# PD Modification Application: MM 21-0169 (Remand)

**Zoning Hearing Master Date:** 

February 14, 2022

**BOCC Land Use Meeting Date:** 

April 12, 2022



**Development Services Department** 

#### **REVISED REPORT**

#### 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: UMU-20

Service Area: Urban

Site Acreage: 21.8 AC +/-

Community

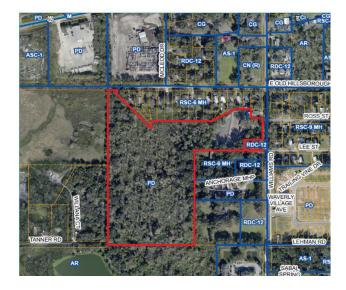
Plan Area:

Seffner Mango

Overlay: None

Request: Major Modification to PD 00-0171

(PRS 05-1008)



#### Request Summary:

Allow 16 multifamily units and a mobile home.

#### **Existing Approvals:**

PD 00-0171 (as most recently modified by PRS 05-1008) contains wetlands covering the western portion of the lot. The remaining uplands area (located to the east) is approved for a maximum of 62 single multi-family dwelling units. No other uses are permitted.

#### Proposed Modification(s):

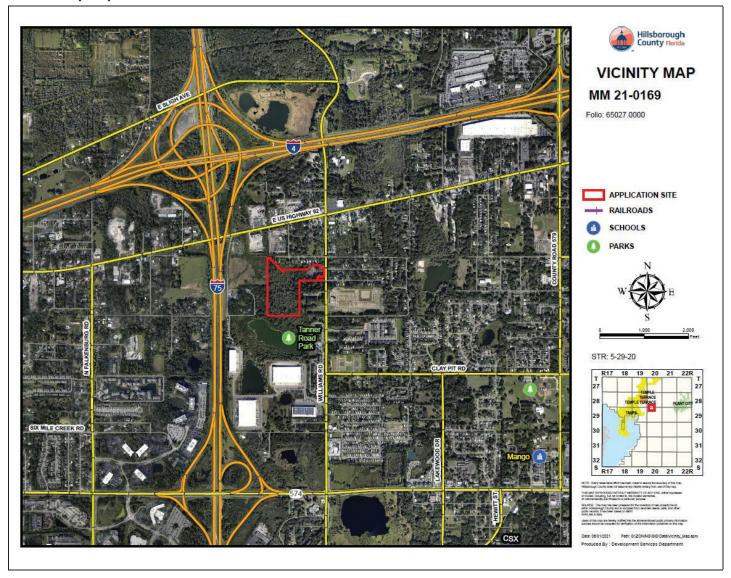
The applicant requests modifications to allow 16 multifamily units and a mobile home. The applicant proposes to reduce the number of allowed dwelling units and proposes a layout redesign.

Additional Information:		
PD Variations	None requested	
Waiver(s) to the Land Development Code	None requested	
Planning Commission Recommendation	Inconsistent	
Development Services Department Recommendation	Not-Approvable	

Case Reviewer: Tania C. Chapela

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

#### 2.1 Vicinity Map



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

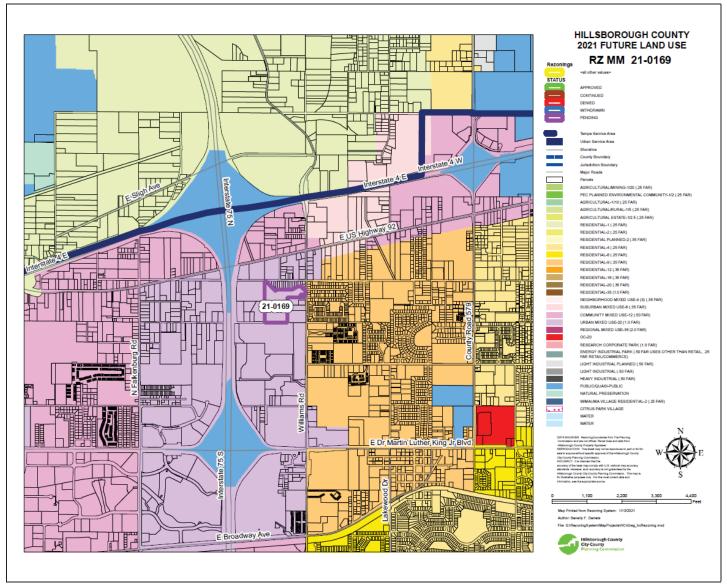
The proposed site area is located in an established residential area developed with mobile homes, residential duplex units and conventional homes. Adjacent to the north are several lots zoned RSC-6 (MH) (Residential, single Family, Mobile Home Overlay), occupied with mobile homes. Across Williams Road, to the east, is a subdivision zoned RSC-9 (MH) occupied with mobile homes; and is also Wavery Village, a residential subdivision approved for 96 single-family lots by PD 17-0906. Adjacent to the south are several residential lots zoned RSC-6 (MH) (Residential, Single Family, Mobile Home Overlay), RDC-12 (Residential, Duplex, Conventional) and PD (Planned Development) 17-0906 and 92-0070.

The surrounding lots, to the south and west, are zoned AR, and are occupied by Williams Road Park, single family mobile homes and a mobile home park. Across Old Hillsborough Ave. E, to the northwest of the PD area are two properties zoned for commercial, heavy industrial and other uses only permitted in the CI and M districts. One property is occupied by a junkyard, and is zoned PD 15-1034 (MM 17-0762), which allows domestic and commercial vehicle motor vehicle body work and vehicle recycling. A second property is currently developed as a Bulk Petroleum Transport facility, and is zoned PD 84-0083 (MM 95-0261), which permits CI uses.

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

#### 2.2 Future Land Use Map



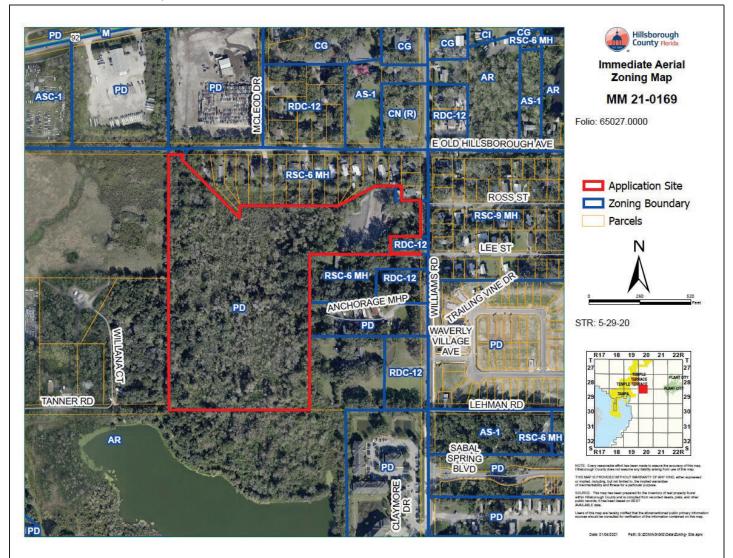
Subject Site Future Land Use Category:	Urban Mixed Use-20
Maximum Density/F.A.R.:	1.0 FAR
Typical Uses:	Residential, regional commercial, offices, business parks, research park, light industrial, multi-purpose, clustered residential, mixed use

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

#### 2.3 Immediate Area Map



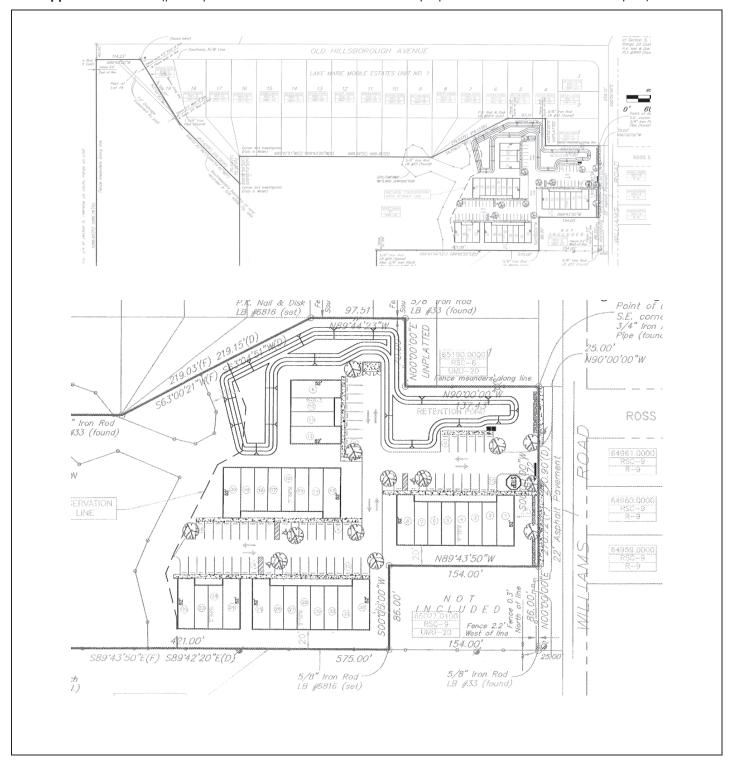
Adjacent Zonings and Uses						
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:		
North	RSC-6 (MH)	0.16 DU/AC	single-family residential	single-family residential		
South	RDC-12, RSC-6 (MH), AR	6 DU/AC, 12 DU/AC	single-family residential, duplex	single-family residential, Tanner public park		
East	Williams Rd ROW/ RSC-9	9 DU/AC	single-family Residential	single-family Residential		
West	AR	0.2 DU/AC	Agricultural, Single-family residential, mobile home	Single-family residential and mobile home		

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

#### 2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

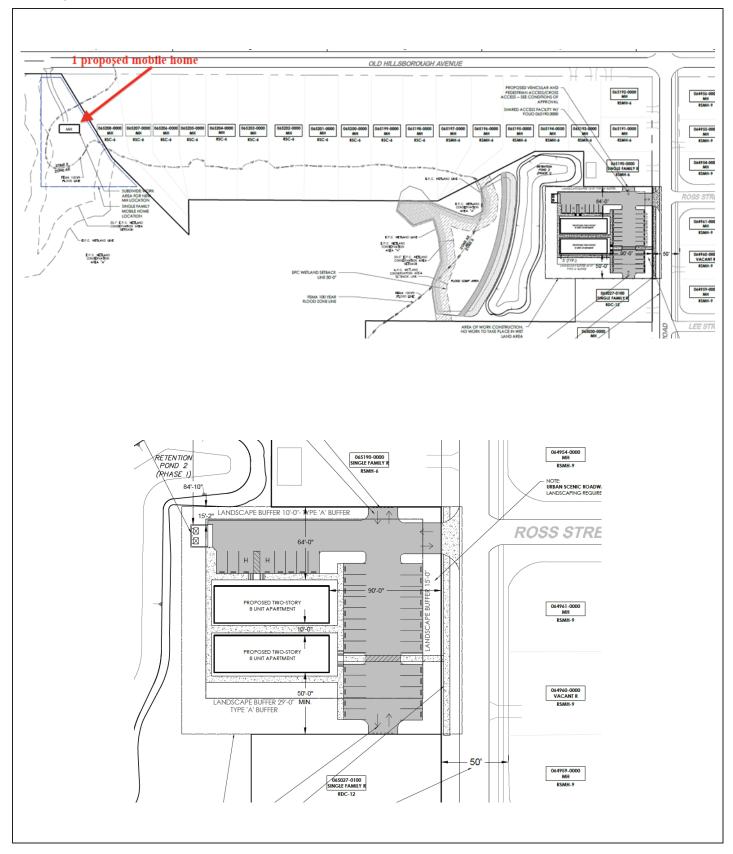


<sup>\*</sup>subject to utilities

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

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
Old Hillsborough Ave	County Collector - 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>		
Williams Road	County Collector - 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>		
	Choose an item.	Choose an item. 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>		
	Choose an item.	Choose an item. 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	501	33	40			
Proposed	126	8	76			
Difference (+/-)	(-) 375	(-) 25	(1) 30			

<sup>\*</sup>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	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC	
South		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC	
East	X	Vehicular & Pedestrian	None	Meets LDC	
West None None Meets LDC					
Notes:					

<b>Design Exception/Administrative Variance</b> □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
		Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

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#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	⊠ Yes □ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	<ul> <li>□ Potable Water Wellfield Protection Area</li> <li>□ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> <li>☑ Urban/Suburban/Rural Scenic Corridor</li> <li>□ Adjacent to ELAPP property</li> <li>□ Other</li> </ul>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☐ Yes ⊠ No	☐ Yes ☐ No	⊠ Yes □ No	
Service Area/ Water & Wastewater  ⊠ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School BoardAdequate□ K-5□ 6-8□ 9-12□ N/AInadequate□ K-5□ 6-8□ 9-12□ N/A	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Impact/Mobility Fees  (Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)  Mobility: \$5,995 * 16 units = \$95,920  Parks: \$1,555 * 16 units = \$24,880  School: \$3,891 * 16 units = \$62,256  Fire: \$249 * 16 units = \$3,984  Total Multi-Family (1-2 story) = \$187,040				
*Fees updated for Jan 1, 2022, schedule upda			Canditian	ا ا
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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Planning Commission					
☐ Meets Locational Crit	eria ⊠N/A	⊠ Yes		□ Yes	
☐ Locational Criteria Wa	aiver Requested	□ No	$\square$ Consistent	⊠ No	
☐ Minimum Density Me	t 🗵 N/A				

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The proposed reduction of the allowed number of units are less intense and are comparable to the residential uses approved by PRS 05-1008; and does not create further incompatibilities with the surrounding area. The proposed modification to the building area will not intrude into the required setbacks, buffering, and does not entails a reduction of the required screening.

However, the request does not meet the mixed use provisions of the Comprehensive Plan, as outlined in Objective 19, Policies 19.1 and 19.2. Though the applicant is requesting two distinct uses, as per Policy direction the uses need to provide integration and connectivity between the uses. Additionally, the second use being provided would need to be at least 10% of the site acreage. Furthermore, the proposed rezoning does not meet the intent of the Urban Mixed-Use-20 Future Land Use Designation as required by the FLUE by not providing internal connections between the two uses as well as not providing at least 10% of the acreage needing to be dedicated to the second use.

Given the above, Staff finds the request not supportable.

#### 5.2 Recommendation

Based on the above considerations, staff finds the request **not supportable**.

