case Reviewer: Tania C. Chapela

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Alex Steady, Senior Planner PLANNING AREA/SECTOR: Ruskin/South DATE: 03/01/2022 AGENCY/DEPT: Transportation PETITION NO: PD MM 21-1332

This agency has no comments.

X

This agency has no objection.

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

This agency objects for the reasons set forth below.

#### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,130 average daily trips, 36 trips in the a.m. peak hour, and 46 trips in the p.m. peak hour.
- If PD 21-1332 is approved, the County Engineer will approve a Design Exception (dated January 21, 2022) which was found approvable by the County Engineer (on February 25, 2022), for the 15<sup>th</sup> Ave NE substandard road improvements. As 15<sup>th</sup> Ave NE is a substandard local roadway, the developer will be required to make certain improvements to 15<sup>th</sup> Ave NE consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a 12-foot-wide multi-use path along the south side of 15th Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15th Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

#### **CONDITIONS OF APPROVAL**

Staff is requesting the following new and other conditions:

New Condition:

• If PD 21-1332 is approved, the County Engineer will approve a Design Exception (dated January 21, 2022) which was found approvable by the County Engineer (on February 25, 2022), for the 15<sup>th</sup> Ave NE substandard road improvements. As 15<sup>th</sup> Ave NE is a substandard local roadway, the developer will be required to make certain improvements to 15<sup>th</sup> Ave NE consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a 12-foot-wide multi-use path along the south side of 15th Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15th Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders. The easement shall be 16' wide to accommodate the multi-use path and shoulders.

Other Conditions:

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Change the name of 15<sup>th</sup> Avenue NW to "15<sup>th</sup> Avenue NE" on the site plan.
- Edit the label "Proposed full access" to "Access" on the site plan.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 3.66 acres from General Commercial (GC) to Planned Development (PD) to allow for a total of 123,186 sf of Mini-Warehouse, of which 89,585 sf will be for construction of a new Mini-Warehouse and the remaining 33,601 sf is existing Mini-Warehouse. The site is located on the south east corner of US Hwy 41 and 15<sup>th</sup> Ave NE. The Future Land Use designation of the site is OC-20.

#### Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
6,	Two-Way Volume	AM	PM
CG, 33,601 sf Mini-Warehouse (ITE Code 151)	50	3	6
CG, 11,600 sf Pharmacy (ITE Code 881)	1,266	45	119
Subtotal:	1,316	48	125
Less Internal Capture:	Not Available	0	0
Passerby Trips:	Not Available	0	58
Net External Trips:	1,316	48	67

**Proposed Zoning:** 

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD, 123,000 sf Mini Warehouse (ITE Code 151)	186	12	21

#### Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	РМ
Difference	-1,130	-36	-46

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,130 average daily trips, 36 trips in the a.m. peak hour, and 46 trips in the p.m. peak hour.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project has frontage on 15<sup>th</sup> Ave NE and US Highway 41. 15<sup>th</sup> Ave NE is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10 feet travel lanes. The existing right-of-way on 15<sup>th</sup> Ave NE is +/- 70 ft. There are no marked bicycle facilities or curb and gutter on 15<sup>th</sup> Ave NE. There is an existing sidewalk along the southern side of 15<sup>th</sup> Ave NE in the vicinity of the project. Us Highway 41 is a 4-lane, FDOT maintained principal arterial roadway.

#### SITE ACCESS

Access to the project will be via an existing pedestrian and vehicular access on US Hwy 41 and a new pedestrian and vehicular access on 15<sup>th</sup> Ave NE.

#### **REQUESTED DESIGN EXCEPTION**

If PD 21-1332 is approved, the County Engineer will approve a Design Exception (dated January 21, 2022) which was found approvable by the County Engineer (on February 25, 2022), for the 15<sup>th</sup> Ave NE substandard road improvements. As 15<sup>th</sup> Ave NE is a substandard local roadway, the developer will be required to make certain improvements to 15<sup>th</sup> Ave NE consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a 12-foot-wide multi-use path along the south side of 15th Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15th Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders. The easement shall be 16' wide to accommodate the multi-use path and shoulders.

#### **ROADWAY LEVEL OF SERVICE (LOS)**

15th Ave NE is not a regulated roadway and as such was not included in the 2020 LOS report.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
US HWY 41	7 <sup>th</sup> ST SW	19 <sup>th</sup> AVE NE	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

January 21, 2022

# Mr. Michael Williams

County Engineer Development Review Director Hillsborough County 601 E. Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Re:

Ruskin Xpress Storage: PD-21-1332 Request for Design Exception

## Dear Mr. Williams,

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual (TTM) to meet Land Development Code (LDC), Sec. 6.04.03.L.1, which requires, "Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class" – for 15<sup>th</sup> Avenue NW, which is classified as a local road in unincorporated Hillsborough County. The subject property is located within Hillsborough County's Urban Service Area and is proposed to be rezoned to Planned Development (PD, see Appendix A). The proposed use is mini-warehouse and consists of 33,601 s.f. of existing miniwarehouse and 89,585 s.f. of proposed mini-warehouse for a gross of 123,186 s.f. of miniwarehouse. The PD proposes to add a new driveway to 15<sup>th</sup> Avenue NW, which triggers compliance with the aforementioned LDC section. However, 15<sup>th</sup> Avenue NW is a substandard road and compliance cannot be achieved due to limited availability of right-of-way, hence this Request for Design Exception.

The table below depicts trip generation<sup>1</sup> for the proposed PD:

	Existing Mini-Warehouse	Total Mini-Warehouse	Net New Trips
AM Peak	3 trips	12 trips	9 trips
PM Peak	6 trips	21 trips	15 trips

These trips will be split between the existing driveway along U.S. Hwy. 41 and 15<sup>th</sup> Avenue NW and will have a negligible impact on Level of Service. Consequently, the requested Design Exception is limited to geometry only.

Specifically, this is a request for a Design Exception to TS-7 of the TTM (for 2-lane, undivided, rural local roads). 15<sup>th</sup> Avenue NW is a 2-lane, undivided, rural local road, however, the existing right-ofway width is only 72 feet, whereas TS-7 (see Appendix B) requires a right-of-way width of 96 feet (minimum). It would be impossible to reconstruct 15<sup>th</sup> Avenue NW consistent with TS-7. TS-7 also depicts 24' wide paved travel lanes with five-foot paved shoulders and five-foot sidewalks. 15<sup>th</sup> Avenue NW has 20' wide paved travel lanes and a single, 5-foot wide sidewalk along the southern side of the right-of-way. This sidewalk is on the subject property and was installed as part of the previously approved PD. 15<sup>th</sup> Avenue NW is a low volume local road surrounded by low intensity, non-residential development that does not exhibit the need for the x-sectional elements found in TS-7. Thus, maintaining the existing 20-foot paved travel lanes will not affect safety. Augmenting

<sup>&</sup>lt;sup>1</sup> Per ITE Trip Generation Manual, 10th Ed., LUC 151.

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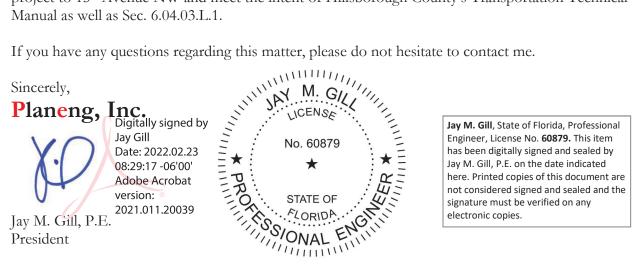
those travel lanes and upgrading the existing sidewalk with the proposed multi-use path will enhance pedestrian accessibility.

Therefore, in light of the above, the following Design Exceptions are requested:

- 1. Maintain the existing right-of-way width and geometry of 15th Avenue NW
- 2. Enhance 15<sup>th</sup> Avenue NW by constructing a 12-foot-wide multi-use path along the south side of 15<sup>th</sup> Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15<sup>th</sup> Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders (see Appendix C). The easement shall be 16' wide to accommodate the multi-use path + shoulders.

Based on the above, it is our opinion the proposed multi-use path will mitigate the impacts of the project to 15th Avenue NW and meet the intent of Hillsborough County's Transportation Technical Manual as well as Sec. 6.04.03.L.1.

If you have any questions regarding this matter, please do not hesitate to contact me.



Based on the information provided by the Applicant, this request is:

 Approved with Conditions

Approved

Disapproved

Michael J. Williams, P.E.