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#### 6.0 PROPOSED CONDITIONS

**Zoning Administrator Sign Off:** 

J./Brian Grady Mon Feb 7 2022 16:09:13

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

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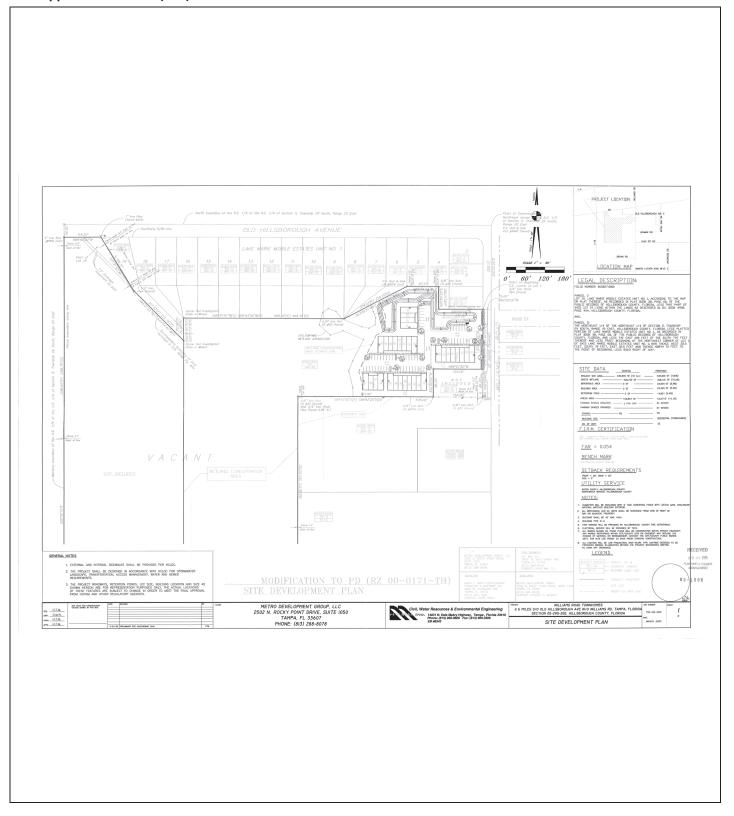
# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

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# 8.0 SITE PLANS (FULL)

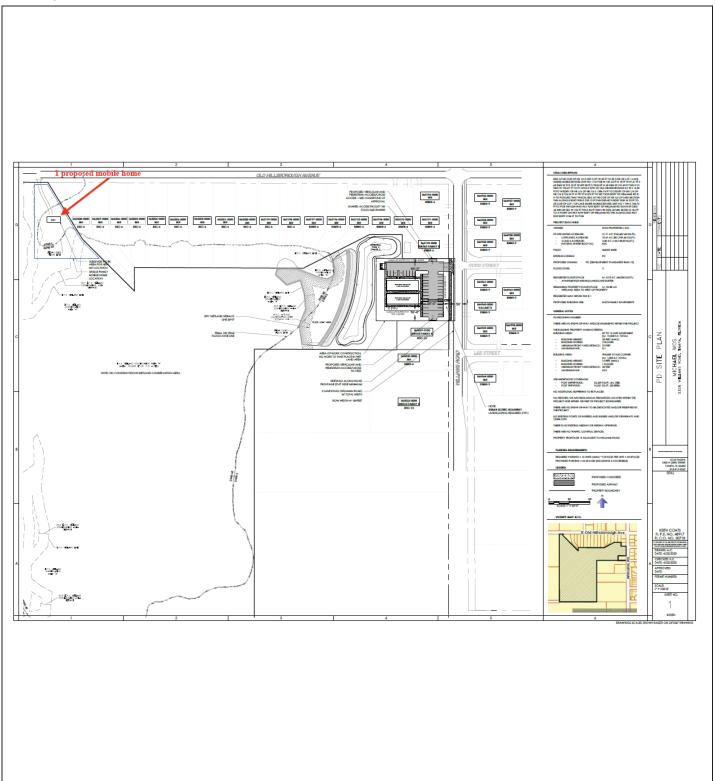
# 8.1 Approved Site Plan (Full)



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# 8.0 SITE PLANS (FULL)

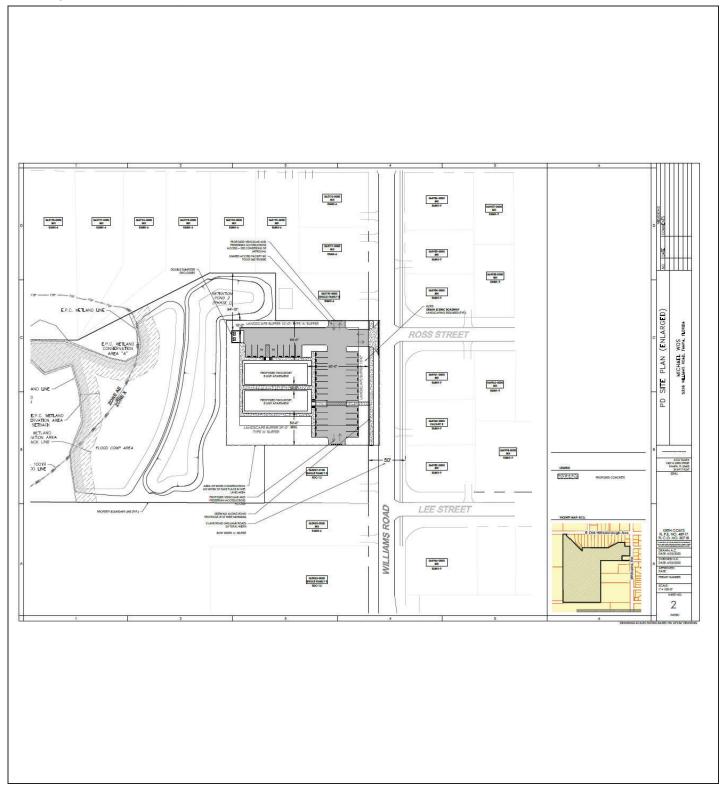
# 8.2 Proposed Site Plan (Full) - Sheet 1 of 2



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# 8.0 SITE PLANS (FULL)

# 8.2 Proposed Site Plan (Full) - Sheet 2 of 2



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# 9.0 FULL TRANSPORTATION REPORT (see following pages)

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#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		epartment DATE: 02/07/2022	
REVIEWER: James Ratliff, AICP, PTP AGENCY/DEPT: Tran		AGENCY/DEPT: Transportation	
PLAN	NNING AREA: SM	PETITION NO: MM 21-0169	
	This agency has no comments.		_
	This agency has no objection.		
X	This agency has no objection, subject to the	e listed or attached conditions.	
	This agency objects for the reasons set for	th below.	

#### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning is anticipated to decrease the number of trips potentially generated by development of the subject parcel (by 484 average daily trips, 31 trips in the a.m. peak hour, and 38 trips in the p.m. peak hour).
- Access to the site will be to/from Williams Rd. Project access will align with Ross St., and may serve as a Shared Access Facility with the property to the north in the event that property redevelops. The developer is also constructing access/cross access stubouts as required by the LDC.
- Williams Rd. is a substandard collector roadway. By policy of the County Engineer projects
  generating fewer than 10 peak hour trips in total are generally exempt from the requirement to
  improve the roadway to County standards provided the roadway being accesses meets minimum
  life safety standards (i.e. 15 feet of pavement width within a 20 foot wide clear area). The project
  generates 2 peak hour trips. As such, no substandard road improvements are required.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the new and revised conditions provided hereinbelow.

#### CONDITIONS OF APPROVAL

#### Revised Conditions

Development shall be limited to a maximum of 62-16 multi-family residential units and five one (1) single-family mobile home units. Buildings shall be limited in location to the general areas shown on the General Site Plan.

[Transportation Review Section staff proposed to modify this condition to reflect the new development program proposed by the applicant.]

6. The project shall be limited to one (1) vehicular access connection to Williams Rd. Such access shall align with Ross St. One (1) additional access shall be permitted to Old Hillsborough Ave. to serve the one (1) mobile home dwelling, the access points shown on the site plan. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department and/or FDOT may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s).

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[Transportation Review Section staff proposed to modify this condition to reflect the new proposed access plan. The remainder of the condition is being deleted, as it does not comport with the definition of a PD zoning, which by its nature is a site plan-controlled zoning district. Only minor deviations are permitted in location of an access shown on the PD site plan.]

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Based on the projected trip generation to the multi-family portion of the cite, access onto the cite from the public road would be via a "Type II" Minor Roadway Connection. Accordingly, the Hillsborough County Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parling spaces that might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact on the public road system.

[Transportation Review Section staff proposed to modify this condition to comport with current practice. The development will be required to comply with all applicable site development regulations at the time of site/plat/construction plan review, regardless of whether this condition is present.]

#### New Conditions

- As Old Hillsborough Ave. is both an unimproved right-of-way and substandard road between the subject site and McLeod Dr., the developer shall ensure that a roadway meeting TS-9 (Typical Section-9) standards exists between the project access and McLeod Dr.
- The developer shall construct vehicular and pedestrian access/cross-access stubouts as generally shown on the PD site plan.
- Internal project driveways/sidewalks between the project access and proposed access/cross access stubout
  along the project's northern boundary shall be considered a Shared Access Facility with folio 65190.0000;
  - The developer shall, together with the initial increment of development, record in the Official Records of Hillsborough County a construction easement and any other easements necessary to permit the developer of adjacent properties (with which access is being shared) to construct and utilize required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian a ccess may be permitted anywhere along the PD boundaries.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the developer will
  be required to comply with all applicable site development and other regulations at the time of
  plat/site/construction plan review.

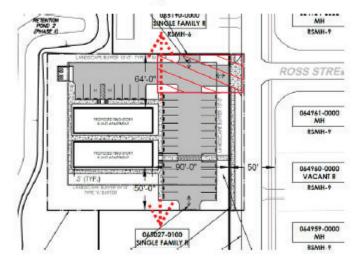
#### Other Conditions

- Prior to PD Site Plan Certification, the applicant shall:
  - Add crosshatching/shading over the area indicated below, and label the area as a "Shared Access Facility with Folio 65190.0000";
  - Extend the proposed sidewalks to the northern and southern property boundary as shown below, and ensure access/cross access arrows and leader lines are provided and labeled as appropriate (and ensuring that access arrows are included within the PD site plan legend, and located on the PD boundary):
  - Revise the Project Data Table to include the maximum square-footage being entitled (i.e. 10,000 s.f.); and,
  - Revise the General Notes as follows:
    - There is a note which states "No existing points of ingress and egress and/or driveways and curb-cuts". This sentence is incomplete and inaccurate. There is site clearing work

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that was recently done, indicating there must be a project access. Per the DRPM minimum plan requirements, show the existing access and label as "Existing Access - To Be Closed".

- There is a note which states "There are no traffic control devices". There are stop signs at
  the intersection of Ross St. and Williams Rd. and Lee St. and Williams Rd., which are both
  within the PD study area. Please revise the plan and note accordingly.
- The PD study area is not shown. Please add the PD study area. There are other issues causing the plan not to meet minimum requirements as contained within the Development Review Procedures Manual (DRPM). Revise the PD site plan such that it is minimally compliant. Staff can provide a check list to aid with the task if needed. In addition, McLeod Dr. must be shown and labeled.
- Modify the proposed plan to locate the required sidewalk within the subject property in a location compatible with TS-4. Pursuant to Section 6.03.02.D of the LDC, "In the event that a right-of-way is determined by Administrator to be too small for the construction of a safe sidewalk, developer shall construct the sidewalk within an easement approved by and dedicated to the County." Given that the right-of-way does not meet minimum standards for 2-lane collector roadway, there is insufficient existing right-of-way within which to place the required sidewalk.
- Show/label the sidewalk required to be constructed along the project's Old Hillsborough Ave. frontage.



#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to previously approved PD 00-0171, as most recently modified via PRS 05-1008, consisting of a single +/- 21.82 ac. Parcel. The existing PD is approved for 62 multi-family dwelling units and 5 mobile homes. The applicant is proposing to modify entitlements to allow up to 16 multi-family dwelling and 1 mobile home dwelling (although staff notes that the mobile home dwelling was not included in the project narrative). Staff notes that although the plan shown is very detailed, it does not appear to be designed in a manner such that it can be approved at the time of plat/site/construction plan submittal as presented. For example, handicap parking spaces are not distributed throughout the site such that they are equidistant to all units to the greatest extent possible (i.e. one space would need to be relocated to the east of the southernmost building). Staff has proposed a condition which will permit modification of the site plan as necessary to gain approval at the time of plat/site/construction plan review.

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As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the project generates fewer than 50 peak hour trips and, as such, no analysis was required to process this zoning request per the DRPM. While the land use program changed after this was submitted staff notes that the revised program will result in fewer trips, and no analysis is required. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below was calculated using the Institute of Transportation Engineer's Trip Generation Manual,  $10^{th}$  Edition.

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Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak	Hour Trips
Land Ose/Size	Way Volume	AM	PM
PD, 62 multi-family apartments	454	4	5
(ITE LUC 220)	424	7	,
PD, 5 mobile home units	47	29	35
(ITE LUC 210)	47	29	3
Subtotal:	501	33	40

Proposed Zoning:

Toposco Zolinig.				
Land Use/Size	24 Hour Two-	Total Peak	Hour Trips	
Land Use/Size	Way Volume	AM	PM	
PD, 16 multi-family apartments (ITE LUC 220)	117	7	1	
PD, 1 mobile home units (ITE LUC 210)	9	1	9	
Subtotal:	126	8	10	

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak	Hour Trips
Land Use/Size	Way Volume	e AM P	PM
Difference	(-) 375	(-) 25	(-) 30

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Along the project's frontage, Williams Rd. is a 2-lane, undivided, substandard, collector roadway. The roadway is characterized by +/- 11-foot wide travel lanes in average condition. There are +/- 6-foot wide sidewalks along portions of both sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities on Williams Rd. in the vicinity of the proposed project.

Although the roadway is substandard, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot wide clear area). As such, staff finds that the project generates a de minimis level of traffic and, based upon the characteristics of the roadway and proposed use, is exempt from substandard road improvements.

Along the project's frontage, Old Hillsborough Ave. is a 2-lane, undivided, substandard, local roadway (which is unimproved directly in front of the project site). The roadway sits within a +/- 78-foot wide public right-of-way between the subject site and Williams Rd. The roadway is generally characterized by +/- 12-foot wide dirt surface west of McLeod Dr., and a +/- 20 feet wide paved surface in average condition,

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east of McLeod Dr. There are no sidewalks or bicycle facilities on Old Hillsborough Ave. in the vicinity of the proposed project.

As described above, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot wide clear area). As such, staff finds that the roadway west of McLeod is largely unimproved, and the while a small portion is improved, it does not meet minimum life-safety standards. As such, the applicant is not exempt from the from substandard road improvements on a portion of Old Hillsborough Ave., and staff has written a zoning condition accordingly.

#### SITE ACCESS AND CONNECTIVITY

The applicant is proposing a single access connection to Williams Rd. to serve the 16 apartment units. In working to address staff concerns, the applicant shifted the access such that it aligns with Ross St. and has agreed to make the driveway a Shared Access Facility with the property to the north. Should the property to the north redevelop to its highest and best use as may be permitted under the UMU-20 future land use designation, the intent of this Shared Access Facility is to allow the County to close adjacent access driveways to the north such that access management and minimum connection spacing can be achieved to the greatest extent possible along the Williams Rd. corridor.

The developer is proposing access/cross-access stubouts to both its northern and southern project boundaries. Pedestrian cross access is required pursuant to Section 6.04.03.Q.3. of the LDC.

The developer is also proposing a connection to the unimproved Old Hillsborough Ave. right-of-way to serve the single mobile home dwelling. Connections to unimproved rights-of-way, as well as roadways not meeting minimum life-safety standards are not permitted. As such, staff has proposed a condition requiring improvements to a portion of Old Hillsborough Ave.

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

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Williams Rd.	Broadway Ave.	Sligh Ave.	D	С

Source: Hillsborough County 2019 Level of Service Report.

#### **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** MM 21-0169 REMAND

**DATE OF HEARING:** February 14, 2022

APPLICANT: Todd Pressman

**PETITION REQUEST:** The Major Modification request is to

modify PD 00-0171 to modify the

permitted uses to permit 16 multi-family

dwelling units and 1 mobile home

**LOCATION:** 5326 Williams Road

**SIZE OF PROPERTY:** 21.82 acres, m.o.l.

**EXISTING ZONING DISTRICT**: PD 00-0171

**FUTURE LAND USE CATEGORY**: UMU-20

SERVICE AREA: Urban

COMMUNITY PLAN: Seffner Mango

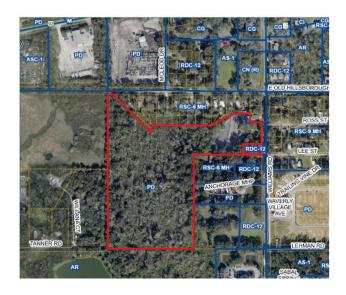
#### **DEVELOPMENT REVIEW STAFF REPORT**

\*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Please refer to the Development Services Department
website for a copy of the complete staff report.

#### **REVISED REPORT**

#### 1.0 APPLICATION SUMMARY

# **Development Services Department**



Applicant: Todd Pressman

FLU Category: UMU-20

Service Area: Urban

Site Acreage: 21.8 AC +/-

Community Plan Area: Seffner Mango

Overlay: None

Request: Major Modification to PD 00-0171 (PRS 05-1008)

# Request Summary:

Allow 16 multifamily units and a mobile home.

# **Existing Approvals:**

PD 00-0171 (as most recently modified by PRS 05-1008) contains wetlands covering the western portion of the lot. The remaining uplands area (located to the east) is approved for a maximum of 62 single multi-family dwelling units. No other uses are permitted.