Hillsborough County Engineer on \_\_\_\_

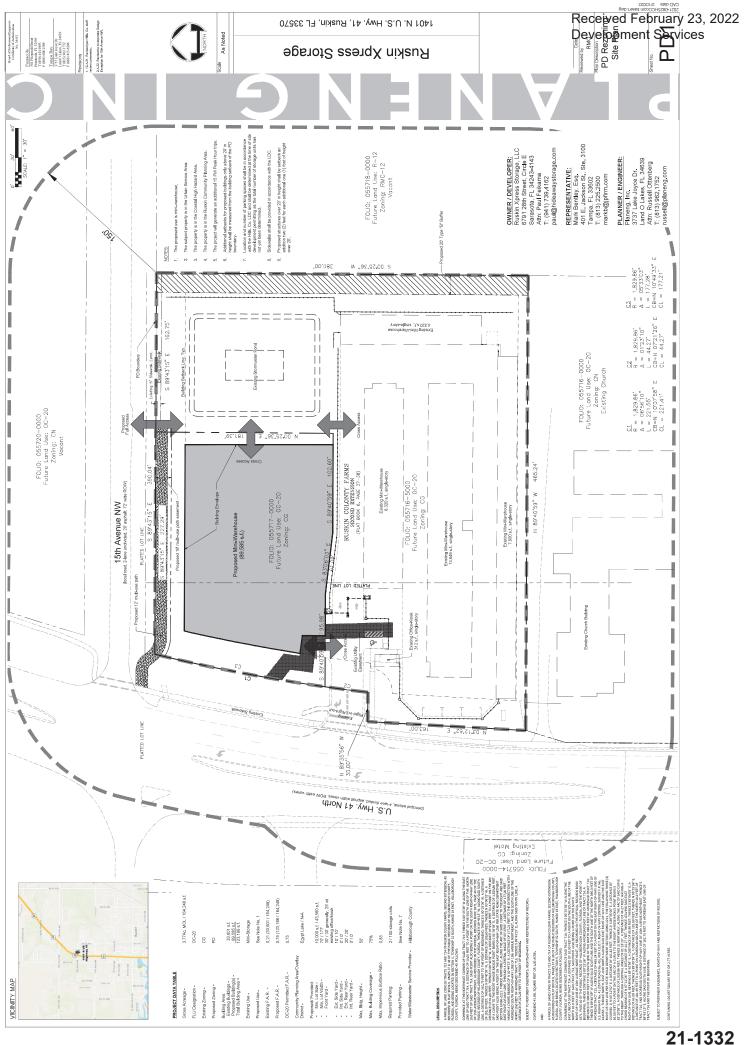
Notice: Consistent with Section 6.04.02B.8 of the LDC, the results of this variance application may be appealed, as further described in 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

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APPENDIX A

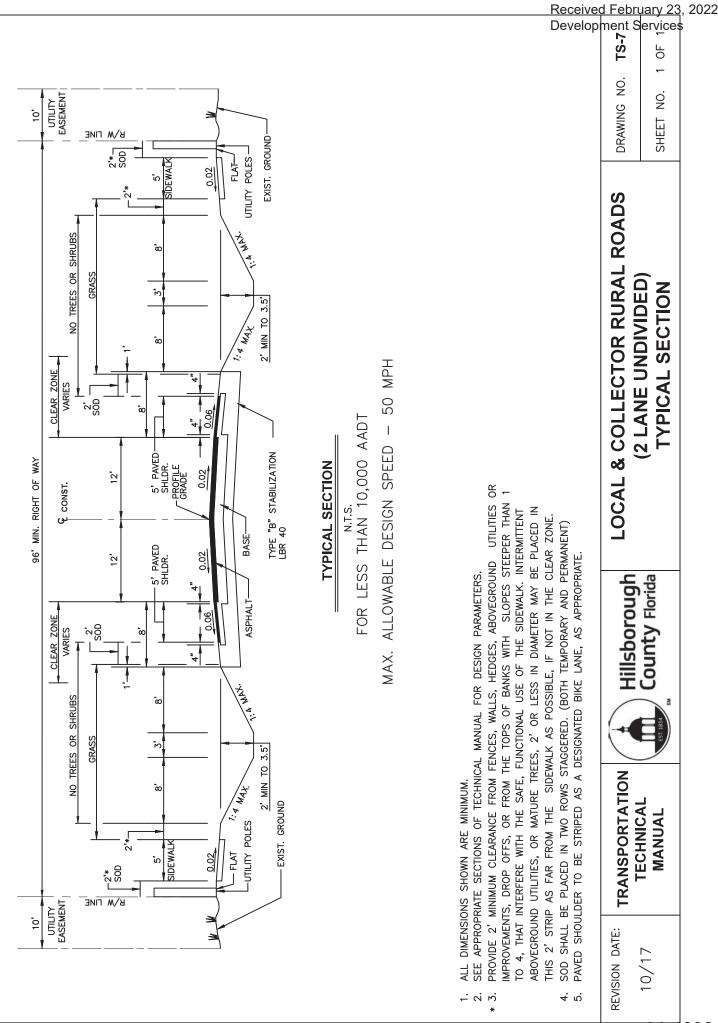
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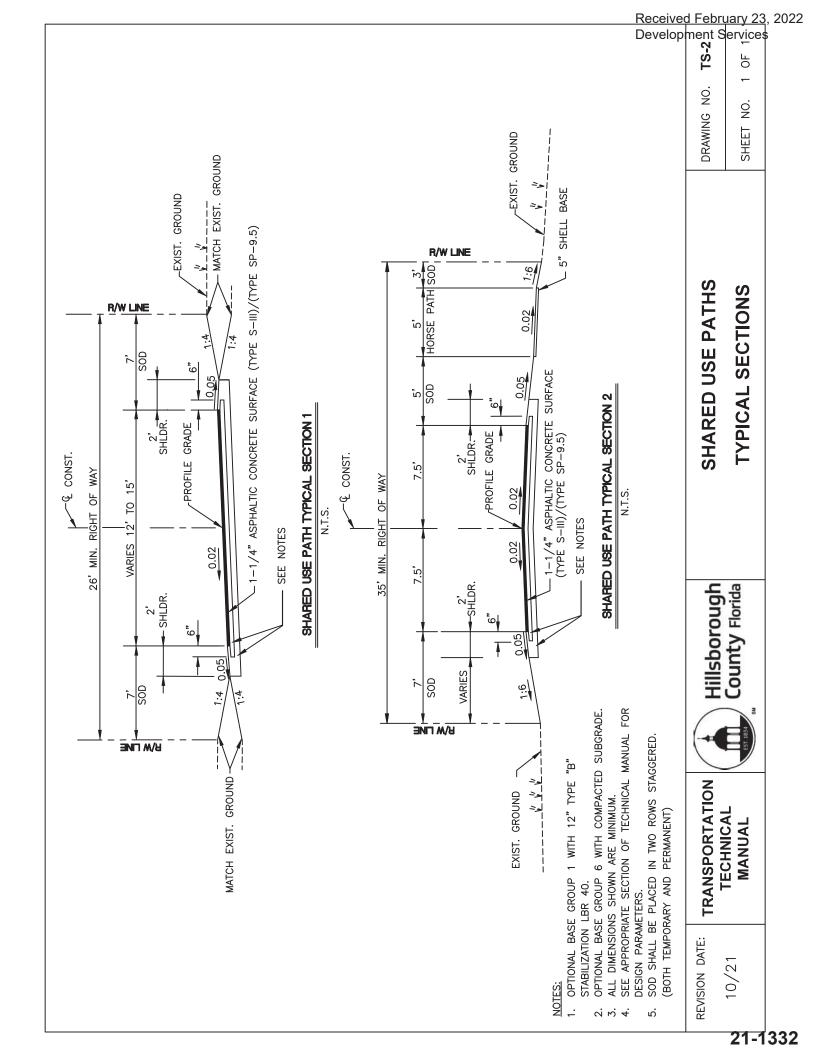
# APPENDIX B



21-1332

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# APPENDIX C



Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
		2 1 2 2 2 2	Corridor Preservation Plan	
15 <sup>th</sup> Ave NE	County Local -	2 Lanes ⊠Substandard Road	□ Site Access Improvements	
15 <sup>th</sup> Ave NE	Rural	Sufficient ROW Width	Substandard Road Improvements	
			□ Other	
		41	Corridor Preservation Plan	
	FDOT Principal	4 Lanes □Substandard Road □Sufficient ROW Width	□ Site Access Improvements	
US Hwy 41	Arterial - Urban		□ Substandard Road Improvements	
			□ Other	

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

Project Trip Generation   Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	1,316	48	67	
Proposed	186	12	21	
Difference (+/-)	-1,130	-36	-46	

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

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

<b>Design Exception/Administrative Variance</b> Not applicable for this request				
Road Name/Nature of Request Type Finding				
15 <sup>th</sup> Ave NE/Substandard Road Improvements	Design Exception Requested	Approvable		
Choose an item. Choose an item.				
Notes:				

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

# COUNTY OF HILLSBOROUGH

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 21-1332
DATE OF HEARING:	March 14, 2022
APPLICANT:	Mark Bentley
PETITION REQUEST:	A request to rezone property from CG to PD to permit a mini-warehouse with ancillary uses
LOCATION:	Southeast corner of N. US Highway 41 and 15 <sup>th</sup> Avenue NE
SIZE OF PROPERTY:	3.66 acres, m.o.l.
EXISTING ZONING DISTRICT:	CG
FUTURE LAND USE CATEGORY:	OC-20
SERVICE AREA:	Urban
COMMUNITY PLAN:	Ruskin

# DEVELOPMENT REVIEW STAFF REPORT

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

## **1.0 APPLICATION SUMMARY**



Applicant: Mark Bentley, Esq., B.C.C., AICP

FLU Category: OC-20

Service Area: Urban

Site Acreage: 3.66 AC +/-

Community Plan Area: Ruskin

Overlay: None

Request: Rezoning to Planned Development

# Request Summary:

The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a mini-warehouse and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		
Uses	Current CG Zoning	Proposed PD Zoning
	Mini warehouse	Mini warehouse
Mathematical Maximums *		123,186 square feet

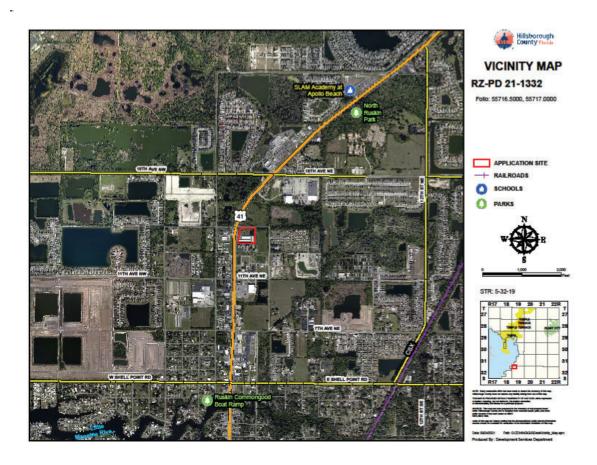
\*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:					
	Current CG Zoning	Proposed PD Zoning			
Density / Intensity	maximum of 44,346 square feet is	21-1332 for the two parcels, a maximum of 123,186 square footage			
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 70'			
Setbacks/Buffering and Screening	30' Front 20' feet buffer, Type B screening to Residential	30' Front 20' feet buffer, Type B screening to Residential			

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

Additional Information:			
PD Variations	None re	quired	
Waiver(s) to the Land Development Code	None re	quired	
Planning Commission Recommendation		Consis	stent
Development Services Department Recommendation		Appro <sup>,</sup> conditi	vable, subject to ions

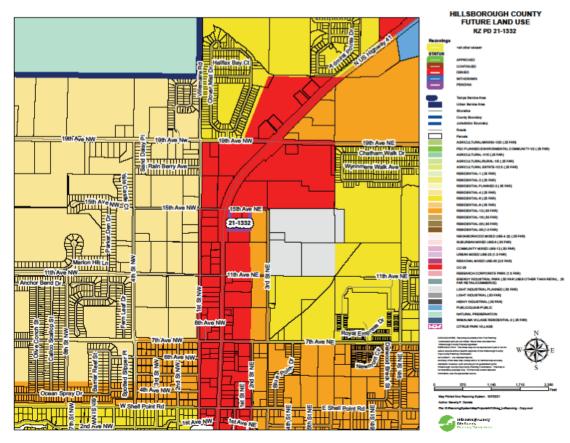
# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



## **Context of Surrounding Area:**

The parcel is located along North US 41 Hwy, an arterial highway, with parcels approved for CG, and CN uses. Across N US 41, to the west is a parcel zoned PD and approved for Multifamily uses. The RMC-12 zoned parcel to the east mostly vacant except for a basketball court. To the south is a CN zoned property that contains a church building.





Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Community Commercial, offices, mixed-use developments, compatible residential.

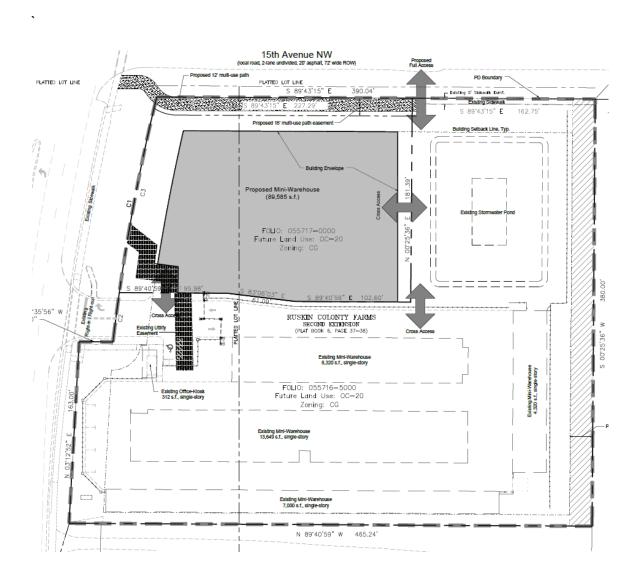
# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent	Zonings	and Uses		
Location :	-	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN	0.20	Commercial Neighborhood uses	Agricultural
South	CN	0.20	Commercial Neighborhood uses	Church
East	RMC- 12	12 DU/AC		Multi-family Residential
West	CG	0.27	Commercial General	Retail

# 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)



		ORTATION F STAFF		ULL TRANSPORT	ATION REPORT IN	
Adjoin	ing Ro	adways (c	heck if applica	ıble)		
Road Name	Classification		Current Conditions		Select Future Improvements	
15 <sup>th</sup> Ave NE	County Local - Rural		2 Lanes ⊠Substandard Road ⊡Sufficient ROW Width		<ul> <li>Corridor</li> <li>Preservation Plan</li> <li>Site Access</li> <li>Improvements</li> <li>Substandard</li> <li>Road Improvements</li> <li>Other</li> </ul>	
US Hwy 41	FDOT Principal Arterial - Urban		4 Lanes □Substandard Road □Sufficient ROW Width		<ul> <li>Corridor</li> <li>Preservation Plan</li> <li>Site Access</li> <li>Improvements</li> <li>Substandard</li> <li>Road Improvements</li> <li>Other</li> </ul>	
	•	Project Ti this reque		□Not applicable fo	r	
		Average Annual Daily Trips		A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing		1,316		48	67	
Proposed		186		12	21	
Difference (+/-)		-1,130		-36	-46	

# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN

\*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		Vehicular & Pedestrian	None	Meets LDC		
South		None	None	Meets LDC		
East		None	None	Meets LDC		
West	x	None	None	Meets LDC		
Notes:						
		Design Exception/Admin Variance □Not applicable				
Road Name/N Request	lature of	Гуре		Finding		
15 <sup>th</sup> Ave NE/Substandard Road Improvements		Design Exception Requested		Approvable		
		Choose an item.	Choose an item.			
Notes:		l		1		

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

**Environmental Protection Commission** 

□ Yes ⊠No

□ Yes ⊠No

□ Yes ⊠No

Natural Resources

□ Yes ⊠No

□ Yes ⊠No

Conservation & Environmental Lands Mgmt.

Check if Applicable:

□ Wetlands/Other Surface Waters

□ Use of Environmentally Sensitive Land Credit □ Wellhead Protection Area

□ Surface Water Resource Protection Area

□ Potable Water Wellfield Protection Area

□ Significant Wildlife Habitat

⊠ Coastal High Hazard Area

□ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property

□ Other \_\_\_\_\_

# Transportation

⊠ Design Exception/Adm. Variance Requested □ Off-site Improvements Provided

# **Utilities Service Area/ Water & Wastewater**

☑Urban □ City of Tampa□Rural □ City of Temple Terrace

See Staff Report.

Water distribution system improvements will need to be completed prior to connection to the County's water system.

# Hillsborough County School Board

Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A

□ Yes ⊠No

# Impact/Mobility Fees

Mini Warehouse (Per 1,000 s.f.) Mobility: \$653\*89.595 = \$58,505.54 Fire: \$32\*89.595 = \$2,867.04

\*Fees updated for Jan 1, 2022, schedule updates\*

Urban Mobility, South Fire - mini-warehouse. 123,186 s.f., but only 89,595 s.f. will be new development. estimate based on new development only

□ Yes ⊠No

# **Conditions Requested**

# **Additional Information/Comments**

Planning Commission	□ Inconsistent ⊠	□ Yes
□ Meets Locational Criteria ⊠N/A □ Locational Criteria Waiver Requested □ Minimum Density Met ⊠ N/A	Consistent	⊠No

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

## 5.1 Compatibility

The proposed uses are comparable to the current CG (Commercial General) allowed uses. The proposed 0.75 FAR is allowable in the OC-20 Comprehensive Plan category.

The proposed addition to the building area will not intrude into the required setbacks, nor will decrease the required buffers, and will not entail a reduction of the required screening. The increased FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,130 average daily trips, 36 trips in the a.m. peak hour, and 46 trips in the p.m. peak hour.

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

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

## SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Mark Bentley 401 East Jackson Street Tampa testified on behalf of his client who seeks to rezone property located at eh southeast corner of 41 and 15<sup>th</sup> Avenue Northeast. He added that the property is zoned CG, designated OC-20 by the Comprehensive Plan and is 3.66 acres in size. Mr. Bentley stated that there is approximately 33,000 square feet of mini-storage already located on the subject property. The expansion of the mini-storage would consist of approximately 89,000 square feet. He concluded his presentation by stating that the Development Services Department supports the request as does the Planning Commission. A Design Exception is supported by the County Engineer.

Ms. Tania Chapela , Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request is to rezone 3.66 acres to allow 123,186 square feet of mini-warehouse development. She added that the property is designated OC-20 which permits up to 20 dwelling units per acre and a maximum floor area ratio of 0.75. Ms. Chapela testified that the site is currently zoned CG. She described the surrounding neighborhood and general commercial land uses and concluded that staff finds the rezoning request supportable.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Office Commercial-20 Future Land Use category and located in the Urban Service Area and the Ruskin and SouthShore Community Planning Areas. She stated that the request for mini-warehouse is consistent with the commercial development pattern along the roadway. She added that the request is consistent with Policies 1.4 and 16.2, 16.3 and 16.10 regarding compatibility and complimentary uses. Ms. Massey stated that the request furthers Goal 2 of the Ruskin Community Plan regarding the promotion of commercial development in a scale and design that fits the community's character. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

Mr. Grady of the Development Services Department testified that he noticed that the proposed zoning conditions do not include the water restriction zoning condition. He added that he spoke to the applicant and he has no objection to adding the zoning condition.

Mr. Bentley testified during the rebuttal period that he agrees to the water restriction zoning condition.

The hearing was then concluded.

# EVIDENCE SUBMITTED

No documents were filed into the record.

# PREFACE

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

# **FINDINGS OF FACT**

- The subject site is 3.66 acres in size and is zoned Commercial General (CG). The property is designated Office Commercial-20 (OC-20) by the Comprehensive Plan and located in the Urban Service Area and the Ruskin Community Planning Area.
- 2. The purpose of the rezoning from CG to PD is to expand the existing miniwarehouse land use to a maximum of 123,186 square feet.
- 3. No Planned Development Variations or waivers are requested.
- 4. The Planning Commission found the request for mini-warehouse consistent with the commercial development pattern. Planning Commission staff stated that the request is consistent with Policies 1.4 and 16.2, 16.3 and 16.10 regarding compatibility and complimentary uses. Staff also found the request furthers Goal 2 of the Ruskin Community Plan regarding the promotion of commercial development in a scale and design that fits the community's character. Finally, the Planning Commission found the rezoning request consistent with the Future of Hillsborough Comprehensive Plan.