# Proposed Modification(s):

The applicant requests modifications to allow 16 multifamily units and a mobile home. The applicant proposes to reduce the number of allowed dwelling units and proposes a layout redesign.

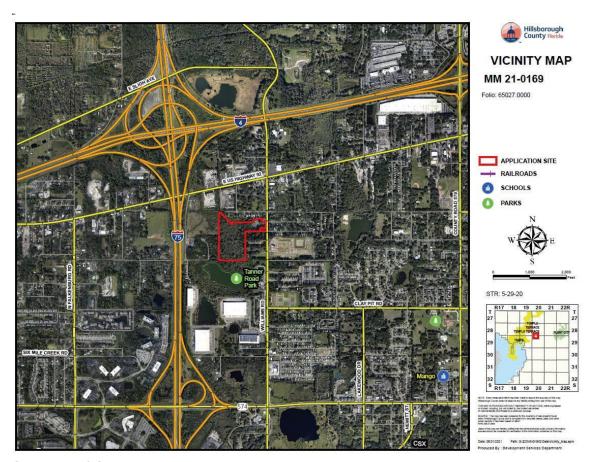
# Additional Information:

PD Variations	None requested
Waiver(s) to the Land Development Code	None requested

Planning Commission Recommendation	Inconsistent
Davidonment Services Department Decommendation	

Development Services Department Recommendation Not-Approvable

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



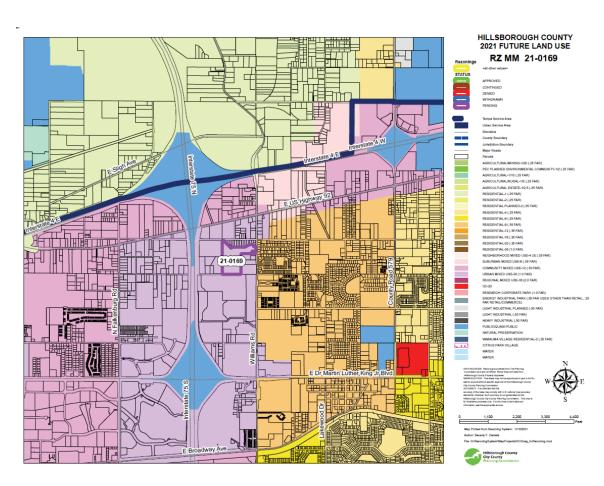
# **Context of Surrounding Area:**

The proposed site area is located in an established residential area developed with mobile homes, residential duplex units and conventional homes. Adjacent to the north are several lots zoned RSC-6 (MH) (Residential, single Family, Mobile Home Overlay), occupied with mobile homes. Across Williams Road, to the east, is a subdivision zoned RSC-9 (MH) occupied with mobile homes; and is also Wavery Village, a residential subdivision approved for 96 single-family lots by PD 17-0906. Adjacent to the south are several residential lots zoned RSC-6 (MH) (Residential, Single Family, Mobile Home Overlay), RDC-12 (Residential, Duplex, Conventional) and PD (Planned Development) 17-0906 and 92-0070.

The surrounding lots, to the south and west, are zoned AR, and are occupied by Williams Road Park, single family mobile homes and a mobile home park. Across Old Hillsborough Ave. E, to the northwest of the PD area are two properties zoned for commercial, heavy industrial and other uses only permitted in the Cl and M districts. One property is occupied by a junkyard, and is zoned PD 15-1034 (MM 17-0762), which allows domestic and commercial vehicle motor vehicle body work and vehicle recycling. A second property is currently

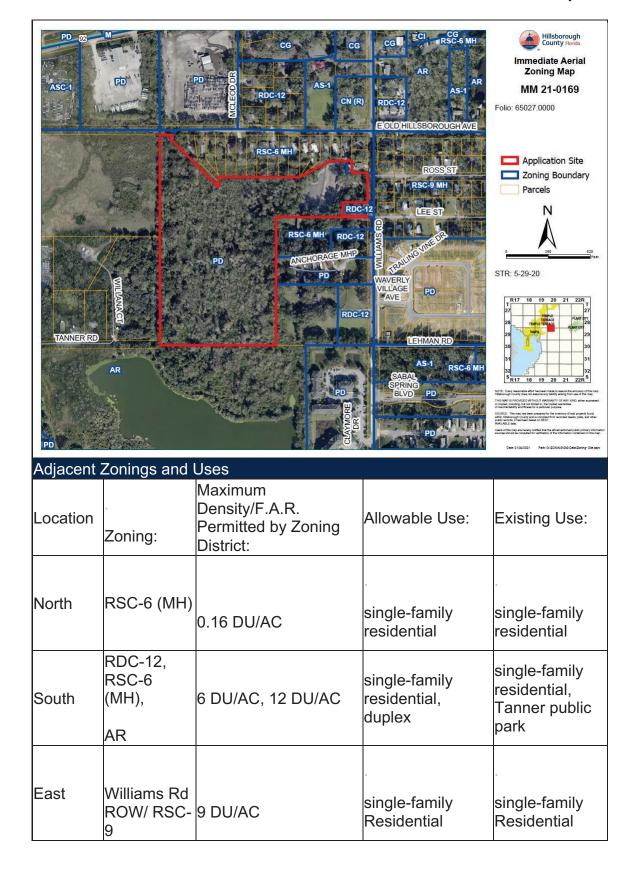
developed as a Bulk Petroleum Transport facility, and is zoned PD 84-0083 (MM 95-0261), which permits CI uses.

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



Subject Site Future Land Use Category:	Urban Mixed Use-20
Maximum Density/F.A.R.:	1.0 FAR
Typical Uses:	Residential, regional commercial, offices, business parks, research park, light industrial, multi-purpose, clustered residential, mixed use

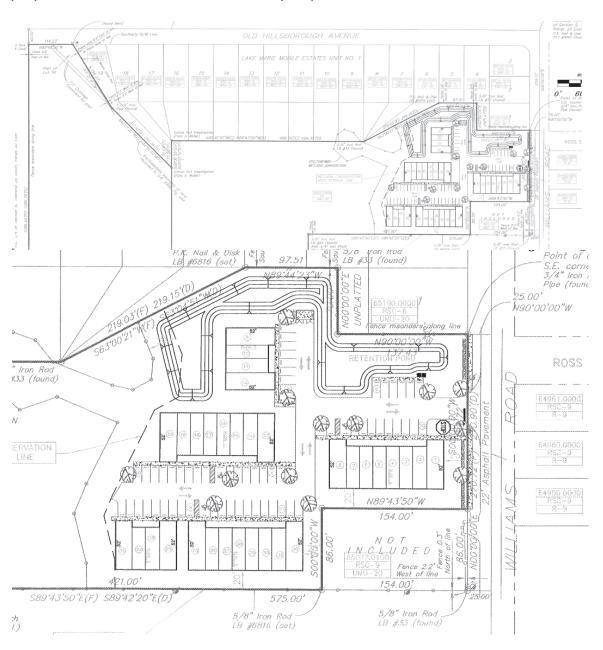
# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



West	AR	0.2 DU/AC	Single-family residential	Single-family residential and mobile home
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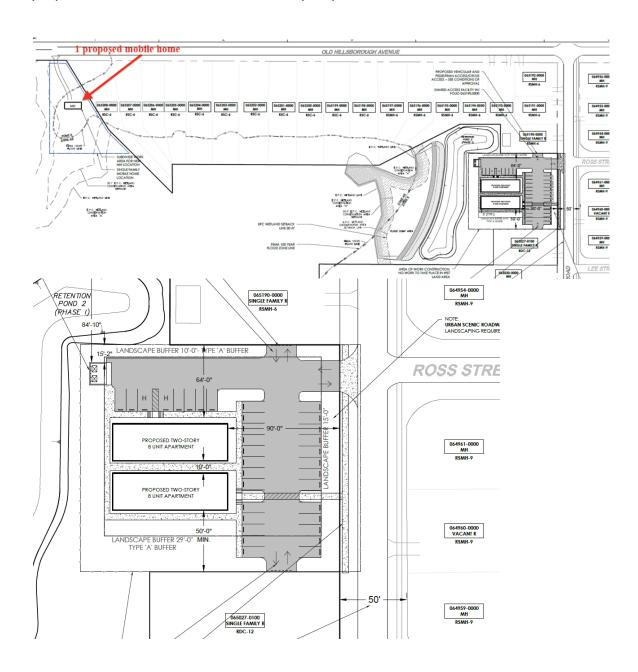
# 2.0 LAND USE MAP SET AND SUMMARY DATA

**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



# 2.0 LAND USE MAP SET AND SUMMARY DATA

**2.5 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.2 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	Current Conditions	Select Future Improvements	
Old Hillsborough Ave	County Collector - 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</li> <li>Improvements ☑</li> <li>Other</li> </ul>	
Williams Road	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes  □ Substandard Road  □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access	
	Project Trip G this request	eneration □Not applicable for		

	Average Annual Daily Trips	•	P.M. Peak Hour Trips
Existing	501	33	40
Proposed	126	8	76
Difference (+/-)	(-) 375	(-) 25	(1) 30

<sup>\*</sup>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	Vehicular & Pedestrian	Meets LDC
South		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East	x	Vehicular & Pedestrian	None	Meets LDC
West	-	None	None	Meets LDC
Notes:				

# Design Exception/Administrative Variance □Not applicable for this request Road Name/Nature of Request Type Finding Choose an item. Choose an item. Choose an item. Choose an item.

Notes:				
4.0 ADDITIONAL SITE INFORMATION 8	չ AGE	NCY C	OMMENTS SU	MMARY
Hillsborough County School Board				
Adequate □ K-5 ⊠6-8 ⊠9-12 □N/A Inade	equate	⊠ K-5	□6-8 □9-12 □ <b>l</b>	N/A
Impact/Mobility Fees				
(Fee estimate is based on a 1,200 square story) Mobility: \$5,995 * 16 units = \$95,92		2 bedro	om, Multi-Famil	y Units 1-2
⊠ Yes □ No				
□ Yes ⊠No				
⊠ Yes □ No				
Parks: \$1,555 * 16 units School: \$3,891 * 16 units Fire: \$249 * 16 units Total Multi-Family (1-2 story) = \$187,040				
*Fees updated for Jan 1, 2022, schedule	update	es*		
= \$24,880 = \$62,256 = \$ 3,984				
Diamaina Commission				
Planning Commission				
☐ Meets Locational Criteria ☒N/A ☐		⊠ Voc	☑ Inconsistent Consistent	□ □ Yes
Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A		□ No	Consistent	⊠No

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The proposed reduction of the allowed number of units are less intense and are comparable to the residential uses approved by PRS 05-1008; and does not create further incompatibilities with the surrounding area. The proposed modification to the building area will not intrude into the required setbacks, buffering, and does not entails a reduction of the required screening.

However, the request does not meet the mixed use provisions of the Comprehensive Plan, as outlined in Objective 19, Policies 19.1 and 19.2. Though the applicant is requesting two distinct uses, as per Policy direction the uses need to provide integration and connectivity between the uses. Additionally, the second use being provided would need to be at least 10% of the site acreage. Furthermore, the proposed rezoning does not meet the intent of the Urban Mixed-Use- 20 Future Land Use Designation as required by the FLUE by not providing internal connections between the two uses as well as not providing at least 10% of the acreage needing to be dedicated to the second use.

Given the above, Staff finds the request not supportable.

#### 5.2 Recommendation

Based on the above considerations, staff finds the request **not supportable**.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

#### **SUMMARY OF HEARING**

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

Mr. Todd Pressman 200 Second Avenue South #451 St. Petersburg testified regarding the Major Modification. Mr. Pressman showed a PowerPoint presentation to discuss the modification request. He stated that PD 00-0170 is currently approved for 62 multi-family dwelling units and five mobile home dwelling units. The Major Modification is to request a significant reduction for 16 multi-family units and one mobile home on 21.8 acres. Mr. Pressman stated that the zoning department found that the request did not create further incompatibilities. He added that the Planning Commission found the modification consistent with the vision of the Seffner Mango Community Plan. He described the location of the property and stated that the site has a weird configuration as the vast majority of it is wetlands. He identified the residential in the area and pointed to the proposed one mobile home on-site on one side and the proposed

sixteen multi-family units on the other side. He stated that the multi-family will be two eight unit apartments that are two-story in height. He described proposed zoning conditions that are being filed into the record that limit the height to 35 feet. The buildable area of the site is only 6.1 percent. Mr. Pressman stated that the Planning Commission staff report stated that the property could be considered for a maximum of 110 residential units but that far less are being requested through the modification. Policy 19.1 regarding properties over 10 acres in size is being applied incorrectly and is incongruent to the subject parcel. He added that the intent of Policy 19.1 is for residential, regional commercial, business parks, etc.... but none of those uses can be developed on-site without destroying the wetlands. The Planning Commission wants the uses to be integrated and the second land use to be at least 10 percent of the site. A roadway to connect the mobile home to the sixteen multi-family units would have to go through the wetlands. Mr. Pressman described the vehicular trip reduction from the approved land use. He concluded his presentation by stating that the request is far less than what is approved and is environmentally sensitive.

Ms. Tania Chapela of the Development Services Department, testified regarding the County staff report. Ms. Chapela testified that the Major Modification request is for sixteen multi-family units and one mobile home. She stated that the request does not create further incompatibilities with the surrounding area. The request does not meet the mixed use provision of the Policies 19.1 and 19.2 of the Comprehensive Plan nor the intent of the Urban Mixed Use-20 Future Land Use category.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated Urban Mixed Use-20 by the Future Land Use Map and located in the Urban Service Area and the Seffner Mango Community Plan. She stated that a remand was requested by the applicant to address staff's prior denial of the request. The area has a predominant development pattern of residential with some scattered commercial land uses. She added that the proposed modification would be compatible with the surrounding land uses and Policies 16.2. and 16.3 regarding compatibility. Ms. Papandrew testified that there is a significant amount of wetlands on-site and that the modification request is far less than what could be considered under the UMU-20 land use category. The UMU-20 category requires two land uses on parcels 10 acres or greater in size. Additionally, at least 10 percent of the total square footage of the building must be designated for a second use and have internal connection between the two land uses. Ms. Papandrew stated that the request does not meet the mixed use provisions though the applicant is requesting two distinct land uses, the uses need to provide integration and connectivity. The proposed use is consistent with the Seffner Mango Community Plan as it would provide infill development and redevelopment within the Urban Service Area. Ms. Papandrew concluded that the Planning Commission found the request to be inconsistent with the Comprehensive Plan.

Hearing Master Finch asked Ms. Papandrew if the two land uses of a mobile home and multi-family would meet the criteria for two separate land uses. Ms. Papandrew replied yes.

Hearing Master Finch asked Ms. Papandrew if the lack of connectivity and that the second land use of the mobile home not comprising 10 percent of the total area are the two issues regarding the request. Ms. Papandrew replied yes and added that per policy direction, the two uses need to be integrated and interconnected which they are not and that the secondary use needs to be 10 percent of the site which it is not.

Hearing Master Finch asked Ms. Papandrew if there is a policy in the Comprehensive Plan that provides an exception to the requirement for a significant amount of environmentally sensitive land. Ms. Papandrew replied that there is no exception for that at this time.

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

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

County staff did not have additional comments.

Mr. Pressman testified during the rebuttal period and asked if he had heard Ms. Papandrew of the Planning Commission state that the mobile home and the multi-family units would be recognized as two land uses.

Hearing Master Finch asked Ms. Papandrew to confirm that the mobile home and the multi-family use meets the criteria for two land uses as required by the Comprehensive Plan understanding that there are other issues. Ms. Papandrew replied that per the staff report, they are considered two distinct uses.

Mr. Pressman stated that he did not have additional comments.

Hearing Master Finch then concluded the hearing.

#### **EVIDENCE SUBMITTED**

Mr. Pressman submitted proposed zoning conditions and a copy of his PowerPoint presentation into the record.

#### **PREFACE**

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

#### FINDINGS OF FACT

- 1. The subject site is 21.82 acres in size and is zoned Planned Development (00-0171). The property is designated UMU-20 by the Comprehensive Plan and located in the Urban Service Area and the Seffner Mango Community Planning Area.
- 2. The Planned Development (PD) is currently approved for sixty-two (62) multi-family dwelling units and five (5) mobile home dwelling units.
- 3. The Major Modification request proposes to permit sixteen (16) multifamily dwelling units and one (1) mobile home.
- 4. The Planning Commission does not support the modification. Staff found that the request meets the UMU-20 requirement for two land uses however the two land uses are not integrated and connected. Staff also found that the second land use for the mobile home does not equate to the minimum UMU-20 requirement that at least 10 percent of the total square footage of the building in the project must be designated for a second use. Therefore, the Planning Commission found the modification to be inconsistent with the Comprehensive Plan.
- 5. The Development Services Department does not support the modification as it does not meet the UMU-20 requirements for integration and connectivity as well as the requirement that the second use be at least 10 percent of the site.
- 6. The applicant's representative testified that the requirement for integration and connectivity as well as the minimum square footage for the second use provisions of the Comprehensive Plan should not apply to the subject property as the majority of the parcel is comprised of wetlands.
- 7. The applicant's representative testified that the UMU-20 land use category is intended for far more intense development and stated that the proposed sixteen (16) multi-family dwelling units and one (1) mobile home is less intense than the permitted 62 multi-family residential development.
- 8. The applicant's representative testified that the property is comprised of only 6.1 percent buildable area as the majority of the parcel is encompassed by wetlands.

9. A portion of Comprehensive Plan Policy 19.1 states:

"At least 10% of the total building square footage in the project shall be used for uses other than the primary use."

10. Policy 19.2 of the Comprehensive Plan Future Land Use Element states:

"In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum."

- 11. The Planning Commission staff person testified that there is currently no exceptions in the Comprehensive Plan to the UMU-20 mixed use requirement for the two land uses to be connected and integrated nor the requirement that the second land use building square footage comprise at least 10 percent of the total square footage of the project.
- 12. A review of the aerial and proposed site plan for the subject property show a significant amount of wetlands that clearly limit the developable area of the subject property.
- 13. The proposed modification for 16 multi-family dwelling units is far less than the approved 62 multi-family dwelling units.
- 14. While the proposed use of the subject property for sixteen (16) multi-family units and one (1) mobile home is consistent with the surrounding area, it appears that the two land uses cannot be internally connected without impacting the existing wetlands.
- 15. No testimony or evidence was provided as to whether the proposed project could comply with the requirement that the second land use building square footage comprise at least 10 percent of the total square footage of the project if the number of mobile homes were increased.
- 16. The proposed modification is inconsistent with the Comprehensive Plan regarding the UMU-20 mixed use requirements that the two land uses be connected and integrated and the requirement that the second land use building square footage comprise at least 10 percent of the total square footage of the project. While the proposed two land uses are compatible with the surrounding area, the required connection and integration appears to be prohibited by the existence of the intervening wetlands. Further, the application does not address the issue of whether the number of mobile homes could be increased such that the project could comply

with the Comprehensive Plan Policy regarding the required minimum square footage for the secondary mobile home use.

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

The Major Modification request is not in compliance with and does not 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 not substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

### SUMMARY

Planned Development 00-0171 is currently approved for 62 multi-family dwelling units and 5 mobile home dwelling units.

The Major Modification request proposes to permit sixteen (16) multi-family dwelling units and one (1) mobile home.

The Planning Commission found that the request does meet the requirement for two land uses but is inconsistent with the Hillsborough County Comprehensive Plan as the two land uses are not integrated and connected. Staff also found that the second land use for the single mobile home does not equate to the minimum UMU-20 requirement that at least 10 percent of the total square footage of the building in the project must be designated for a second use.

The Development Services Department also does not support the modification as it found the modification does not meet the UMU-20 requirements for integration and connectivity as well as the requirement that the second use be at least 10 percent of the square footage of the project square footage.

No testimony or evidence was provided as to whether the proposed project could comply with the requirement that the second land use building square footage comprise at least 10 percent of the total square footage of the project if the number of mobile homes were increased.

The proposed modification is inconsistent with Comprehensive Plan.

### **RECOMMENDATION**

Based on the foregoing, this recommendation is for **DENIAL** of the Major Modification to Planned Development 00-0171 as indicated by the Findings of Fact and Conclusions of Law stated above.

March 6, 2022

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

**Date** 



Unincorporated Hillsborough County Rezoning			
Hearing Date: February 14, 2021  Report Prepared: February 2, 2022	Petition: 21-0169  5326 Williams Road  Southeast corner of Old Hillsborough and Williams Road		
Summary Data:			
Comprehensive Plan Finding:	INCONSISTENT		
Adopted Future Land Use:	Urban Mixed-Use-20 (20 du/ga;1.0 FAR)		
Service Area	Urban		
Community Plan:	Seffner Mango		
Requested Zoning:	Major Modification to (PD 00-0171) to permit 16 multi-family dwelling units and a mobile home		
Parcel Size (Approx.):	21.7+/- acres		
Street Functional Classification:	Williams Road – <b>Collector</b> Old Hillsborough – <b>Local</b>		
Locational Criteria	N/A in UMU-20		
Evacuation Zone	The subject property is in Evacuation Zone E		



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

### **Context**

- The approximately 21.7-acre vacant site is located at the southeast corner of Old Hillsborough Avenue and Williams Road. The subject site is located in the Urban Service Area and within the Seffner Mango Community Planning Area.
- The subject site's Future Land Use designation is Urban Mixed Use-20 (UMU-20). Typical allowable uses in the UMU-20 include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multipurpose and clustered residential and/or mixed use projects at appropriate locations.
- The subject site is surrounded by Urban Mixed Use-20(UMU-20) to the north, south and west. Residential-9(RES-9) is adjacent east of the site. The subject site is zoned Planned Development. Other zoning designations in the area include Residential Single-Family Convention –6 (RSC-6) north of the site, developed with single family residential. Agricultural Rural (AR) is present to the west, developed with agricultural and residential uses. East of the site is zoned Planned Development (PD) and Residential Duplex Conventional-12 (RDC-12?), and is developed with residential uses.
- The applicant is requesting a Major Modification to PD (00-0171) to develop 16 multi-family residential units and a mobile home.

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

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

### Land Use Categories

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

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

**Policy 8.2:** Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

**Policy 8.7:** Calculation of density/intensity of conservation and preservation land must follow the provisions of the Environmentally Sensitive Land Credit outlined in Policy 13.3.

### 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.

### **Environmental Considerations**

**Objective 13:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

### Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
  - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
  - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
  - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category

MM 21-0169

- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
  - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
  - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

### **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

### Mixed Use Land Use Categories

**Objective 19:** All development in the mixed-use categories shall be integrated and interconnected to each other.

**Policy 19.1:** Larger new projects proposed in all mixed-use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:

- Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- At least 10% of the total building square footage in the project shall be used for uses other than the primary use.
- The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within 1/4 mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.
- The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category.

• These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed-use standards have been adopted for that area or when the project is exclusively industrial).

**Policy 19.2:** In the mixed-use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.

### **Environmental and Sustainability Section**

- 3.5.4 Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.
- 3.7.2 Regulate development in areas that possess the following characteristics:
  wetlands, 100-year floodplain, and/or habitats for Listed Species as provided under local rules and regulations including mitigation as required.

### Livable Communities Element: Seffner Mango Community Plan

- 1. **Goal:** Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.
  - Support in-fill development and redevelopment within the Urban Service Area.

### **Staff Analysis of Goals, Objectives and Policies:**

The applicant is requesting a Major Modification to previously approved PD (00-0171). This application is requesting sixteen multi-family residential units and a mobile home. The subject site is located within the Urban Mixed Use-20 Future Land Use classification which is intended for urban intensity and density of uses. The type of use being requested can be considered within UMU-20.

The subject property is in a unique area with residential Future Land Use classifications as well as intensive Future Land Use classifications. The predominate development pattern is residential with some scattered commercial uses. Residential uses abut the site to the north, east, and along the southwest corner of the subject site. The proposed request would be compatible with the surrounding development pattern as per Objective 16 and its accompanying policies 16.2 and 16.3 which provide direction on achieving compatibility with surrounding land uses through various transitions, buffering and site planning techniques and developing complementary uses.

There is a significant amount of wetlands on the subject site and as per FLUE Policy 8.7, FLUE Objective 13 and FLUE Policy 13.3 the proposal is subject to the Environmentally Sensitive Land Credit. The credit is calculated as follows: 4.4 (upland acreage)  $\times$  1.25 (credit)  $\times$  20 = 110 residential units that can be considered on the site. The applicant is requesting far less than what can be considered on the site due to the environmentally sensitive areas on the site.

Future Land Use Element (FLUE) Objective 19 outlines the intent of all Mixed-Use categories in the Comprehensive Plan. FLUE Policy 19.1 specifically states that

"Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories." Furthermore, according to Policy 19.1 at least 10% of the total square footage of the building must be designated for a second use as well there has to be internal connections between the uses. The request does not meet the mixed-use provisions of the Comprehensive Plan, as outlined in Objective 19, Policies 19.1 and 19.2. Though the applicant is requesting two distinct uses, as per Policy direction the uses need to provide integration and connectivity between the uses. Additionally, the second use being provided would need to be at least 10% of the site acreage.

Objective 8 and Policy 8.1 mandates the range of acceptable land uses in each classification in the FLUM. Policy 8.2 requires all development to be compliant with the Future Land Use Element of the Comprehensive Plan. The proposed rezoning does not meet the intent of the Urban Mixed-Use-20 Future Land Use Designation as required by the FLUE by not providing internal connections between the two uses as well as not providing at least 10% of the acreage needing to be dedicated to the second use.

The proposed use is consistent with the vision of the Seffner Mango Community Plan, by supporting in-fill development and redevelopment within the Urban Service Area.

Though the requested use can be considered within the Urban Mixed Use-20 Future land use classification, and the use is meeting the intent of the Seffner Mango Community Plan, however, without the request meeting the merits of the mixed-use policies Planning Commission staff found the proposed Major Modification inconsistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

### Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed major modification **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

## HILLSBOROUGH COUNTY 2021 FUTURE LAND USE

RZ MM 21-0169

CONTINUED

WITHDRAWN

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) REGIONAL MIXED USE-35(2.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

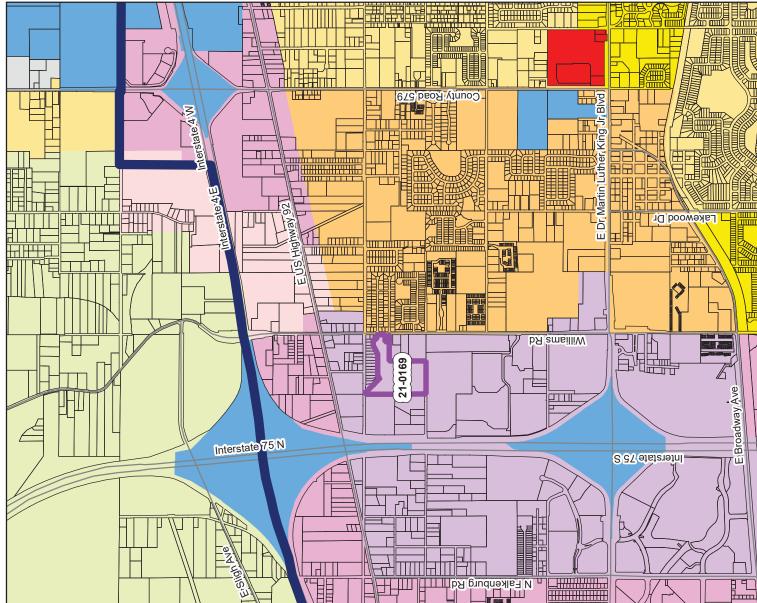
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

1,100

3,300

Map Printed from Rezoning System: 1/13/2021 Fle: G:\RezoningSystem\Map Author: Beverly F. Daniels



# APPLICANT PROPOSED CONDITIONS

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ 21-0169 BOCC MEETING DATE: 6/7/22 DATE TYPED: June 1st, 2022

- 1. Development shall be limited to a maximum of 62 multi-family sixteen multi-family residential units and five single-family one mobile home unit. Buildings shall be limited in location to the general areas shown on the General Site Plan.
- 2. The project shall be restricted to a height of 35 ft-for the single multi-family residential units mobile home structures and one story for the mobile home units. 35 feet for the multi-family structures. The multi-family residential structures shall be limited to three two stories
- 3. Development standards for the multi-family residential structures, except where otherwise stated in these conditions, shall be those of the RMC-20 development standards as listed in the Hillsborough County Land Development Code (LDC).
- 4. Setbacks for the single-family mobile home units shall be <u>at least</u> a minimum of 30 feet from Old Hillsborough Avenue, a minimum of five feet from the internal roadway as depicted on the General Site Plan, and a minimum of ten feet between mobile homes. Setbacks between the multi-family residential structures and adjacent properties shall be at minimum 50 feet.
- 5. All mature oak trees along the northern edge of the upland area shall be preserved to serve as a buffer between the multi-family development and the adjacent mobile homes in existence at the time of rezoning approval.
- 6. The project shall be limited to one(1)vehicular access connection to WilliamsRd. Such access shall align with RossSt. One (1) additional access shall be permitted to Old Hillsborough Ave. to serve the one(1) mobile home dwelling. The project shall be limited to the access points shown on the site plan. The general design and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by the Hillsborough County Planning and Growth Management Department, may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s).

### 21-0169/Page 2

- 7. Based on the projected trip generation to the multi-family portion of the site, access onto the site from the public road would be via a "Type II," Minor Roadway Connection. Accordingly, the Hillsborough County Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for this particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact on the public road system
- 8. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
- 9. The developer shall comply with the rules and regulations of the Environmental Protection Commission.
- 10. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County..
- 11. Within 90 days of approval of RZ 00-0171-TH by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
- 12. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 14. The area of the plan that currently reads as, "EPC Wetlands Conservation Area 'A' 17.31 acres" will have a conservation easement placed over it with the beneficiary being the EPC of Hillsborough County, Florida and shall be recorded prior to site construction plan approval.
- 15. As Old Hillsborough Ave. is both an unimproved right-of-way and substandard road between the subject site and McLeod Dr., the developer shall ensure that a roadway meeting TS-9 (Typical Section -9) standards exists between the project access and McLeod Dr.
- 16. The developer shall construct vehicular and pedestrian access/cross-access stub outs a s generally shown on the PD site plan.

### 21-0169 Page 3

- 17. Internal project driveways/sidewalks between the project access and proposed access/cross access stub out along the project's northern boundary shall be considered a Shared Access Facility with folio 65190.0000;
- 18. The developer shall, together with the initial increment of development, record in the Official Records of Hillsborough County a construction easement and any other easements necessary to permit the developer of adjacent properties (with which access is being shared) to construct and utilize required vehicular and pedestrian access/cross-access connection(s) within the Shared AccessFacilityupon(re)developmentoftheadjacentpropertieswithoutfurtherconsultation. The designandlocationofallconnectionsshallbesubjecttothereviewandapprovalofHillsborough County.
- 19. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 20. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the developer will be required to comply with all applicable site development and other regulations at the time of plat/site/construction plan review.