- 5. The surrounding parcels are zoned Commercial Neighborhood (CN), Commercial General (CG) and Residential Multi-Family Conventional-12 (RMC-12).
- 6. The rezoning to Planned Development for the expansion of the miniwarehouse land use up to a maximum of 123, 186 square feet is consistent with the Comprehensive Plan and Land Development Code and serves to provide a compatible land use given the surrounding development pattern.

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

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

# CONCLUSIONS OF LAW

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

## SUMMARY

The request is to rezone 3.66 acres from CG to PD to permit the expansion of the existing mini-warehouse land use up to a maximum of 123,186 square feet. No Planned Development Variations or waivers are requested.

The Planning Commission found the request compatible with the surrounding land uses and consistent with both the Ruskin Community Plan and the Future of Hillsborough Comprehensive Plan.

The rezoning to Planned Development is consistent with the Comprehensive Plan and the Land Development Code and serves to provide a compatible land use in the area.

#### RECOMMENDATION

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

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer April 4, 2022

Date



# Hillsborough County City-County Planning Commission

Unincorporated Hillsborough (	Unincorporated Hillsborough County Rezoning			
Hearing Date: March 14, 2022 Report Prepared: March 2, 2022	Petition: 21-1332 1425 North U.S. Highway 41 East of North U.S. Highway 41 and south of 15 <sup>th</sup> Avenue Northeast			
Summary Data:				
Comprehensive Plan Finding:	CONSISTENT			
Adopted Future Land Use:	Office Commercial-20 (OC-20) (20 du/ga; 0.75 FAR)			
Service Area	Urban			
Community Plan:	Ruskin & SouthShore Areawide Systems			
Requested Zoning:	Commercial - General (CG) to Planned Development (PD) to permit a mini warehouse that would integrate with existing warehouses for a total of 123,186 sq. ft.			
Parcel Size (Approx.):	3.77 +/- acres (164,221 sq. ft.)			
Street Functional Classification:	U.S. Highway 41 – State Principal Arterial 15 <sup>th</sup> Avenue Northeast – Local Roadway 3 <sup>rd</sup> Street Northeast – Local Roadway			
Locational Criteria	N/A			
Evacuation Zone	The subject property is in Evacuation Zone A			



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

#### <u>Context</u>

- The approximately 3.77 ± acre site is located east of North U.S. Highway 41 and south of 15th Avenue Northeast. The site is in the Urban Service Area and is within the limits of the Ruskin and SouthShore Areawide Systems Community Plans. The site is also in the Coastal High Hazard Area.
- The subject site's Future Land Use designation is Office Commercial-20 (OC-20). Typical allowable uses in the OC-20 category include community commercial type uses, office uses, mixed use developments, and compatible residential uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- OC-20 surrounds the site on the north, south and west. To the east is Residential-12 (RES-12). Further east is Light Industrial Planned (LI-P). Further west is Residential-4 (RES-4).
- The subject site is zoned Commercial General (CG). To the west, is Commercial General (CG). To the north and south is Commercial Neighborhood (CN). To the southwest is Planned Development (PD). To the east is Residential Multi-Family Conventional (RMC-12).
- The site is currently vacant and light industrial with existing warehouses on the southern end of the property. North of the site is agricultural. West of the site is light commercial and multi-family. East and south of the site are public institutional with three churches.
- The applicant is requesting to rezone the subject site from Commercial General (CG) to a Planned Development (PD) to permit a mini warehouse that would integrate with existing warehouses for a total of 123,186 sq. ft.

#### **Compliance with Comprehensive Plan:**

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

#### Future Land Use Element

#### Urban Service Area (USA)

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

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

#### Relationship to Land Development Regulations

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

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

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

#### Neighborhood/Community Development

**Objective 16:** Neighborhood Protection The neighborhood is a 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.

**Policy 16.10:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping,

*lighting, noise, odor and architecture. Compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.* 

#### Livable Communities Element: Ruskin Community Plan

#### **Ruskin Community Vision Statement**

Our plan identifies four distinct neighborhoods, each having a defined character that provides home-styles serving all Ruskin residents. The scale and type of residential development shall vary according to the character of each of the four neighborhoods that were identified during our community mapping exercise. The "Old Ruskin" neighborhood west of downtown will feature lower density single family housing in keeping with the traditional character of the area. The area east of downtown and west of the I-75 employment center will accommodate a variety of housing types including multi-family and entry level housing. The area south of College Avenue will accommodate a more suburban style, and type, of residential development with environmental safeguards for the redevelopment of property along the Little Manatee River. The area southeast of I-75 will retain its rural and agricultural character and provide for enhanced interaction and access to the publicly owned lands adjacent to the Little Manatee.

#### Ruskin Community Plan Goals and Strategies

Goal 2. Economic Development – Provide opportunities for business growth and jobs in the Ruskin community.

Strategies:

- Ensure that there are appropriate land areas zoned for office and light industrial development.
- Support eco-tourism featuring Ruskin's natural resources, such as the Little Manatee River, Tampa Bay, the Ruskin Inlet, Marsh Creek, wildlife and wildlife habitat, parks, nature preserves and greenways and blueways trails, within and around our community.
- Promote commercial development at a scale and design that reflects the character of the community. Ensure that future commercial development avoids "strip" development patterns.
- Recognize Bahia Beach as a resort area that contributes to the economy of Ruskin.

#### Livable Communities Element: SouthShore Areawide Systems Community Plan

#### **Economic Development Objective**

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)

b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e.,

activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity. c. Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI). d. Analyze potential new economic sites, (e.g. Port Redwing) based on development e. Support the potential Ferry Study and auxiliary services around Port Redwing f. Utilize Hillsborough County Post Disaster Redevelopment Plan

Staff Analysis of Goals, Objectives, and Policies:

The approximately  $3.77 \pm$ /- acre site is located east of North U.S. Highway 41 and south of 15th Avenue Northeast. The site is in the Urban Service Area and within the limits of the Ruskin and SouthShore Areawide Systems Community Plans. The applicant is requesting to rezone the subject site from Commercial - General (CG) to a Planned Development (PD) to permit a mini warehouse that would integrate with existing warehouses for a total of 123,186 sq. ft. The site currently has two existing mini-warehouse single-story buildings and an office-kiosk for a total of 33,601 sq. ft. and is requesting an additional 89,585 sq. ft. new mini-warehouse building. No open storage is proposed on site.

Per the Office Commercial-20 (OC-20) Future Land Use Category, a maximum intensity of 0.75 FAR is permitted on site. The site plan lists the acreage at 3.77 acres, which would permit a maximum intensity of 123,186 sq. ft. The applicant is proposing an expansion up to 89,585 sq. ft. for a total of 123,186 sq. ft. and a 0.75 FAR, which is the maximum intensity permitted on site for the OC-20 Future Land Use Category.

The site is currently vacant and has light industrial with existing warehouses on the southern end of the property. North of the site is agricultural land. West of the site is light commercial and multi-family properties. East and south of the site are public institutional land with three churches. The site will have internal cross access to the existing office and warehouse buildings. There is no proposed cross access to the existing church buildings south of the property. The applicant is proposing a 12 foot multi-use path along a portion of the south side of 15<sup>th</sup> Avenue North and will connect to existing sidewalk. The proposed PD will not change the existing light industrials use and will be building a new minwarehouse at the intersection node of North U.S. Highway 41 and 15<sup>th</sup> Avenue Northeast and is consistent with the commercial development pattern along a principal arterial roadway. The proposed PD is compatible with the surrounding developments and meets the intent of Policy 1.4 and Policies 16.2, 16.3, and 16.10 regarding compatibility and complementary uses.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. The applicant submitted the required Design Exception for a substandard road. Hillsborough County Transportation Staff has reviewed the Design Exception and does not have any objections.

The property is located within the Coastal High Hazard Area. Per Policy 6.2, new development within the Coastal High Hazard Area shall continue to be subject to the applicable site plan review process. The property owner shall provide "adequate data to assess the impacts of the proposed development upon existing infrastructure within the

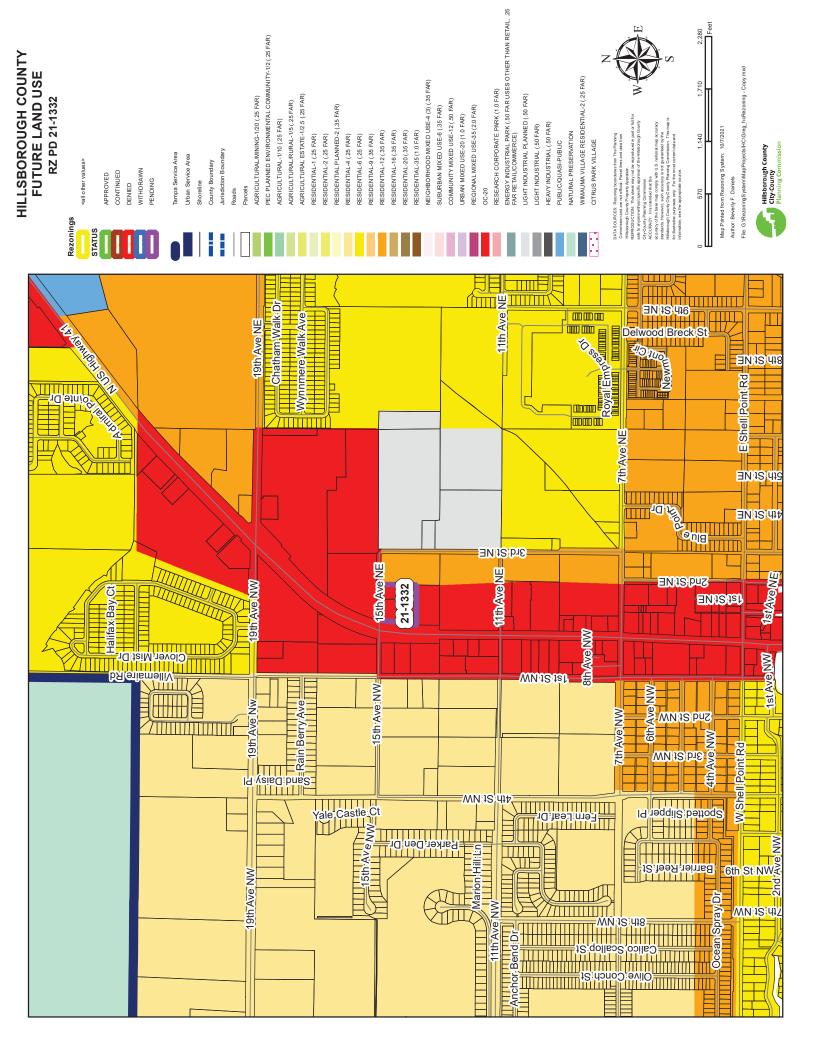
coastal high hazard area, as well as level of service standards established for shelter capacity and clearance times" (Policy 6.2). The property owner has included a narrative that states the mini-warehouse is not a residence and will not impact shelter capacity or clearance times. Due to the low traffic generation, it will also have a de minimis impact on roadway traffic.