# 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

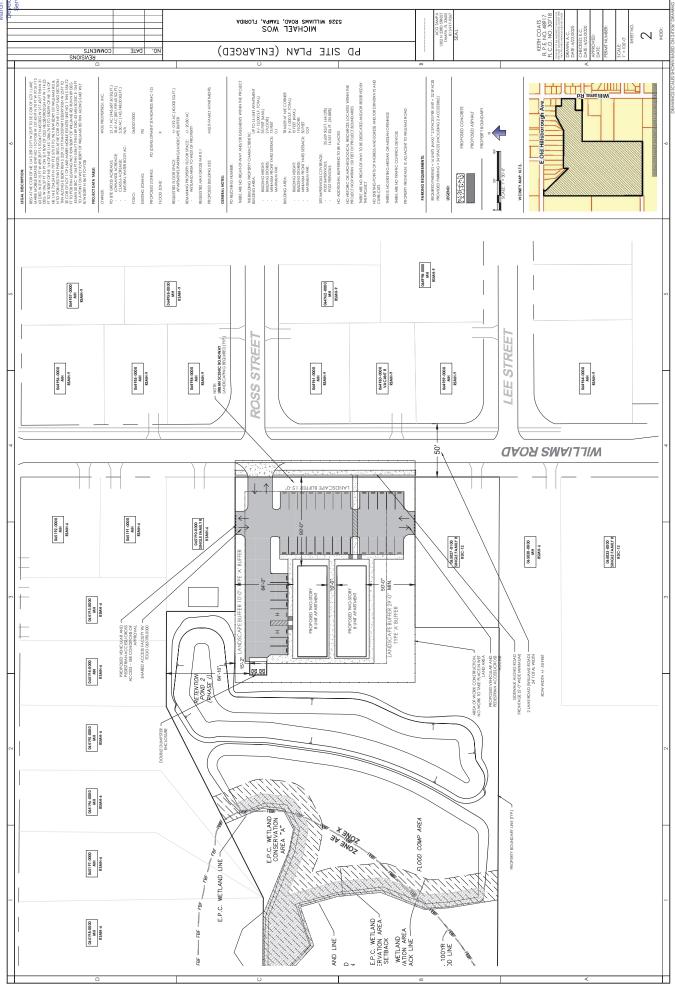
**INTERNAL AUDITOR** 

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR** 

Gregory S. Horwedel

Project Name: Applivanrt: Wo	S
Zoning File: None	Modification: MM (21-0169)
Atlas Page: None	Submitted: 03/23/22
To Planner for Review: 03/23/22	Date Due: ASAP
Contact Person: Todd Pressman	Phone: todd@Pressmaninc.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 Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Tania C. Chap	ela Date: 03/29/2022
Date Agent/Owner notified of Disapp	roval:



## AGENCY COMMENTS

### AGENCY REVIEW COMMENT SHEET

10: 2	TO: Zoning Technician, Development Services Department DATE: 02/07/2022		
REVIEWER: James Ratliff, AICP, PTP AGENCY/DEPT: Transportation			
PLANNING AREA: SM PETITION NO: M		IM 21-0169	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the	elisted or attached conditions.	
	This agency objects for the reasons set forth	n below.	

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning is anticipated to decrease the number of trips potentially generated by development of the subject parcel (by 484 average daily trips, 31 trips in the a.m. peak hour, and 38 trips in the p.m. peak hour).
- Access to the site will be to/from Williams Rd. Project access will align with Ross St., and may
  serve as a Shared Access Facility with the property to the north in the event that property
  redevelops. The developer is also constructing access/cross access stubouts as required by the
  LDC.
- Williams Rd. is a substandard collector roadway. By policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards provided the roadway being accesses meets minimum life safety standards (i.e. 15 feet of pavement width within a 20 foot wide clear area). The project generates 2 peak hour trips. As such, no substandard road improvements are required.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the new and revised conditions provided hereinbelow.

### CONDITIONS OF APPROVAL

### Revised Conditions

1. Development shall be limited to a maximum of 62-16 multi-family residential units and five one (1) single-family mobile home units. Buildings shall be limited in location to the general areas shown on the General Site Plan.

[Transportation Review Section staff proposed to modify this condition to reflect the new development program proposed by the applicant.]

6. The project shall be limited to one (1) vehicular access connection to Williams Rd. Such access shall a lign with Ross St. One (1) additional access shall be permitted to Old Hillsborough Ave. to serve the one (1) mobile home dwelling, the access points shown on the site plan. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department and/or FDOT may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s).

[Transportation Review Section staff proposed to modify this condition to reflect the new proposed access plan. The remainder of the condition is being deleted, as it does not comport with the definition of a PD zoning, which by its nature is a site plan-controlled zoning district. Only minor deviations are permitted in location of an access shown on the PD site plan.]

Based on the projected trip generation to the multi-family portion of the site, access onto the site from the public road would be via a "Type II" Minor Roadway Connection. Accordingly, the Hillsborough County Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact on the public road system.

[Transportation Review Section staff proposed to modify this condition to comport with current practice. The development will be required to comply with all applicable site development regulations at the time of site/plat/construction plan review, regardless of whether this condition is present.]

### New Conditions

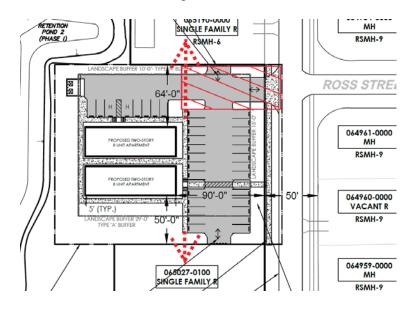
- As Old Hillsborough Ave. is both an unimproved right-of-way and substandard road between the subject site and McLeod Dr., the developer shall ensure that a roadway meeting TS-9 (Typical Section -9) standards exists between the project access and McLeod Dr.
- The developer shall construct vehicular and pedestrian access/cross-access stubouts as generally shown on the PD site plan.
- Internal project driveways/sidewalks between the project access and proposed access/cross access stubout a long the project's northern boundary shall be considered a Shared Access Facility with folio 65190.0000;
  - The developer shall, together with the initial increment of development, record in the Official Records of Hillsborough County a construction easement and any other easements necessary to permit the developer of adjacent properties (with which access is being shared) to construct and utilize required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the developer will be required to comply with all applicable site development and other regulations at the time of plat/site/construction plan review.

### Other Conditions

- Prior to PD Site Plan Certification, the applicant shall:
  - O Add crosshatching/shading over the area indicated below, and label the area as a "Shared Access Facility with Folio 65190.0000";
  - Extend the proposed sidewalks to the northern and southern property boundary as shown below, and ensure a ccess/cross a ccess a rrows and leader lines are provided and labeled as appropriate (and ensuring that access arrows are included within the PD site plan legend, and located on the PD boundary);
  - Revise the Project Data Table to include the maximum square-footage being entitled (i.e. 10,000 s.f.); and,
  - Revise the General Notes as follows:
    - There is a note which states "No existing points of ingress and egress and/or driveways and curb-cuts". This sentence is incomplete and inaccurate. There is site clearing work

that was recently done, indicating there must be a project access. Per the DRPM minimum plan requirements, show the existing access and label as "Existing Access – To Be Closed".

- There is a note which states "There are no traffic control devices". There are stop signs at the intersection of Ross St. and Williams Rd. and Lee St. and Williams Rd., which are both within the PD study area. Please revise the plan and note accordingly.
- The PD study area is not shown. Please add the PD study area. There are other issues causing the plan not to meet minimum requirements as contained within the Development Review Procedures Manual (DRPM). Revise the PD site plan such that it is minimally compliant. Staff can provide a checklist to aid with the task if needed. In addition, McLeod Dr. must be shown and labeled.
- Modify the proposed plan to locate the required sidewalk within the subject property in a location compatible with TS-4. Pursuant to Section 6.03.02.D of the LDC, "In the event that a right-of-way is determined by Administrator to be too small for the construction of a safe sidewalk, developer shall construct the sidewalk within an easement approved by and dedicated to the County." Given that the right-of-way does not meet minimum standards for 2-lane collector roadway, there is insufficient existing right-of-way within which to place the required sidewalk.
- Show/label the sidewalk required to be constructed along the project's Old Hillsborough Ave. frontage.



### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to previously approved PD 00-0171, as most recently modified via PRS 05-1008, consisting of a single +/- 21.82 ac. Parcel. The existing PD is approved for 62 multi-family dwelling units and 5 mobile homes. The applicant is proposing to modify entitlements to allow up to 16 multi-family dwelling and 1 mobile home dwelling (although staff notes that the mobile home dwelling was not included in the project narrative). Staff notes that although the plan shown is very detailed, it does not appear to be designed in a manner such that it can be approved at the time of plat/site/construction plan submittal as presented. For example, handicap parking spaces are not distributed throughout the site such that they are equidistant to all units to the greatest extent possible (i.e. one space would need to be relocated to the east of the southernmost building). Staff has proposed a condition which will permit modification of the site plan as necessary to gain approval at the time of plat/site/construction plan review.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the project generates fewer than 50 peak hour trips and, as such, no analysis was required to process this zoning request per the DRPM. While the land use program changed after this was submitted staff notes that the revised program will result in fewer trips, and no analysis is required. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below was calculated using the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak	Hour Trips
Land Use/Size	Way Volume	AM	PM
PD, 62 multi-family apartments (ITE LUC 220)	454	4	5
PD, 5 mobile home units (ITE LUC 210)	47	29	35
Subtotal:	501	33	40

Proposed Zoning:

I and Haa/Cina	24 Hour Two-	Total Peak	Hour Trips
Land Use/Size	Way Volume	AM	PM
PD, 16 multi-family apartments (ITE LUC 220)	117	7	1
PD, 1 mobile home units (ITE LUC 210)	9	1	9
Subtotal:	126	8	10

Trip Generation Difference:

I and Haa/Sina	24 Hour Two-	Total Peak	Hour Trips
Land Use/Size	Way Volume	AM	PM
Difference	(-) 375	(-) 25	(-) 30

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Along the project's frontage, Williams Rd. is a 2-lane, undivided, substandard, collector roadway. The roadway is characterized by +/- 11-foot wide travel lanes in average condition. There are +/- 6-foot wide sidewalks along portions of both sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities on Williams Rd. in the vicinity of the proposed project.

Although the roadway is substandard, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot wide clear area). As such, staff finds that the project generates a de minimis level of traffic and, based upon the characteristics of the roadway and proposed use, is exempt from substandard road improvements.

Along the project's frontage, Old Hillsborough Ave. is a 2-lane, undivided, substandard, local roadway (which is unimproved directly in front of the project site). The roadway sits within a +/- 78-foot wide public right-of-way between the subject site and Williams Rd. The roadway is generally characterized by +/- 12-foot wide dirt surface west of McLeod Dr., and a +/- 20 feet wide paved surface in average condition,

east of McLeod Dr. There are no sidewalks or bicycle facilities on Old Hillsborough Ave. in the vicinity of the proposed project.

As described above, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot wide clear area). As such, staff finds that the roadway west of McLeod is largely unimproved, and the while a small portion is improved, it does not meet minimum life-safety standards. As such, the applicant is not exempt from the from substandard road improvements on a portion of Old Hillsborough Ave., and staff has written a zoning condition accordingly.

### SITE ACCESS AND CONNECTIVITY

The applicant is proposing a single access connection to Williams Rd. to serve the 16 apartment units. In working to address staff concerns, the applicant shifted the access such that it aligns with Ross St. and has agreed to make the driveway a Shared Access Facility with the property to the north. Should the property to the north redevelop to its highest and best use as may be permitted under the UMU-20 future land use designation, the intent of this Shared Access Facility is to allow the County to close adjacent access driveways to the north such that access management and minimum connection spacing can be achieved to the greatest extent possible along the Williams Rd. corridor.

The developer is proposing access/cross-access stubouts to both its northern and southern project boundaries. Pedestrian cross access is required pursuant to Section 6.04.03.Q.3. of the LDC.

The developer is also proposing a connection to the unimproved Old Hillsborough Ave. right-of-way to serve the single mobile home dwelling. Connections to unimproved rights-of-way, as well as roadways not meeting minimum life-safety standards are not permitted. As such, staff has proposed a condition requiring improvements to a portion of Old Hillsborough Ave.

### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Williams Rd.	Broadway Ave.	Sligh Ave.	D	С

Source: Hillsborough County 2019 Level of Service Report.

### Transportation Comment Sheet

### ${\bf 3.0\,TRANSPORTATION\,SUMMARY\,(FULL\,TRANSPORTATION\,REPORT\,IN\,SECTION\,9\,OF\,STAFF\,REPORT)}$

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Old. Hillsborough Ave.	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 (Roadway Extension)</li> </ul>	
Williams Rd.	County Collector - 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>	
	Choose an item.	Choose an item. 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>	
	Choose an item.	Choose an item. 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>	

<b>Project Trip Generation</b> □ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	501	33	40		
Proposed	126	8	10		
Difference (+/-)	(-) 375	(-) 25	(-) 30		

<sup>\*</sup>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	X (1 MH)	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
South		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East	X (16 Apts.)	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

### Transportation Comment Sheet

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		

### **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 Hooshang Boostani, P.E. WASTE DIVISION Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Sterlin Woodard, P.E. AIR DIVISION

### AGENCY COMMENT SHEET

REZONING				
HEARING DATE: March 15, 2021	COMMENT DATE: January 11, 2021			
<b>PETITION NO.:</b> 21-0169	PROPERTY ADDRESS: 5326 Williams Rd.,			
EPC REVIEWER: Jackie Perry Cahanin  CONTACT INFORMATION: (813) 627-2600 X 1241  EMAIL: cahaninj@epchc.org	Tampa  FOLIO #: 065027-0000  STR: 05-29S-20E			

REQUESTED ZONING: Maj. Mod to PD

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	04/25/2018		
WETLAND LINE VALIDITY	YES		
WETLANDS VERIFICATION (AERIAL PHOTO,	Surveys expire 08/06/2023		
SOILS SURVEY, EPC FILES)			

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

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland

must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change
pending formal agency jurisdictional determinations of wetland and other surface water
boundaries and approval by the appropriate regulatory agencies.

### INFORMATIONAL COMMENTS:

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

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
  waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
  are further defined as Conservation Areas or Preservation Areas and these areas must be designated
  as such on all development plans and plats. A minimum setback must be maintained around the
  Conservation/Preservation Area and the setback line must also be shown on all future plan
  submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/

cc: Todd@Pressmaninc.com



### Adequate Facilities Analysis: Rezoning

**Date:** 12-16-2021 **Acreage:** 21.8 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: RZ 21-0169 Future Land Use: Urban Mixed Use - 20

HCPS #: RZ-418 Maximum Residential Units: 16

Address: 5326 Williams Rd., Tampa, 33610 Residential Type: Multifamily

Parcel Folio Number(s): 065027.0000

School Data	Mango Elementary	Jennings Middle	Armwood High
FISH Capacity  Total school capacity as reported to the Florida Inventory of School Houses (FISH)	667	1203	2465
<b>2020-21 Enrollment</b> K-12 enrollment on 2021-22 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	690	726	2176
Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	103%	60%	88%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/16/2021	0	103	206
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	1
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	104%	69%	97%

**Notes:** At this time, Jennings Middle and Armwood High School have adequate capacity for the residential impact of the proposed rezoning. Mango Elementary is currently above capacity. In these cases, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries) to serve a proposed development. Currently, additional capacity exists at the elementary level in service areas adjacent to Mango Elementary.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Matthew Pleasant

Department Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

Matthew Pleasant

P: 813.272.4429



### AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 01/21/2022

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Todd Pressman **PETITION NO:** 21-0169

**LOCATION:** 5326 Williams

**FOLIO NO:** 65027.0000

### **Estimated Fees:**

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)

Mobility: \$5,995 \* 16 units = \$95,920 Parks: \$1,555 \* 16 units = \$24,880 School: \$3,891 \* 16 units = \$62,256 Fire: \$249 \* 16 units = \$3,984 Total Multi-Family (1-2 story) = \$187,040

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

Urban Mobility, Northeast Fire - 16 multi-family units (2 story)

<sup>\*</sup>Fees updated for Jan 1, 2022, schedule updates\*

### Rome, Ashley

From: RYALL, OLIVIA J <oryall@teamhcso.com>

**Sent:** Friday, April 23, 2021 10:39 AM

**To:** Rome, Ashley

**Subject:** Fwd: RE MM 21-0169

[External]

Hi Ashley,

Please see below.

Thank you, Olivia

Olivia J. Ryall

Program Specialist Grants, Research, and Development Unit Hillsborough County Sheriff's Office 3: 813.247.8232

oryall@teamhcso.com

**From:** "JOSHUA LOY" <jloy@teamhcso.com> **To:** "OLIVIA J RYALL" <oryall@teamhcso.com>

**Sent:** Friday, April 23, 2021 10:31:28 AM

Subject: Re: RE MM 21-0169

No concerns from a law enforcement perspective at this point.