The property is within the Ruskin and SouthShore Areawide Systems Community Plans. The property is in Area 2 - Northeast Ruskin. Goal 2 of the Ruskin Plan states to provide opportunities for business growth and jobs and to ensure there are land areas zoned for office and light industrial development. Goal 2 also supports the promotion of commercial development at a scale and design that fits the community's character. The property is also within the SouthShore Areawide Systems Community Plan. The SouthShore Community Plan encourages recognizing and implementing preferred development patterns as identified in community plans. The proposed development will provide additional light industrial uses and is compatible with the surrounding commercial development pattern. The proposed development is consistent with the Ruskin and SouthShore Areawide Systems Community Plans.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, as it meets all Land Development Code regulations and is a compatible use with the surrounding area.

#### **Recommendation**

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



# GENERAL SITE PLAN FOR CERTIFICATION



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

# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

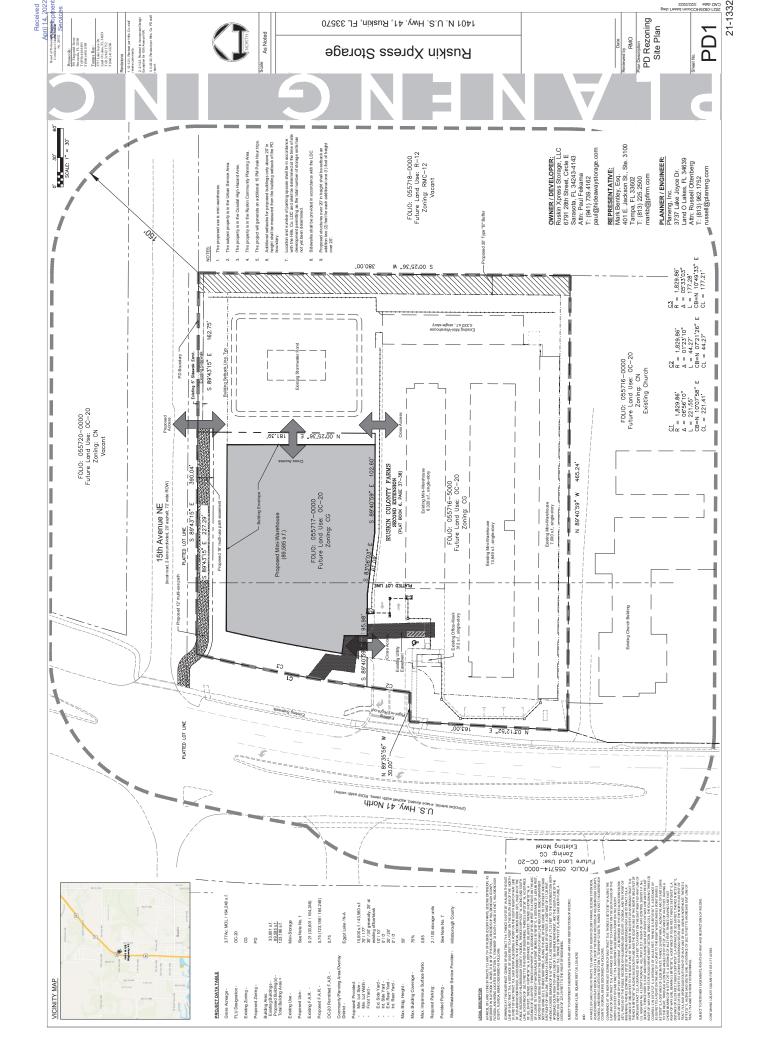
**GENERAL SITE PLAN REVIEW/CERTIFICATION** 

#### BOARD OF COUNTY COMMISSIONERS

Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White COUNTY ADMINISTRATOR Bonnie M. Wise COUNTY ATTORNEY Christine M. Beck INTERNAL AUDITOR Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR Gregory S. Horwedel

Project Name: Ruskin Xpress	Storage
Zoning File: RZ-PD (21-1332)	Modification: None
Atlas Page: None	Submitted: 04/14/22
To Planner for Review: 04/14/22	Date Due: ASAP
Contact Person: Mark Bentley	Phone: (813)225-2500/ markb@jpfirm.com
Right-Of-Way or Land Required for I	Dedication: Yes No
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Tania C. Chap	ela <sub>Date:</sub> _04/19/22
Date Agent/Owner notified of Disapp	roval:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Alex Steady, Senior Planner PLANNING AREA/SECTOR: Ruskin/South DATE: 03/01/2022 AGENCY/DEPT: Transportation PETITION NO: PD MM 21-1332

This agency has no comments.

X

This agency has no objection.

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

This agency objects for the reasons set forth below.

#### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,130 average daily trips, 36 trips in the a.m. peak hour, and 46 trips in the p.m. peak hour.
- If PD 21-1332 is approved, the County Engineer will approve a Design Exception (dated January 21, 2022) which was found approvable by the County Engineer (on February 25, 2022), for the 15<sup>th</sup> Ave NE substandard road improvements. As 15<sup>th</sup> Ave NE is a substandard local roadway, the developer will be required to make certain improvements to 15<sup>th</sup> Ave NE consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a 12-foot-wide multi-use path along the south side of 15th Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15th Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

#### **CONDITIONS OF APPROVAL**

Staff is requesting the following new and other conditions:

New Condition:

• If PD 21-1332 is approved, the County Engineer will approve a Design Exception (dated January 21, 2022) which was found approvable by the County Engineer (on February 25, 2022), for the 15<sup>th</sup> Ave NE substandard road improvements. As 15<sup>th</sup> Ave NE is a substandard local roadway, the developer will be required to make certain improvements to 15<sup>th</sup> Ave NE consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a 12-foot-wide multi-use path along the south side of 15th Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15th Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders. The easement shall be 16' wide to accommodate the multi-use path and shoulders.

Other Conditions:

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Change the name of 15<sup>th</sup> Avenue NW to "15<sup>th</sup> Avenue NE" on the site plan.
- Edit the label "Proposed full access" to "Access" on the site plan.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 3.66 acres from General Commercial (GC) to Planned Development (PD) to allow for a total of 123,186 sf of Mini-Warehouse, of which 89,585 sf will be for construction of a new Mini-Warehouse and the remaining 33,601 sf is existing Mini-Warehouse. The site is located on the south east corner of US Hwy 41 and 15<sup>th</sup> Ave NE. The Future Land Use designation of the site is OC-20.

#### Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
6,	Two-Way Volume	AM	PM
CG, 33,601 sf Mini-Warehouse (ITE Code 151)	50	3	6
CG, 11,600 sf Pharmacy (ITE Code 881)	1,266	45	119
Subtotal:	1,316	48	125
Less Internal Capture:	Not Available	0	0
Passerby Trips:	Not Available	0	58
Net External Trips:	1,316	48	67

**Proposed Zoning:** 

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD, 123,000 sf Mini Warehouse (ITE Code 151)	186	12	21

#### Trip Generation Difference:

Zoning Lane Use/Size	24 Hour	Total Peak	al Peak Hour Trips	
Zonnig, Lane Ose/Size	Zoning, Lane Use/Size Two-Way Volume	AM	PM	
Difference	-1,130	-36	-46	

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,130 average daily trips, 36 trips in the a.m. peak hour, and 46 trips in the p.m. peak hour.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project has frontage on 15<sup>th</sup> Ave NE and US Highway 41. 15<sup>th</sup> Ave NE is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10 feet travel lanes. The existing right-of-way on 15<sup>th</sup> Ave NE is +/- 70 ft. There are no marked bicycle facilities or curb and gutter on 15<sup>th</sup> Ave NE. There is an existing sidewalk along the southern side of 15<sup>th</sup> Ave NE in the vicinity of the project. Us Highway 41 is a 4-lane, FDOT maintained principal arterial roadway.

#### SITE ACCESS

Access to the project will be via an existing pedestrian and vehicular access on US Hwy 41 and a new pedestrian and vehicular access on 15<sup>th</sup> Ave NE.

#### **REQUESTED DESIGN EXCEPTION**

If PD 21-1332 is approved, the County Engineer will approve a Design Exception (dated January 21, 2022) which was found approvable by the County Engineer (on February 25, 2022), for the 15<sup>th</sup> Ave NE substandard road improvements. As 15<sup>th</sup> Ave NE is a substandard local roadway, the developer will be required to make certain improvements to 15<sup>th</sup> Ave NE consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a 12-foot-wide multi-use path along the south side of 15th Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15th Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders. The easement shall be 16' wide to accommodate the multi-use path and shoulders.

#### **ROADWAY LEVEL OF SERVICE (LOS)**

15th Ave NE is not a regulated roadway and as such was not included in the 2020 LOS report.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
US HWY 41	7 <sup>th</sup> ST SW	19 <sup>th</sup> AVE NE	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

January 21, 2022

# Mr. Michael Williams

County Engineer Development Review Director Hillsborough County 601 E. Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

Re:

Ruskin Xpress Storage: PD-21-1332 Request for Design Exception

# Dear Mr. Williams,

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual (TTM) to meet Land Development Code (LDC), Sec. 6.04.03.L.1, which requires, "Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class" – for 15<sup>th</sup> Avenue NW, which is classified as a local road in unincorporated Hillsborough County. The subject property is located within Hillsborough County's Urban Service Area and is proposed to be rezoned to Planned Development (PD, see Appendix A). The proposed use is mini-warehouse and consists of 33,601 s.f. of existing miniwarehouse and 89,585 s.f. of proposed mini-warehouse for a gross of 123,186 s.f. of miniwarehouse. The PD proposes to add a new driveway to 15<sup>th</sup> Avenue NW, which triggers compliance with the aforementioned LDC section. However, 15<sup>th</sup> Avenue NW is a substandard road and compliance cannot be achieved due to limited availability of right-of-way, hence this Request for Design Exception.

The table below depicts trip generation<sup>1</sup> for the proposed PD:

	Existing Mini-Warehouse	Total Mini-Warehouse	Net New Trips
AM Peak	3 trips	12 trips	9 trips
PM Peak	6 trips	21 trips	15 trips

These trips will be split between the existing driveway along U.S. Hwy. 41 and 15<sup>th</sup> Avenue NW and will have a negligible impact on Level of Service. Consequently, the requested Design Exception is limited to geometry only.

Specifically, this is a request for a Design Exception to TS-7 of the TTM (for 2-lane, undivided, rural local roads). 15<sup>th</sup> Avenue NW is a 2-lane, undivided, rural local road, however, the existing right-ofway width is only 72 feet, whereas TS-7 (see Appendix B) requires a right-of-way width of 96 feet (minimum). It would be impossible to reconstruct 15<sup>th</sup> Avenue NW consistent with TS-7. TS-7 also depicts 24' wide paved travel lanes with five-foot paved shoulders and five-foot sidewalks. 15<sup>th</sup> Avenue NW has 20' wide paved travel lanes and a single, 5-foot wide sidewalk along the southern side of the right-of-way. This sidewalk is on the subject property and was installed as part of the previously approved PD. 15<sup>th</sup> Avenue NW is a low volume local road surrounded by low intensity, non-residential development that does not exhibit the need for the x-sectional elements found in TS-7. Thus, maintaining the existing 20-foot paved travel lanes will not affect safety. Augmenting

<sup>&</sup>lt;sup>1</sup> Per ITE Trip Generation Manual, 10th Ed., LUC 151.

Page 2 of 5

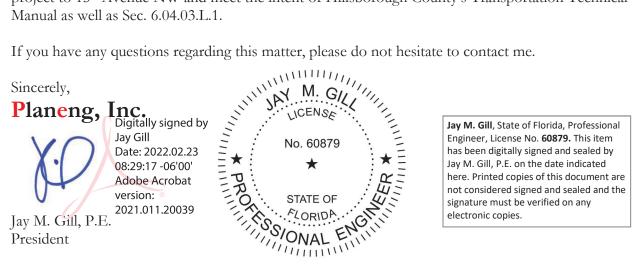
those travel lanes and upgrading the existing sidewalk with the proposed multi-use path will enhance pedestrian accessibility.

Therefore, in light of the above, the following Design Exceptions are requested:

- 1. Maintain the existing right-of-way width and geometry of 15th Avenue NW
- 2. Enhance 15<sup>th</sup> Avenue NW by constructing a 12-foot-wide multi-use path along the south side of 15<sup>th</sup> Avenue NW; said multi-use path to be constructed in an easement located on the subject PD property and shall replace the existing sidewalk currently existing on the PD property. The multi-use path shall extend from the existing sidewalk along the eastern side of the U.S. 41 right-of-way to the proposed PD driveway along 15<sup>th</sup> Avenue NW. The multi-use path will be constructed in accordance with TS-2 with two-foot shoulders (see Appendix C). The easement shall be 16' wide to accommodate the multi-use path + shoulders.

Based on the above, it is our opinion the proposed multi-use path will mitigate the impacts of the project to 15th Avenue NW and meet the intent of Hillsborough County's Transportation Technical Manual as well as Sec. 6.04.03.L.1.

If you have any questions regarding this matter, please do not hesitate to contact me.



Based on the information provided by the Applicant, this request is:

 Approved with Conditions

Approved

Disapproved

Michael J. Williams, P.E.

Hillsborough County Engineer on \_\_\_\_

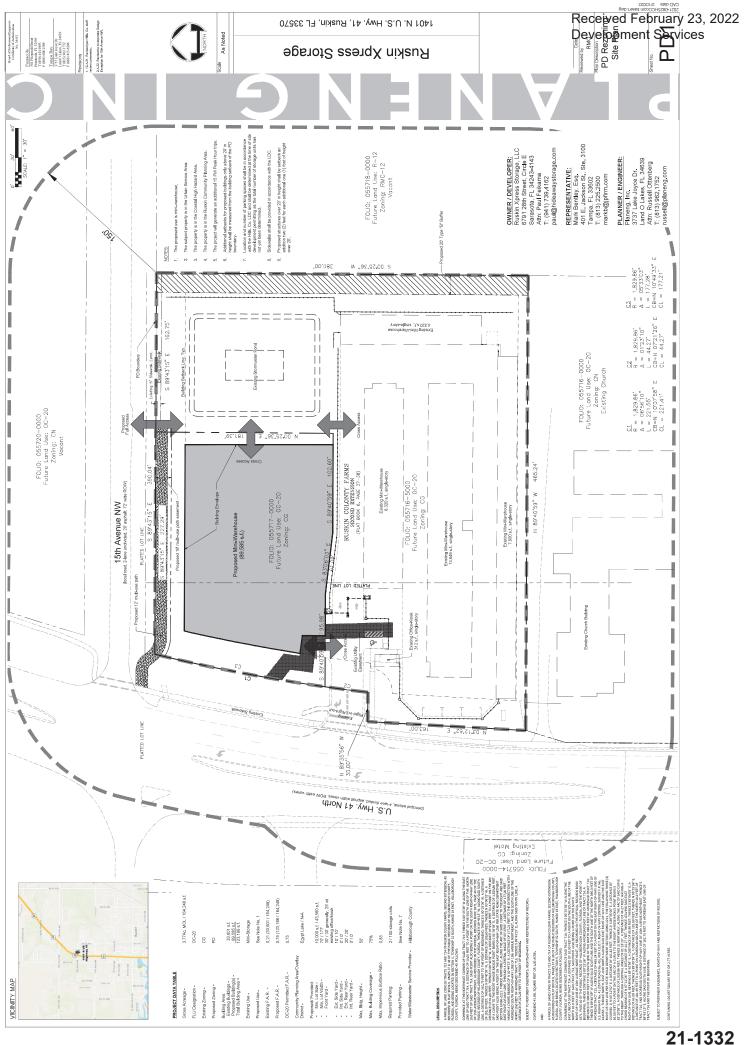
Notice: Consistent with Section 6.04.02B.8 of the LDC, the results of this variance application may be appealed, as further described in 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

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APPENDIX A

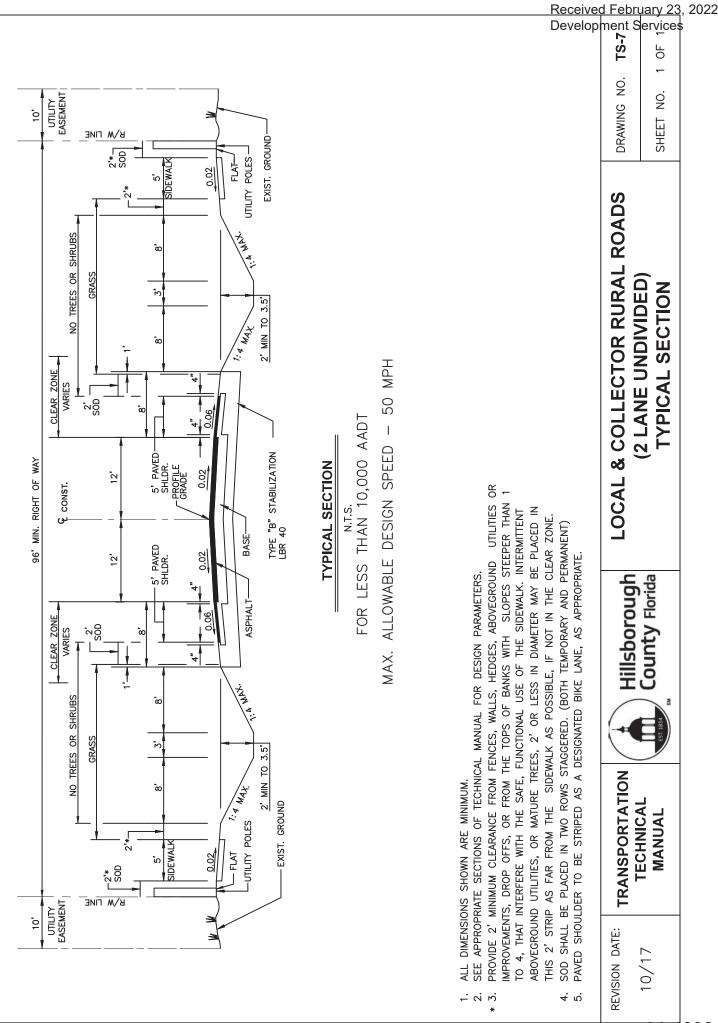
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21-1332