Corporal Joshua Loy #119227 Hillsborough County Sheriff's Office Department of Patrol Services District 2 - Traffic Section jloy@hcso.tampa.fl.us

Office: 813-247-8545

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From: "OLIVIA J RYALL" <oryall@teamhcso.com>

**To:** "JOSHUA LOY" <jloy@teamhcso.com> **Sent:** Friday, April 23, 2021 9:39:14 AM

Subject: Fwd: RE MM 21-0169

Good Morning Cpl. Loy,

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

Thank you, Olivia

Olivia J. Ryall

Program Specialist Grants, Research, and Development Unit Hillsborough County Sheriff's Office 3: 813.247.8232 oryall@teamhcso.com

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

Mike" <Thompson@epchc.org>, "Tony Mantegna" <tmantegna@tampaairport.com>, "Salisbury,

Troy" <SalisburyT@hillsboroughcounty.org>, "Turbiville, John (Forest)"

<TurbivilleJ@HillsboroughCounty.ORG>, "Valdez, Rick" <ValdezR@HillsboroughCounty.ORG>, "Will Augustine" <august@plancom.org>, "Yeneka Mills" <millsy@plancom.org>

Cc: "Brian Grady" < GradyB@HillsboroughCounty.ORG>, "Chapela, Tania"

<ChapelaT@hillsboroughcounty.org>, "Rosalina Timoteo" <TimoteoR@HillsboroughCounty.ORG>,

"Bianca Vazquez" <VazquezB@hillsboroughcounty.org>, "Padron, Ingrid"

<Padronl@hillsboroughcounty.org>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Williams,

Michael" < Williams M@Hillsborough County. ORG>

**Sent:** Friday, April 23, 2021 9:34:52 AM

Subject: RE MM 21-0169

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

Good Day All,

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

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

Planner assigned: Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

### **Ashlev Rome**

### **Planning & Zoning Technician**

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

PETITION NO.: MM21-0169 REVIEWED BY: Randy Rochelle DATE: 1/5/2021  FOLIO NO.: 65027.0000				
$\boxtimes$	This agency would ☐ (support), ☒ (conditionally support) the proposal.  WATER			
	The property lies within the <u>Hillsborough County</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.			
	No Hillsborough County water line of adequate capacity is presently available.			
	A <u>8</u> inch water main exists <u>(adjacent to the site)</u> , <u>(approximately feet from the site)</u> and is located within the west Right-of-Way of Williams Road.			
	Water distribution improvements may be needed prior to connection to the County's water system.			
	No CIP water line is planned that may provide service to the proposed development.			
	The nearest CIP water main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is			
	WASTEWATER			
	The property lies within the <u>Hillsborough County</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	No Hillsborough County wastewater line of adequate capacity is presently available.			
	A 4 inch wastewater force main exists (adjacent to the site), (approximately 820 feet from the site) and is located south of the subject property within the east Right-of-Way of Williams Road.			
	Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.			
	No CIP wastewater line is planned that may provide service to the proposed development.			
	The nearest CIP wastewater main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is			
COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site				

improvements as well as possible off-site improvements.

### AGENCY REVIEW COMMENT SHEET

10:	<b>ZONING TECHNICIAN, Planning Growth Manag</b>	gement DA	TE: 21 Dec 2020		
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APPLICANT: Todd Pressman PETITION NO: MM 21-0169					
LOC	CATION: 5326 Williams Rd, Tampa, FL 33610				
	IO NO: 65027.0000	SEC: 05 TWN: 29 RM	NG: <u>20</u>		
	This agency has no comments.				
Ш	This agency has no objection.				
	This agency has no objection, subject to listed o	r attached conditions.			
	This agency objects, based on the listed or attac	ched conditions.			
COMMENTS: .					

### VERBATIM TRANSCRIPT

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:	)
ZONE HEARING MASTER HEARINGS	) ) )

ZONING HEARING MASTER HEARING
TRANSCRIPT 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:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

	Page 21
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	February 14, 2022 ZONING HEARING MASTER: SUSAN FINCH
4	ZONING HEARING MASIER. SUSAN FINCH
5	
6	B1: Application Number: MM 21-0169
7	Applicant: Todd Pressman Location: 5326 Williams Rd.
8	Folio Number: 065027.0000 Acreage: 21.82 acres, more or less
9	Comprehensive Plan: UMU-20 Service Area: Urban
10	Existing Zoning: PD (00-0171), RSC-6 & MH
	Request: Major Modification to a Planned Development
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1 MR. GRADY: The first item is agenda item
2 B-1, Major Mod Application 21-0169. This is a
3 remand application. The applicant's Todd Pressman.

The request is to rezone from PD and RSC-6 for Major Modification. Tania Chapela will provide staff recommendation after presentation by the applicant.

HEARING MASTER FINCH: Good evening.

MR. PRESSMAN: Good evening, Hearing Master.

Todd Pressman, 200 2nd Avenue South, No. 451,

St. Petersburg.

I do have a PowerPoint for you to walk you through. Next slide, please. Issue is a Major Modification to PD 00-0171. Currently allowed is 62 multifamily dwellings. Proposed significant reduction of 16 multifamily units and one mobile home on 21.8 acres.

So we have come back and forth quite a number of times, and in this circumstance, we're coming with a significant reduction of what's currently allowed. Next slide, please.

Zoning department does not create further incompatibilities. Planning Commission compatible with the surrounding development pattern. Planning Commission consistent with the vision of the

Page 23 Seffner Mango Community Plan. The project is in 1 2 the USA. The project is an infill project. Next slide, please. 4 We're located in the Mango-Seffner area. Next slide, please. And you can see the 5 6 (unintelligible), which is close to I-4 and 7 I-275 -- or I-75. Next slide, please. 8 This is how the property appraiser has it. 9 And let me say that this is a really weird and different configuration of a site that I want to 10 11 walk you through. So you can see. It's quite 12 large at 21.7 acres. Again, in the U.S.A. 13 slide, please. 14 The vast majority of it -- I'll break down 15 stats for you. The vast majority is all wetlands. 16 Next slide, please. That's Fish and Wildlife 17 wetlands. Next slide, please. This is a zoom 18 close-up of what was proposed of 62 multifamily 19 units. Next slide, please. And, again, it's 20 current. Next slide, please. This is some of the residential in the 21 immediate area abutting the property. Next slide, 22 23 please, and next slide please. So the proposed

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site plan and Comp Plan policies -- next slide,

24

25

please.

So looking at the plan, you'll see in the center is wetlands, wetlands, wetlands. Now, far off to the upper -- to your left would be the one proposed mobile home. You can see that in red with the red arrow.

Way on the other side is the proposed

16 units in that little corner pretty much opposite
the one mobile home. Next slide, please. So

mobile home. One little mobile home up in the
corner, and multifamily in the other corner where
the wetlands are. Next slide, please.

And that's just focusing for you where the two uses are. Again, I said it's a very weird sort of configuration. Next slide, please. So zooming in there's proposed two-story eight-unit apartment. Two of them there, parking, buffer, and such. Next slide, please.

A few conditions, which I have -- actually,
I had conditions to submit to you. 35-foot height
maximum. We'll meet the RMC-20 code unless
otherwise specified. Mature oak trees on the north
edge of the upland area will remain. Next slide,
please.

Here's the breakdown. About 80 percent of the property is wetlands. The only buildable area

Executive Reporting Service

is 6.1 percent per the engineer. So this is a

property that is extreme in terms of wetlands. So

we're not seeking to move into or mitigate or

impose on those wetlands whatsoever. Next slide,

Future Land Use Category UMU-20, which allows 20 dwelling units per acre. That does cause an incongruity by the Planning Commission that I'll talk about in a few minutes. Next slide, please.

And the zoning map, you can see there's a lot of RSC, RDC, RSC in the immediate area around where the proposed actual buildable area is. In fact, that's all around. That's the only uses that are surrounding the site. Next slide, please.

So the UMU-20 is specific for residential, regional commercial, business parks, light industrial, multipurpose, clustered residential, mixed-uses. Clearly recognizing large developments. Again, allows 20 dwelling units per acre. Next slide, please.

So when you look at staff comments -- next slide, please -- the planning from the PGM staff, they note that it is comparable to the residential uses approved on the PRS prior and does not create further incompatibilities.

please.

Planning Commission notes again compatible surrounding the development pattern per a number of policies. Next slide, please. Planning Commission also notes, as I said before, consistent with the Seffner Mango Community Plan supporting infill development.

The Planning Commission notes the 110 residential units could be considered on the site. We're requesting, obviously, far less than what could be considered on the site, which is roughly 10 percent; and, obviously, we're staying tremendously environmentally sensitive. Next slide, please.

So where we run into an issue that generates denial from the Planning Commission of which the zoning staff went into is Policy 19.1. This is the only policy that I'm aware of that creates a concern -- creates a concern or issues for the Planning Commission.

This is a policy that looks at larger new projects. Projects that are 10 acres under -- under UMU-20 or 20 acres under other categories.

So, basically, Hearing Officer, what Planning Commission's doing is, they're placing this one policy that recognizes regional malls,

Page 27 large residentials, 20 acres and plus more. 1 They're placing this policy on this -- on this property that is almost exclusively wetlands and just a very small area of residential 5 development. Our position is that this policy is being 6 applied incorrectly and is incongruent at what's 8 really going on at the site. Next slide, please. The intent of Policy 19 is, again, 9 residential, regional commercial which this isn't, 10 business park which this isn't, research park which 11 this isn't, light industrial multipurpose. You 12 13 can't put any of those uses on this property unless 14 you're going to destroy those wetlands. That's not 15 going to happen. 16 You have Planning Commission's intent to 17 apply this condition, as I understand, the sole 18 reason that they're not comfortable with this 19 project. Next slide, please. 20 Objective 19, 10 acres or greater nodes that 21 has to have internal connections and has to request 22 two distinct uses of which one is at least 23 10 percent of the site acreage. Next slide, 24 please. 25 So when you boil it down, there's two

issues. One is they want integration between the
two uses under that policy. Second is they want a
second use that's at least 10 percent. Next slide,
please.

So to meet that, we would have to build a roadway for the mobile home to the residential 16 units through the wetlands, which are pristine, to meet that — that criteria, which, obviously, is not going to happen and, obviously, is showing you how incongruent that policy is to place on this particular property. Next slide, please.

So we're actually -- as far as we're concerned, we're providing three uses. The policy requires two uses. One is environmentally secured, untouched, pristine wetlands and secondly, is a mobile home and third is multifamily.

We think those are uses that clearly are well recognized in the county and meet the second criteria of that policy which is to have more than one use. But even still applying that Policy 19.1 on this property is incongruent in our opinion.

Doesn't work and it's ill-advised to do so. Next slide, please.

Obviously, trips impacts are tremendously reduced. Previously 126 established trips are

Page 29 allowed on the site now. This reduced by 375 1 trips. We've reduced to a.m. 25 -- a.m. by 25 trips and the p.m. by 30 trips compared to what's allowed there now. Next slide, please. So in summary, we're requesting tremendously 5 6 far less square footer intensity. Trips are much lower. It's an extremely environmentally sensitive project consistent with the community plan. As I've indicated, the intent of the Comp Plan or Objective 19 doesn't apply well here at all. 10 The proposed use as both staff say is 11 12 compatible and cohesive. The proposed use we're 13 proposing is far less intensive. It's an infill in 14 USA, and today, we've received no opposition 15 whatsoever. 16 Happy to answer any questions you might 17 have. 18 HEARING MASTER FINCH: No questions at this 19 time. Thank you. 20 MR. PRESSMAN: Thank you. 21 HEARING MASTER FINCH: Please sign in with 22 the clerk's office. 23 All right. We'll go to Development 24 Services. Good evening. 25 MS. CHAPELA: Good evening. I would like to

Page 30 1 share my screen. Tania Chapela, Development Services. This application is No. 21-0169, Major 4 Modification to a Planned Development. 5 applicant, Todd Pressman, seeks a Major Modification to PD for a 21.8-acre site to allow a 6 16 multifamily units and a mobile home development. 8 The site is within the Future Land Use Classification of UMU-20, which allows up to 20 9 10 dwelling units per acre and a floor area ratio of one for nonresidential development. Surrounding 11 12 areas have similar Future Land Use and RES-9. 13 The area today generally consists of 14 single-family residential development --15 MR. REGISTER: Tania, if you can hear me. 16 MS. CHAPELA: Yes. 17 MR. REGISTER: Apologies for the 18 interruption. We're getting a lot of feedback with 19 your microphone. There's a way you can either 20 lower the mike settings or just speak a little bit 21 away from it. 22 MS. CHAPELA: This is better now? 23 MR. REGISTER: Stand by. Yes. Thank you. You can continue. Apologies for the interruption. 24 25 MS. CHAPELA: The area today generally

Page 31 consists of single-family residential development 1 and some commercial and light industrial uses. applicant requests modification to allow 16 multifamily units and a mobile home. 5 The applicant also proposes to reduce the 6 number of allowed dwelling units and proposes a layout design. The proposed reduction of the allowed number of units are less intense and are comparable to the residential uses approved by PRS 05-1008 and does not create further 10 incompatibilities with the surrounding area. 11 12 However, the request does not meet the 13 mixed-use provision of the Comprehensive Plan as applied in the Objective 19, Policy 19.1 and 19.2. 14 15 Furthermore, the proposed rezoning does not meet 16 the intent of the Urban Mixed-Use-20 Future Land 17 Use designation. Staff finds the request is not supportable. 18 19 This concludes my presentation and I'm available 20 for any questions. 21 HEARING MASTER FINCH: No questions at this 22 time, but thank you. 23 Planning Commission, please. 24 MS. PAPANDREW: Andrea Papandrew, Planning Commission staff. 25

The subject property is within the Urban

Mixed-Use-20 Future Land Use Category. It is in

the Urban Service Area and the Seffner Mango

Community Plan.

At the land use public meeting on

November 9th, 2021, the applicant requested a

remand to the January 18th, 2022, Zoning Hearing

Master meeting. The applicant requested a

continuance to the February 14th Zoning Hearing

Master meeting.

The remand was to give the applicant an opportunity to address staff's denial recommendation. The site is located within the Urban Mixed-Use-20 Future Land Use Classification, which is intended for urban intensity and density of uses. The type of use being requested can be considered within this Future Land Use classification.

Subject property is in a unique area of residential Future Land Use Classifications as well as intensive Future Land Use Classifications. The predominant development pattern is residential with some scattered commercial uses.

The proposed request would be compatible with the surrounding development pattern. Per

Objective 16 and Policy 16.2 and 16.3, which
provide direction on achieving compatibility with
the surrounding land uses through various
transitions, buffering, and site planning
techniques.

There is significant amount of wetlands on the site; and per Policy 8.7, Objective 13, and Policy 13.3, the proposal is subject to environmentally sensitive land credit which will allow for up to 110 residential units on-site, and the applicant is requesting far less than what can be considered on the site.

Objective 19 outlines the intent of all mixed-use categories in the Comprehensive Plan. Policy 19.1 specifically states that requirements for two land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 Future Land Use Categories and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.

Furthermore, at least 10 percent of the total square footage of the building must be designated for second use as well as internal connections between the uses.

The request does not meet the mixed-use provisions in the Comprehensive Plan as outlined in

Objective 19 and Policy 19.1, 19.2. Though the applicant is requesting two distinct uses as per policy direction, the uses need to provide integration and connectivity.

Additionally, a second use being provided would need to be at least 10 percent of the site acreage. Objective 8 and Policy 8.1 mandates the range of acceptable land uses in each classification in the Future Land Use Element.

Policy 8.2 requires all development to be compatible with the Future Land Use Element of the Comprehensive Plan. The proposed rezoning does not meet the intent of the Urban Mixed-Use-20 Future Land Use designation by not providing internal connections between the two uses and not providing at least 10 percent of the acreage that needs to be dedicated to the second use.

The proposed use is consistent with the vision of Seffner Mango Community Plan by supporting infill development and redevelopment within the Urban Service Area.