Page 4 of 5

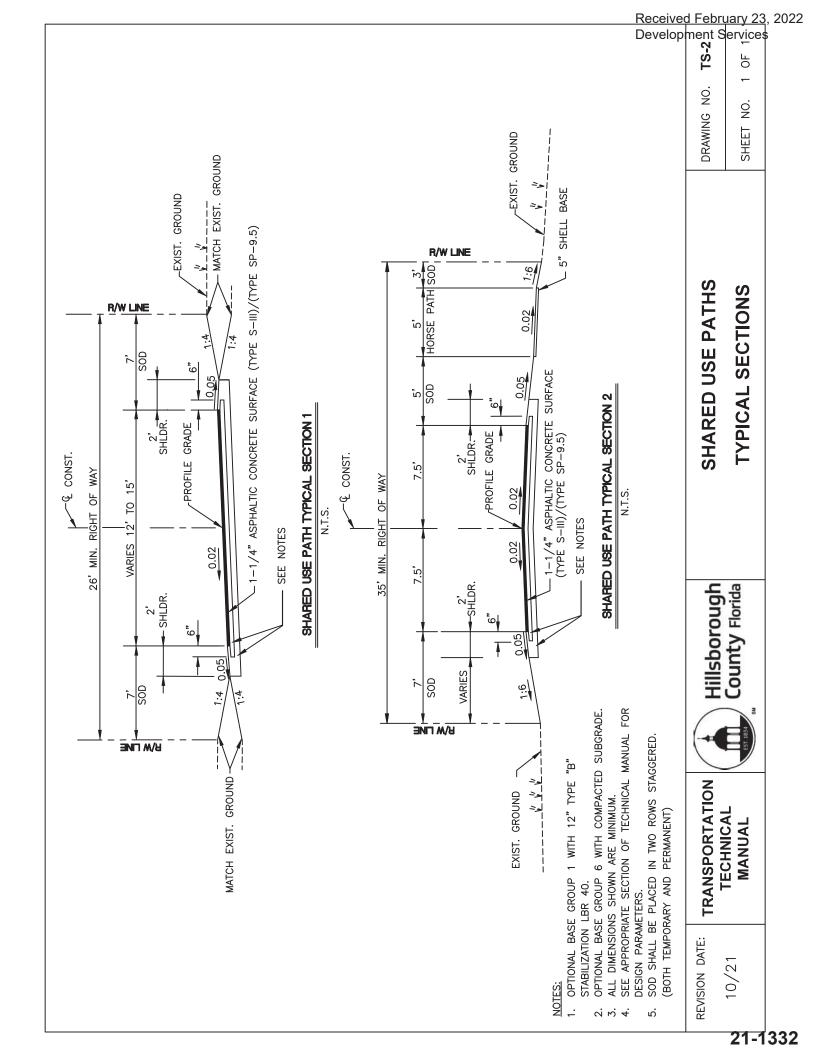
# APPENDIX B



21-1332

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# APPENDIX C



Adjoining Roadway	Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements	
		2 1 2 2 2 2	Corridor Preservation Plan	
15 <sup>th</sup> Ave NE	County Local -	2 Lanes ⊠Substandard Road	□ Site Access Improvements	
15" AVE NE	Rural	$\Box$ Sufficient ROW Width	<ul> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>	
			□ Other	
		41	Corridor Preservation Plan	
	FDOT Principal	4 Lanes □Substandard Road	□ Site Access Improvements	
US Hwy 41	Arterial - Urban	$\Box$ Sufficient ROW Width	□ Substandard Road Improvements	
			□ Other	

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

Project Trip Generation   Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	1,316	48	67	
Proposed	186	12	21	
Difference (+/-)	-1,130	-36	-46	

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

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

<b>Design Exception/Administrative Variance</b> Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
15 <sup>th</sup> Ave NE/Substandard Road Improvements	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
<ul> <li>Design Exception/Adm. Variance Requested</li> <li>Off-Site Improvements Provided</li> </ul>	□ Yes □N/A ⊠ No	⊠ Yes □ No	See Staff Report.

#### COMMISSION

Mariella Smith CHAIR Pat Kemp VICE-CHAIR Harry Cohen Ken Hagan Gwendolyn "Gwen" W. Myers Kimberly Overman Stacy White



#### DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Steffanie L. Wickham WASTE DIVISION Sterlin Woodard, P.E. AIR DIVISION

#### AGENCY COMMENT SHEET

REZONING			
HEARING DATE: 12/13/2021	<b>COMMENT DATE:</b> 10/7/2021		
<b>PETITION NO.:</b> 21-1332	PROPERTY ADDRESS: 1425 N U.S. Hwy 41, Ruskin, FL 33570		
EPC REVIEWER: Melissa Yanez	FOLIO #: 0557165000, 0557170000		
CONTACT INFORMATION: (813) 627-2600 X 1360	<b>STR:</b> 05-32S-19E		
EMAIL: <u>yanezm@epchc.org</u>			
REQUESTED ZONING: From CG to PD			
FINDINGS			
WETLANDS PRESENT	NO		
SITE INSPECTION DATE	N/A		
WETLAND LINE VALIDITY	N/A		
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A		
INFORMATIONAL COMMENTS:			
The Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) has completed a review of the subject plans and recommends approval. On October 7, 2021 EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface			

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/mst

cc: <u>markb@jpfirm.com</u>

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



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

TO:	Zoning Review, Development Services	DATE: 01/21/2022
<b>REVIEWER:</b>	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Mark Bentley, Esq., B.C.S., AICP	PETITION NO: 21-1332
LOCATION:	1425 N Hwy 41	
FOLIO NO:	55716.5000; 55717.0000	

#### **Estimated Fees:**

Mini Warehouse (Per 1,000 s.f.) Mobility: \$653\*89.595 = \$58,505.54 Fire: \$32\*89.595 = \$2,867.04

\*Fees updated for Jan 1, 2022, schedule updates\*

#### **Project Summary/Description:**

Urban Mobility, South Fire - mini-warehouse. 123,186 s.f., but only 89,595 s.f. will be new development. estimate based on new development only



RON DESANTIS GOVERNOR

1201 N. McKinley Dri Tampa, FL 33612 KEVIN J. THIBAULT, P.E. SECRETARY

# MEMORANDUM

DATE: October 1, 2021

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT Mecale' Roth, FDOT Joel Provenzano, FDOT Richard Perez, Hillsborough County Mark Bentley, Esq.

SUBJECT: RZ-PD 21-1332, 1425 N 41 Hwy, Ruskin

This project is on a state road, US 41.

The applicant is advised that permits for access to state highways are required, and approval is not guaranteed. The applicant is reminded that zoning application and site development plan approvals by the local government do not guarantee acceptance of external project driveway location(s) on state roads.

It is recommended that the applicant meet with FDOT before zoning approval. Preapplication meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info: Mecale' Roth Mecale.Roth@dot.state.fl.us 813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

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

PETITION NO.: PD21-1332 REVIEWED BY: Randy Rochelle DATE: 10/4/2021

FOLIO NO.: 55716.5000 & 55717.0000

#### WATER

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A <u>6</u> inch water main exists (adjacent to the site), (approximately <u>feet from</u> the site) <u>and is located within the east Right-of-Way of S. Us Highway 41</u>. This will be the likely point-of-connection, however there could be additional and/or different pointsof-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include <u>two funded CIP projects that</u> are currently under construction, C32001 South County Potable Water Repump Station Expansion and C32011 Potable Water In-Line Booster Pump Station, and will need to be completed by the <u>County</u> prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

#### WASTEWATER

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A <u>1.5</u> inch wastewater low pressure force main exists (adjacent to the site), (approximately <u>feet from the site</u>) and is located within the east Right-of-Way of S. <u>US Highway 41</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: <u>The subject rezoning includes parcels that are within the Urban Service Area</u> and would require connection to the County's potable water and wastewater systems

# Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.

# AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Manag	ement DATE: <u>22 September 2021</u>		
<b>REVIEWER:</b> Bernard W. Kaiser, Conservation and Environmental Lands Management			
APPLICANT: Mark Bentley	<b>PETITION NO:</b> <u>RZ-PD 21-1332</u>		
LOCATION: <u>1425 N. 41 HWY, Rusking, FL 33570</u>			
FOLIO NO: <u>55716.5000, 55717.0000</u>	SEC: <u>05</u> TWN: <u>32</u> RNG: <u>19</u>		

 $\square$  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: \_\_\_\_.

# VERBATIM TRANSCRIPT

	Page 1 HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
IN RE: ZONE HEARING N HEARINGS	X ) ) MASTER ) ) )
	ZONING HEARING MASTER HEARING CRIPT OF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, March 14, 2022
TIME:	Commencing at 6:00 p.m. Concluding at 10:07 p.m.
PLACE:	Robert W. Saunders, Sr. Public Library Ada T. Payne Community Room 1505 N. Nebraska Avenue Tampa, Florida 33602
Reported	via Cisco Webex Videoconference by:
13	Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 555 Automobile Blvd., Suite 130 Clearwater, FL 33762 (800) 337-7740

	Page 133					
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS					
2	ZONING HEARING MASTER HEARINGS					
3	March 14, 2022					
4	ZONING HEARING MASTER: SUSAN FINCH					
5						
6	D4: Application Number: RZ-PD 21-1332					
7	Applicant:Mark BentleyLocation:SE corner of N US Highway 41 &15th Ave. NE					
8	Folio Number: 055716.5000 & 055717.0000					
9	Acreage:3.66 acres, more or lessComprehensive Plan:OC-20Service Area:Urban					
10	Existing Zoning: CG					
11	Request: Rezone to Planned Development					
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Page 134 MR. GRADY: The next item is agenda item 1 2 D-4, Rezoning-PD 21-1332. The applicant's Mark Bentley. The request is to rezone from CG to a 3 4 Planned Development. 5 Tania Chapela will provide staff 6 recommendation after presentation by the applicant. 7 HEARING MASTER FINCH: Good evening. 8 MR. BENTLEY: Hi. Thank you. My name is Mark Bentley, 401 East Jackson Street, Tampa, 9 33602. 10 Ms. Finch, our client is seeking to rezone 11 12 property located at the southeast corner of 41 And 13 15th Street -- excuse me, 15th Avenue Northeast, 14 3.66 acres. It's zoned CG. It's OC-20 in the 15 plan. 16 There's about 33,000 square feet of mini 17 storage already located on the property, and this 18 would be an expansion consisting of approximately 89,000 square feet. 19 20 We have positive recommendation from 21 Development Services subject to conditions. One of 22 them was a design exception from engineering and 23 also a finding of consistency from the Planning Commission. 24 25 If you have any questions, I'll gladly

Page 135 1 attempt to answer them. 2 HEARING MASTER FINCH: I don't have any 3 questions at this time but thank you. If you 4 could, please, sign in. 5 MR. BENTLEY: Sure. Thank you. 6 HEARING MASTER FINCH: Thank you. 7 Development Services, please. 8 MS. CHAPELA: Can you hear me okay? MR. REGISTER: Yes, we can. 9 MS. CHAPELA: I'm pulling this up. 10 So this application is PD 21-1331, rezoning to a Planned 11 12 Development. The applicant, Mark Bentley, seeks a 13 Major Modification to PD for 3.66-acre site to 14 allow 123,186 square feet mini warehouse 15 development. 16 This site is within Future Land Use 17 classifications of OC-20, which allows up to 20 18 dwelling units per acre and a floor area ratio of 0.75 for nonresidential development. 19 20 Surrounding areas have similar Future Land 21 Use in RES-12. The area today generally consists 22 of neighborhood and general commercial development 23 and vacant residential property. The site is currently approved for CG uses. The proposed uses 24 25 will be restricted to 123,186 square feet of mini

Page 136 1 warehouse uses. 2 Based on the OC-20 Future Land Use Classification, the surrounding zoning, and 3 development pattern, and the proposed uses, 4 5 development standards for the PD 21-1332, the 6 zoning district staff finds the request is 7 supportable. 8 That concludes my presentation and I'm available for any questions. 9 10 HEARING MASTER FINCH: No questions at this 11 time but thank you so much. 12 Planning Commission. 13 MS. MASSEY: Hi. This is the Jillian Massey with the Planning Commission staff. 14 15 This subject property is located in the 16 Office Commercial-20 or OC-20 Future Land Use 17 Category. It's in the Urban Service Area and within the limits of the Ruskin and Southshore 18 19 Community Plans. 20 Per the OC-20 Future Land Use Category, a maximum intensity of 0.75 floor area ratio is 21 22 permitted on-site. That site plan left the acreage 23 of 3.77 acres which would permit a maximum 24 intensity of 123,186 square feet. 25 And the applicant is proposing to not exceed

Page 137 that 0.75 FAR, which is the maximum permitted for 1 2 the OC-20 land use category. 3 The proposed Planned Development will not change the existing Light Industrial use. 4 They 5 will be building a new mini warehouse at the 6 intersection node of U.S. Highway 41 and 15th 7 Avenue Northeast. And it's consistent with the 8 commercial development pattern along a material 9 roadway. The proposed Planned Development is 10 11 compatible with the surrounding development and 12 meets the intent of Policy 1.4 and Policy 16.2, 13 16.3, and 16.10 regarding compatibility and 14 complimentary uses. 15 The property is within the Ruskin and 16 Southshore Community Planning Areas. The property is in Area 2 Northeast Ruskin. Goal 2 of the 17 18 Ruskin plan states that to provide opportunities 19 for business growth and jobs to ensure that -- to 20 ensure that there are land areas zoned for office 21 and like industrial development. 22 Goal 2 also supports the promotion of 23 commercial development in a scale and design that 24 fits the community's character. The property is 25 also within the Southshore Community Plan,

Page 138 encourages -- recognizing, implementing preferred 1 2 development patterns as identified in community 3 plans. The proposed development will provide 4 5 additional Light Industrial uses and is compatible with the surrounding commercial development 6 7 pattern. Therefore, the proposal is consistent 8 with the two community planning -- community plans. 9 And based upon those considerations, Planning Commission staff finds the proposed Planned 10 Development consistent with the Future of 11 12 Hillsborough Comprehensive Plan for unincorporated 13 Hillsborough County. Thank you. 14 HEARING MASTER FINCH: Thank you. Ι 15 appreciate it. 16 Is there anyone in the room or online that 17 would like to speak in support? Anyone in favor? 18 Seeing no one, anyone in opposition to this 19 request? No one. 20 Mr. Grady, anything else? 21 MR. GRADY: Yes. I just noticed in 22 reviewing the conditions that this -- this project 23 is in the area of the county that's also subject to 24 that -- the water restriction condition, and it was 25 inadvertently not included in the conditions.

Page 139 1 So we'll need to add that, and I spoke to 2 the applicant. They have no objection to that. I 3 think they can put that in the record. HEARING MASTER FINCH: All right. There you 4 5 go. MR. BENTLEY: Thanks. Mark Bentley, we 6 7 agree to that, Ms. Finch, the condition. HEARING MASTER FINCH: All right. So the 8 water conditions? 9 10 MR. BENTLEY: Agree, yes. Thank you. HEARING MASTER FINCH: All right. Does that 11 12 conclude any rebuttal you have? 13 MR. BENTLEY: Not unless you have any questions. 14 15 HEARING MASTER FINCH: No questions. 16 Thanks. Appreciate it. 17 We'll close Rezoning 21-1332 and go to the 18 next case. 19 20 21 22 23 24 25

	Page 1 HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
IN RE: ZONE HEARING M HEARINGS	X ) ) MASTER ) ) ) )
	CONING HEARING MASTER HEARING CRIPT OF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, February 14, 2022
TIME:	Commencing at 6:00 p.m. Concluding at 8:48 p.m.
PLACE:	Robert W. Saunders, Sr. Public Library Ada T. Payne Community Room 1505 N. Nebraska Avenue Tampa, Florida 33602
Reported	via Cisco Webex Videoconference by:
135	Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 555 Automobile Blvd., Suite 130 Clearwater, FL 33762 (800) 337-7740

Page 10

Hearing Master Hearing.

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2 Item A-8, Rezoning-PD 21-1231. This application is out of order to be heard and is 3 being continued to March 14, 2022, Zoning Hearing 4 5 Master Hearing. 6 Item A-9, Major Mod Application 21-1270. This application is being continued by the 7 8 applicant to the March 14, 2022, Zoning Hearing Master Hearing. 9 Item A-10, Rezoning-PD 21-1321. 10 This 11 application is being continued by staff to the 12 March 14, 2022, Zoning Hearing Master Hearing. 13 Item A-11, Rezoning-PD 21-1330. This 14 application is being continued by the applicant to 15 the May 16, 2022, Zoning Hearing Master Hearing. 16 Item A-12, Rezoning-PD 21-1332. This 17 application is being continued by the applicant to 18 the March 14, 2022, Zoning Hearing Master Hearing. 19 Item A-13, Major Mod Application 21-1334. 20 This application is out of order to be heard and is 21 being continued to the March 14, 2022, Zoning 22 Hearing Master Hearing. 23 Item A-14, Rezoning-PD 21-1337. This 24 application is being continued by the applicant to 25 the March 14, 2022, Zoning Hearing Master Hearing.

			BOROUGH COUNTY, FLORIDA	age
		BOARD	OF COUNTY COMMISSIONERS	
IN RE:			X ) )	
HEARIN			R ) ) ) X	
			G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS	
В	EFORE:		SUSAN FINCH Land Use Hearing Master	
D	ATE:		Monday, December 13, 2021	
Т	IME:		Commencing at 6:00 p.m. Concluding at 10:10 p.m.	
P	LACE:		Cisco Webex	
			Reported By:	
	13	Execu Ulme 555 Au	ristina M. Walsh, RPR utive Reporting Service erton Business Center utomobile Blvd., Suite 130 learwater, FL 33762 (800) 337-7740	

Page 11 application is being continued by staff to the 1 2 January 18, 2022, Zoning Hearing Master Hearing. Item A-21, Rezoning-PD 21-1329. 3 This application is being continued by the applicant to 4 5 the January 18, 2022, Zoning Hearing Master 6 Hearing. 7 Item A-22, Rezoning-PD 21-1330. This 8 application is being continued by the applicant to the February 14, 2022, Zoning Hearing Master 9 10 Hearing. Item A-23, Rezoning-PD 21-1332. 11 This 12 application is being continued by the applicant to 13 the February 14, 2022, Zoning Hearing Master Hearing. 14 15 Item A-24, Major Mod Application 21-1334. 16 This application is being continued by staff to the 17 January 18, 2022, Zoning Hearing Master Hearing. 18 Item A-25, Rezoning-PD 21-1335. This 19 application is out of order to be heard and is 20 being continued to the January 18, 2022, Zoning 21 Hearing Master Hearing. 22 Item A-26, Rezoning-PD 21-1336. This 23 application is being continued by the applicant to 24 the January 18, 2022, Zoning Hearing Master 25 Hearing.

## EXHIBITS SUBMITTED DURING THE ZHM HEARING



# PARTY OF RECORD