The requested use can be considered within
the Urban Mixed-Use-20 Future Land Use
Classification and does meet the intent of Seffner
Mango Community Plan. However, without the request

Page 35 meeting the merits in the mixed-use policies, 1 Planning Commission staff finds the proposed Major Modification inconsistent. Based upon the above considerations, the 5 Planning Commission finds the proposed Major Modification inconsistent with the Future of 6 Hillsborough Comprehensive Plan for unincorporated 8 Hillsborough County. Thank you. HEARING MASTER FINCH: Ms. Papandrew, before 10 you leave, let me just make sure I get the -- your 11 testimony clear on the record. So first of all, I 12 understand the requirement based on the land use 13 category for two land uses. So multifamily and mobile home, would that 14 15 meet the criteria in and of itself for two separate 16 land uses? 17 MS. PAPANDREW: Yes, it does. 18 HEARING MASTER FINCH: Okay. So it is the 19 lack of connectivity is one issue. Integration and 20 connectivity. And then secondly, that second use 21 of the mobile home doesn't -- isn't comprising 22 10 percent at a minimum of the total area of the 23 property; is that correct? 24 MS. PAPANDREW: Correct. Based on current 25 policy direction, it needs to be -- the two uses

Page 36 need to be integrated and interconnected to each 1 other, which they are not, and it needs to be 10 percent of the acreage of the site, the 4 secondary use, which it's not meeting. 5 HEARING MASTER FINCH: All right. And to Mr. Pressman's point, that policy or anywhere else 6 in the Comprehensive Plan, there is no exception 8 for the significant amount of environmentally sensitive land on that property. There is no -- it's 20 acres or whatever the 10 minimum threshold is that subjects you to this 11 12 provision, the acreage, if it's more than half, 13 perhaps, of environmental, there's no exception for 14 that? 15 MS. PAPANDREW: Current Objective 19 16 policies in the Comp Plan do not have any 17 exceptions for that, no. At this time, no. 18 HEARING MASTER FINCH: All right. That was 19 my question. Thank you so much. 20 All right. At this time we'll ask for 21 anyone that would like to speak in support? Anyone 22 in favor either in the room or online for this 23 application? 24 Seeing no one, anyone in opposition to the request? In the room or online? No one. 25

Page 37 All right. We'll go back to Development 1 2 Services. Mr. Grady, anything else? MR. GRADY: Nothing further. 4 HEARING MASTER FINCH: All right. 5 Mr. Pressman, five minutes for rebuttal. 6 MR. PRESSMAN: For Ms. Papandrew, when you asked her, if I may with all due respect, you asked 8 her a question if the mobile home and the multifamily be two separate uses, I thought I heard her say that they would recognize as two uses or 10 did I misunderstand that? 11 12 HEARING MASTER FINCH: I thought I 13 understood her -- Ms. Papandrew, if you could come 14 back on camera. My question to you was -- are you 15 there? Yeah. My question to you was: Does the 16 mobile home use and the multifamily use meet the 17 criteria for two land uses as required by the 18 Comprehensive Plan understanding there's other 19 issues? 20 MS. PAPANDREW: Yes. Based on the staff 21 report, they are considered two distinct uses. 22 HEARING MASTER FINCH: All right. Thank you 23 so much. I appreciate it. 24 MR. PRESSMAN: I don't have anything else. 25 We appreciate your attention. Thank you.

		I
		Page 38
1	HEARING MASTER FINCH: All right.	Thank
2	you, Mr. Pressman.	
3	Then with that, we'll close Major	
4	Modification 21-0169 and go to the next	case.
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## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:	)
ZONE HEARING MASTER HEARINGS	) ) )
	>

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, January 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:27 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:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Page 8 1 you. Is there anyone here or online who wishes to speak to this item? Anyone here or online who wishes to speak to this item? Don't hear anyone. 4 5 All right. MM 22-0087, then, is continued to the March 14th, 2022, 6:00 p.m. Zoning Hearing 6 Master Hearing. MR. GRADY: I'll now go through the 9 published withdrawals and continuances beginning on 10 page 4 of the agenda. First item is item A-1, Major Mod 11 12 Application 19-0521. This application is out of 13 order to be heard and is being continued to the 14 June 13th, 2022, Zoning Hearing Master Hearing. 15 Item A-2, Rezoning-PD 20-1142, this 16 application is being continued by the applicant to 17 the February 14th, 2022, Zoning Hearing Master 18 Hearing. 19 Item A-3, Rezoning-PD 20-1253. 20 application is continued by the applicant to the 21 February 14th, 2022, Zoning Hearing Master Hearing. 22 Item A-4, Major Mod Application 21-0169. 23 This application is being continued by the 24 applicant to the February 14th, 2022, Zoning 25 Hearing Master Hearing.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING MASTER HEARINGS	)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, September 13, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

	Page 112
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	September 13, 2021 ZONING HEARING MASTER: SUSAN FINCH
4	ZONING MEARING MASIER. SUSAN FINCH
5	
6	D2: Application Number: MM 21-0169
7	Applicant: Todd Pressman Location: 5326 Williams Rd.
8	Folio Number: 065027.0000 Acreage: 21.82 acres, more or less
9	Comprehensive Plan: UMU-20 Service Area: Urban
10	Existing Zoning: PD 00-0171, RSC-6 & MH Request: Major Modification to a Planned
	Development
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Page 113 1 MR. GRADY: The next item is agenda item 2 D-2, Major Mod Application 21-0169. applicant's Todd Pressman. The request is to 4 rezone from Planned Development and RSC-6 with a Mobile Home Overlay to a new -- Major Mod (no 6 audio) -- Tania Chapela will provide staff recommendation after presentation by the applicant. 8 HEARING MASTER FINCH: All right. 9 Mr. Pressman, good evening. 10 MR. PRESSMAN: Good evening, Hearing Officer. My name's Todd Pressman at 200 Second 11 12 Avenue South, No. 451 in St. Petersburg, Florida. 13 This is 21-0169. Next slide, please. Major 14 Modification to PD 00-0170, currently 62 15 multifamily dwelling units and five -- actually, 16 that should be mobile homes, 35-foot height. 17 Proposing two 5,000-square-foot warehouses, which 18 the property's total acreage is 21.8 acres. Next 19 slide, please. 20 Located in the Seffner Mango area. 21 slide. A little closer and next slide. And you 22 can see that the site contains a lot of wetlands 23 and conservation. Next slide, please. 24 In fact, the huge majority of the property 25 is conservation wetlands. The little, yellow

square up in the corner is the only area that is before you tonight and that has been in the past. Next slide, please.

This is the original site plan again; 62
multifamily units and five -- it says single-family
homes, but they're mobile homes, 35-foot height
laid out in a multifamily fashion. Next slide,
please.

And this is just to give you an idea of some of the nearby uses, if you look through these photos pretty quick here. This is mostly up at the intersection, and then as you get a little closer to the site here and then you'll see some of the residential uses in the immediate area. Next slide, please. Just to give you an idea of the vicinity.

So we're proposing two conditions for the 5,000-square-foot warehouses. One is a maximum height of 20 feet. The second is that it would be residential in character. I have a couple of elevations that are part of the file. Next slide, please.

This would be the front elevation and the next slide is the side elevation. Next slide, please. So proposed site plan and talk about the

Page 115 Comprehensive Plan. Next slide, please. 1 Again, 2 looking at the site plan, just a very small area of it. Next slide, please. And next slide, please. 4 So it's -- the use again is two separate 5 5,000-square-foot warehouses. Next slide, please. 6 And they are 50 by 100 buildings used as warehouse without a distribution center. Next slide, please. 8 Critically in central is that the Comprehensive Plan Future Land Use category is 9 UMU-20 in this particular area. Next slide, 10 11 please. And as defined, it's residential, regional 12 commercial, offices, business park, research park, 13 light industrial, multipurpose clustered 14 residential mixed-use. As you know, it's a very 15 intensive use or very intensive category. Next 16 slide, please. 17 And some of the zoning in the immediate 18 area, including the older zoning that allows 19 trucking and such. Next slide, please. A little 20 closer view of that little zoning area. slide, please. Staff comments. Next slide. 21 22 PGM staff. They do say they recognize the 23 proposed Light Industrial use is permissible in the 24 UMU-20. They also acknowledge the commercially 25 zoned properties along Williams Road and Light

Page 116 Industrial properties near the PD property. 1 Next 2 slide, please. Williams Road by the way carries 8,633 4 vehicles per day. So it's a pretty busy roadway. 5 Next slide, please. Planning Commission -- and 6 this is important -- also notes -- recognizes 7 239,580 square feet of maximum intensity is 8 permitted. 9 We're requesting roughly about 10 percent of that, primarily because of the environmentally 10 sensitive areas in the property. So we're 11 requesting far less than what can be considered on 12 13 the site due to those conditions. Next slide, 14 please. 15 Planning Commission also notes that we are consistent with the vision of the Seffner Mango 16 17 Community Plan by directing commercial development 18 to U.S. 92 corridor. Next slide, please. 19 Now, the Planning Commission does refer to 20 Policy 19.1, which says that there should be two 21 land uses when applied to properties 10 acres or 22 greater in the UMU-20. Next slide, please. 23 But I would say to you that we really don't 24 apply that policy in the least because this 25 property is not a very large massive, mixed-use

Page 117 shopping center project. It's very unique in that 1 2 the vast majority is environmental and wetlands on what's being developed is very small. 4 R below, the 10 acres required under the --5 well, under that policy. The building area is only 6 23,000 square feet. So I would suggest to you that, typically, that policy in the UMU-20 refers 8 to a very large center. In this case, this property is very unique 9 10 and different and doesn't really apply to policy 11 and because only a very small amount, less than 10 percent is being developed, that policy doesn't 12 13 apply itself well. 14 And I think you could also say -- this is my 15 own thought -- that there is a use. There's a 16 conservation wetlands use on the property, and a 17 second use was proposed. Next slide, please. 18 Refers to Objective 19, those points, that 19 development mixed-use category shall be integrated 20 and connected with each other. Next slide, please. 21 Compatibility. Next slide, please. 22 So we all know very well, Policy 1.4, how 23 compatibility is defined. And when you look 24 through all those -- I look through those items. Ι

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came to a very strong conclusion, what we're

proposing is much more compatible than what was
there and is a very compatible use. Next slide,

please.

So looking at 64 townhomes and the proposed 10,000-square-foot warehouse and also in regard to the residential uses in the immediate area -- next slide, please -- we look at height. We're 20 feet. Part of the plan allows 35 feet. In scale, we're much less, 10,000 square feet, vs. 23,000 square feet.

In mass, looking at the prior two items and we're less. In terms of bulk, we're less. In terms of vehicular traffic, which I'll talk more about, we are tremendously less. Circulation is less. Parking is less. Landscaping will be more. As a use of this nature would be required more landscaping.

Lighting and noise would be far less. Odors would be far less, and architecture would be similar because we are providing or we're calling for a residential-looking structure. Next slide, please.

So the trip impacts are very low; 17 average daily trips, 2:00 a.m. peak, 2:00 p.m. peak. Next slide, please. Thus reduced by 484 trips from the

Page 119 current use, it's reduced by 31 a.m. peaks and 1 2 reduced by 38 p.m. peaks. Obviously, for warehouses is very low. 4 So compared to the use that's allowed now 5 and compared to the residential uses around us, 6 this site will be a great neighbor. It will be better than what's proposed or what's allowed under 8 the current plan. Next slide, please. So reducing the average daily trips from 554 9 10 to 17, that is a 32 times reduction in trips. 11 slide, please. Virtually no infrastructure. 12 Virtually no water. Virtually no sewer. 13 slide, please. Versus 62 units, which we're going 14 to use a lot. 15 Now, regarding the neighbors, the one that 16 we could reach and we did reach out to the 17 neighbors, I do petitions to put in the record that 18 I'll put in the moment. Next slide, please. 19 And showing you where those are, showing you 20 the site in relationship of the residential, the 21 petitions we have relate to these locations. There 22 are a few others we tried to get to, but they were 23 heavily fenced. We couldn't get to those homes. 24 So we'll hear as well if there's anyone here

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this evening, but from everything we've seen or

Page 120 heard in regard to comments in the public, there's 1 2 been no opposition. Next slide, please. So you couldn't ask for a better neighbor. Virtually no 4 trips, no odors, no traffic, no noise, no parties, 5 no loud music, extremely low infrastructure. 6 slide, please. So in summary, we've added really good 8 conditions. UMU-20 category absolutely supports the use. Planning Commission recognizes the 9 Commercial Industrial uses near the site. We're 10 11 requesting far less square footage in intensity. It's extremely environmentally sensitive. 12 13 Consistent with the Seffner Mango Community 14 Plan. Very small area of development does not meet 15 the intent for two uses in the UMU-20. Proposed 16 use is far more compatible, less intensive, much 17 better neighbor, much better as a neighbor and 18 neighbor support. 19 Happy to answer any questions you may have. 20 HEARING MASTER FINCH: I don't at this time, 21 but thank you so much. If you could please sign in 22 and submit the documents, whatever you'd like. 23 Development Services, please. 24 MS. CHAPELA: Good afternoon. Tania 25 Chapela, Development Services.

This application is 21-0169. It's a Major Modification for a site which is 20.8 acres in size. The existing zoning allows for residential uses, and the applicant is requesting to modify the existing PD to -- up to 10,000 square feet of warehousing uses without distribution center.

The Future Land Use in the site is UM-20.

That is a maximum of 20 dwelling units per 1 acre,
and there is a maximum of one FAR. Across the

street to the east is a Future Land Use Category

RES-9 for up to 20 -- up to nine dwelling units per
acre. And they're not commercial entitlements
allowed.

Then the surrounding areas for this site, this section of the PD, which is the only area in uplands where -- for the PD, we have the parcels to the north, the south, the east, rezone single-family residential.

The areas to the west are zoning -- zoned agricultural, and we do have a park to the south -- is a conservation area to the south of the PD area. And we do have Light Industrial and Commercial uses located to the northwest of the property.

We have PD zoning with CG, CI, and

We have PD zoning with CG, CI, and Commercial Neighborhood-Restricted. So, yeah, the

request is to rezone to residential uses proposing 10,000 square feet of warehouse. Cross access to accommodate future commercial development to the north and the south.

And the applicant submitted architectural drawings expressing the intention of mitigate the impact -- the additional impact in the surrounding area. The staff considers the project is not approvable.

The existing -- the existing Light

Industrial uses are all oriented towards the

Hillsborough Avenue to the north. There's no

access directly connecting to the residential area.

Then this road, the northern access to the PD is closed. It's not improved and then the -the access to the PDs -- to the road that will be connecting to other commercial districts, it is -it is occupied by wetlands. So there is no way to develop that section of the -- of the PD.

So the only option they have is to orient their site towards residential area. That's to the east. So, additionally, we -- we do have other commercial areas which are not Light Industrial on this same road, but they're decreasing in the intensity of the use.

Page 123 So we -- we do have CI right up to 1 2 Hillsborough Avenue, but then we have other parcels zoned CG and CN. So we see that change decrease of the intensity of the uses. So this site would not 4 5 be adjacent to an existing commercial zoning or 6 development. It is totally surrounded by single-family zoned properties. So we consider this project is not compatible to the residential uses, which were 9 approved by Major Modification 05-1008, and this 10 created incompatibilities with the surrounding 11 12 area. 13 So if Transportation Staff has some --14 something to add, this would be the time to do it. 15 I understand that all -- I would prefer 16 Transportation Staff to -- to explain their --17 their reasons opposed to this application. 18 This concludes my presentation. 19 available for questions. 20 HEARING MASTER FINCH: Not at this time. 21 Mr. Ratliff, are you online? If you'd like 22 to add any quick comments? MR. RATLIFF: This is James Ratliff, 23 24 Transportation Review section. 25 I don't have any specific questions.

Page 124 don't -- you know, I don't have any prepared 1 2 testimony, but I'm happy to answer any questions if you have any. 4 HEARING MASTER FINCH: All right. 5 this time, but we may come back to you. Thank you 6 so much. 7 Planning Commission, please. MS. LIENHARD: Thank you. Melissa Lienhard, 8 Planning Commission staff. 9 The subject property is located in the Urban 10 Mixed-Use-20 Future Land Use Category. It is in 11 12 the Urban Service Area, and it is also located in 13 the limits of the Seffner Mango Community Plan. 14 The subject property is in a unique area 15 with Residential Future Land Use classifications, 16 as well as intensive Future Land Use 17 classifications. 18 The predominant development pattern is Residential with some scattered Commercial uses. 19 20 Residential uses abut the site to the north, east, 21 and along the southwest corner of the site. 22 Objective 16 and its accompanying policies 23 of the Future Land Use Element provide direction on 24 achieving compatibility with surrounding land uses 25 through various transitions, buffering, and site

1 planning techniques.

The intent of these policies is to protect

less intense uses, such as residential uses, and to

locate more intensive uses in appropriate

locations.

The request for warehouse uses located adjacent to residential uses would not meet the intent of these policies. Future Land Use Element Objective 19 outlines the intent that all mixed-use categories in the Comprehensive Plan require two land uses when properties are 10 acres or greater in the RMU-35, UMU-20, and CMU-12 Land Use categories.

And to properties 20 acres or greater in SMU-6 and MMU-4 Future Land Use categories.

Furthermore, according to Policy 19.1, at least 10 percent of the total square footage of the building must be designated for that second use.

The request does not meet the mixed-use provisions of the Comprehensive Plan as outlined in this policy direction. The request only proposes a single use and is over the acreage threshold required to provide two uses.

Additionally, development within mixed-use classifications are to provide for an integration

Page 126 The proposed modification is inconsistent 1 of uses. with this policy direction. Objective 8 and Policy 8.1 of the Future Land Use Element mandate the range of acceptable land uses in each 5 classification of the Future Land Use Map. 6 Policy 8.1 requires all development be compliant with the Future Land Use Element of the 8 Comprehensive Plan. The proposed rezoning does not meet the intent of the UMU Future Land Use Category 10 as required by the policy direction by only providing for a single-use development. 11 12 Though the requested use can be considered within the Urban Mixed-Use-20 Future Land Use 13 14 category and the use is meeting the intent of the 15 Seffner Mango Community Plan by knocking Commercial 16 uses along the Highway 92 corridor. 17 Without the request meeting the merits of 18 the mixed-use policies and neighborhood protection 19 policies, the proposed rezoning is inconsistent 20 with important Comprehensive Plan policy direction. 21 And based upon those considerations, 22 Planning Commission staff finds the proposed Major 23 Modification inconsistent with the Future of 24 Hillsborough Comprehensive Plan for unincorporated 25 Hillsborough County. Thank you.

Page 127 1 HEARING MASTER FINCH: Thank you. Is there anyone in the room or online that would like to speak in support of this application? Anyone in favor? 4 5 Seeing no one, anyone in opposition to this request? No one. No one online. 6 All right. County Staff, anything further? 7 8 MR. RATLIFF: Madam Hearing Officer. Sorry. This is James Ratliff, Transportation Review Section. 10 I did go back and check and I was -- I was 11 12 confused. Just to clarify for the record, 13 transportation is recommending -- or has no 14 objection to this -- to this case as to the 15 conditions. So we aren't objecting just to clarify 16 for the record. 17 HEARING MASTER FINCH: Yes, I did see that. 18 Thank you so much. I appreciate it. 19 Mr. Grady, anything further? 20 MR. GRADY: Nothing further. HEARING MASTER FINCH: All right. 21 22 Mr. Pressman, you have five minutes for rebuttal. 23 If you could address the Planning Commission 24 comment about the lack of a mixed-use, the second 25 use.

Page 128

1 MR. PRESSMAN: Yes. And as I indicated -2 let me go to that one page here. As I've
3 indicated, UMU-20 recognizes developments over
4 10 acres to have two uses.

In this particular case, this is the over 20-acre property but less than 10 percent of it is to be developed. On-site wetlands are 328,729 square feet. The building area proposed is 23,445 square feet.

So UMU-20, as a policy, looks at and requires a large development to have mixed and inter -- interconnected use. This site is much different. This site is composed of less than 10 percent development and is only opposed -- is only proposed to be composed of two separate warehouse uses.

So the policy trying to place itself on this property doesn't fit. The policy is meant for much different types of properties or much different types of developments, where there are large uses and they want an interrelationship of uses and more than one use for a variety of uses, I suppose, is the purpose of it, where this property is much different.

I think it needs to be really exaggerated

	Page 129
1	that the environmental sensitivity on this site is
2	vast and is not being touched. I think that's a
3	tremendous part of the presentation of this
4	development, and nothing is being sought to be
5	mitigated or changed.
6	It was very easy for us to say, well, we'll
7	put in 10 percent of office, which would be very
8	small office use. And that would meet the
9	criteria, but that doesn't meet the purpose and the
10	policy or the purpose and intent of the policy.
11	That's all I have.
12	HEARING MASTER FINCH: All right.
13	MR. PRESSMAN: Unless you have other
14	questions.
15	HEARING MASTER FINCH: No. That was it.
16	MR. PRESSMAN: I will say I do want to
17	place exaggeration I want to place emphasis that
18	when you look at all the compatibility factors,
19	literally every one, as I went down the one by one,
20	there's absolutely no question that what we're
21	proposing is a better neighbor and a better use.
22	Thank you.
23	HEARING MASTER FINCH: Thank you. I
24	appreciate it.
25	So with that, we'll close Major Modification

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Page 130
          21-0169.
1
                I've got about 8:15 on my watch. So let's
         take a five-minute break. We'll give the court
 4
         reporter a five-minute break. So if you could come
 5
         back at 8:21 and we'll resume the hearing and,
         hopefully, push through to the end. Thank you.
 6
                (Recess taken at 8:18 p.m.)
 7
                (Recess concluded at 8:25 p.m.)
 8
 9
                HEARING MASTER FINCH: All right. Welcome
10
         back, everyone, to the Zoning Hearing Master
11
         Hearing.
12
                Mr. Grady, if you could, please, call the
13
         next case.
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Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER (ZHM)

HEARING

)

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Zoning Hearing Master

DATE:

Monday, August 16, 2021

TIME:

Commencing at 6:00 p.m.

Concluding 8/17/21 at 12:04 a.m.

PLACE:

Hybrid Meeting/Cisco Webex

R.W. Saunders Sr. Public Library

Ada T. Payne Community Room

1505 Nebraska Avenue

Tampa, Florida

Andrew Mayes
Executive Reporting Service
Ulmerton Business Center, Suite 130
Clearwater, FL 33762

Page 8 agenda. I will now go through the published 1 withdrawals and continuances beginning on page 4 of the agenda. First item is item A.1., rezoning standard 20-0868. This application has been 4 5 withdrawn from the Zoning Hearing Master process. 6 Item A.2., major mod application 21-0169. This application is out of order to be heard and 8 is being continued to the September 13, 2021, Zoning Hearing Master hearing. 9 Item A.3., rezoning PD 21-0220. 10 application is being continued by the applicant to 11 12 the September 13, 2021, Zoning Hearing Master 13 hearing. 14 Item A.4., rezoning PD 21-0221. 15 application is being continued by the applicant to 16 the September 13, 2021, Zoning Hearing Master 17 hearing. 18 Item A.5., major mod application 21-0310. 19 This application is out of order to be heard and 20 is being continued to the September 13, 2021, 21 Zoning Hearing Master hearing. 22 Item A.6., major mod application 21-0313. 23 This application is being continued by the 24 applicant to the September 13, 2021, Zoning 25 Hearing Master hearing.

Page 1

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:	)
ZONE HEARING HEARINGS	MASTER )
	>

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, June 14, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Page 13 withdrawals and continuances. But it was shown as 1 a staff continuance to the July 26th, 2021, Zoning Hearing Master Hearing. It'll be actually a 4 continuance to the August 16th, 2021, Zoning 5 Hearing Master Hearing. HEARING MASTER FINCH: All right. 6 applicant here or online that would like to add 8 anything to the request? 9 All right. Don't see the applicant. 10 there anyone in the audience that would like to 11 speak to the continuance, either in person or 12 online? 13 All right. Seeing no one, then we'll continue Major Modification 21-0556 to the 14 15 August 16th, 2021, Zoning Hearing Master Hearing at 16 6:00 p.m. 17 MR. GRADY: And we do have one more change 18 that's on page 7 of the agenda. Item D-4, Major 19 Mod Application 21-0169. My understanding is the 20 applicant wants to request a continuance to the 21 August 16th Zoning Hearing Master Hearing. And I 22 believe he can come and speak to the reason for the 23 requested continuance. 24 HEARING MASTER FINCH: Mr. Pressman. 25 MR. PRESSMAN: Hearing Officer, Todd

	Page 14
1	Pressman, 200 2nd Avenue South, No. 451,
2	St. Petersburg.
3	We received quite a number of comments from
4	the zoning and Planning Commission staff, and we
5	are just starting to respond to those. We're going
6	to make some significant changes primarily
7	architecturally to the site and have a chance to
8	respond to those.
9	So we'd like to ask for 60 days in order to
10	try and bring the site at a more comparable level
11	for the staffs.
12	HEARING MASTER FINCH: All right. Thank you
13	so much.
14	Is there anyone in the audience or online
15	that would like to speak to the continuance only of
16	Major Modification 21-0169; it's agenda item D-4?
17	Seeing no one, we'll continue Major
18	Modification 21-0169 to August 16th, 2021, at
19	6:00 p.m.
20	MR. GRADY: That concludes changes to the
21	agenda. I'll now go through the published
22	withdrawals and continuances beginning on page 4 of
23	the agenda.
24	The first item is item A-1, Rezoning-PD
25	18-0798. This application is out of order to be

Page 1

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, May 17, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:31 p.m.

PLACE:

Cisco Webex

Reported By:

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

	Page 7
1	the agenda, item D-3, Major Mod Application
2	21-0169. Again 21-0169. I apologize for that.
3	Typically, for those continuances, you just
4	ask if there's any anyone who wants to speak to
5	those to that continuance.
6	HEARING MASTER HATLEY: Okay. All right.
7	So the we had several people signed up for
8	application No. 21-0222. And that one as stated in
9	the agenda has been continued. So 21-0222
10	continued to June 14th. If anyone here's to speak
11	on that one?
12	MR. GRADY: Madam Hearing Officer, I was
13	speaking to you about agenda page 9, D-3. The
14	changes to the agenda, we typically
15	HEARING MASTER HATLEY: Oh, we need to hear
16	from the applicant?
17	MR. GRADY: We're asking if anyone wants to
18	speak to that, to the continuance? You know, you'd
19	certainly typically do that. You don't have to
20	hear from anybody if you want to. You can just
21	rule on the continuance if you want to, but if
22	you if you want to ask anybody about that.
23	HEARING MASTER HATLEY: Thank you.
24	All right. So this is item D-3, Major Mod
25	21-0169. The applicant has requested continuance

	Page 8
1	to the June 14th, 2021, Zoning Hearing Master
2	Hearing. So is anyone here to speak on that item
3	on the continuance, just on the continuance, either
4	in support or opposition? Don't see anyone.
5	So all right. Continuance is granted. Then
6	item, Application Major Mod 21-0169 is continued to
7	June 14th.
8	MR. GRADY: I'll now go through the
9	published withdrawals and continuances beginning on
10	page 4 of the agenda.
11	The first item is item A-1, Major Mod
12	Application 19-0521. This application is out of
13	order to be heard and is being continued to the
14	June 14th, 2021, Zoning Hearing Master Hearing.
15	Item A-2, Major Mod Application 20-1068.
16	This application has been withdrawn by the
17	applicant.
18	Item A-3, Rezoning-PD 20-1071. This
19	application is being withdrawn.
20	Item A-4, Rezoning-PD 20-1142. The
21	applicant is out of order to be heard and is being
22	continued to the to the September 13th, 2021,
23	Zoning Hearing Master Hearing.
24	Item A-5, Rezoning-PD 20-1198. This
25	application is out of order to be heard and is

Page 1

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
	)
IN RE:	)
	)
ZONE HEARING MASTER	)
HEARINGS	)
	)
	X

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, April 19, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 8:03 p.m.

PLACE:

Cisco Webex

Reported By:

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

	Page 6
1	application is being withdrawn from the Zoning
2	Hearing Master process.
3	Item A-3, Major Mod Application 20-1068.
4	This application is out of order to be heard and is
5	being continued to the May 17th, 2021, Zoning
6	Hearing Master Hearing.
7	Item A-4, Rezoning-PD 20-1198. This
8	application is being continued by the applicant to
9	the May 17th, 2021, Zoning Hearing Master Hearing.
10	Item A-5, Rezoning-PD 20-1377. This
11	application is out of order to be heard and is
12	being continued to the July 26, 2021, Zoning
13	Hearing Master Hearing.
14	Item A-6, Major Mod Application 21-0036.
15	This application is out of order to be heard and is
16	being continued to the May 17, 2021, Zoning Hearing
17	Master Hearing.
18	Item A-7, Major Mod Application 21-0038.
19	This application is being continued by staff to the
20	May 17, 2021, Zoning Hearing Master Hearing.
21	Item A-8, PD 21-0123. This application is
22	being continued by staff to the May 17th, 2021,
23	Zoning Hearing Master Hearing.
24	Item A-9, Major Mod Application 21-0169.
25	This application is being continued by staff to the

Page 7 May 17th, 2021, Zoning Hearing Master Hearing. 1 2 Item A-10, Rezoning-PD 21-0212. 3 application is being withdrawn from the Zoning Hearing Master process. Item A-11, Rezoning-PD 21-0220. 5 application is out of order to be heard and is being continued to the May 17th, 2021, Zoning Hearing Master Hearing. Item A-12, Rezoning-PD 21-0221. application is out of order to be heard and is 10 being continued to the May 17th, 2021, Zoning 11 12 Hearing Master Hearing. 13 Item A-13, Rezoning-PD 21-0222. application is out of order to be heard and is 14 15 being continued to the May 17th, 2021, Zoning 16 Hearing Master Hearing. 17 Item A-14, Major Mod Application 21-0227. 18 This application is out of order to be heard and is 19 being continued to the May 17th, 2021, Zoning 20 Hearing Master Hearing. 21 Item A-15, Rezoning-PD 21-0297. 22 application is out of order to be heard and is 23 being continued to the May 17th, 2021, Zoning 24 Hearing Master Hearing. 25 Item A-16, Major Mod Application 21-0308.

Page 1

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, March 15, 2021

TIME:

Commencing at 6:00 p.m. Concluding at 10:35 p.m.

PLACE:

Webex Videoconference

Reported By:

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

Page 8 the May 17th, 2021, Zoning Hearing Master Hearing. 1 2 Item A-12, Major Mod Application 21-0116. 3 This application is being -- staff is requesting this be continued to the May 17th, 2021, Zoning 5 Hearing Master Hearing. Item A-13, RZ-PD 21-0123 -- 123. The staff 7 is requesting this be continued to the April 19, 2021, Zoning Hearing Master Hearing. Item A-14, Major Mod Application 21-0169. This application is out of order to be heard and is 10 being continued to the April 19, 2021, Zoning 11 12 Hearing Master Hearing. 13 Item A-15, Rezoning-PD 21-0212. 14 application is being continued by the applicant to 15 the April 19, 2021, Zoning Hearing Master Hearing. 16 Item A-16, Rezoning-PD 21-0220. 17 application is out of order to be heard and is 18 being continued to the April 19, 2021, Zoning 19 Hearing Master Hearing. 20 Item A-17, Rezoning-PD 21-0221. 21 application is out of order to be heard and is 22 being continued to the April 19, 2021, Zoning 23 Hearing Master Hearing. 24 Item A-18, Rezoning-PD 21-0222. 25 application is being continued by the applicant to

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE / OF 3 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 2 14/22 GOM HEARING MASTER: SOSOM FIND PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME MATT NEWYOW MM MAILING ADDRESS\_ 200 10) E. KOWLEDY BLUD. # 2200 22-0102 CITY TAMPA STATE FL ZIP 3361 4 PHONE 813-727-4026 PLEASE PRINT APPLICATION # NAME TO da Pressmar MM MAILING ADDRESS ACC 210169 CERCUSTATE H APPLICATION # PLEASE PRINT APPLICATION # MAILING ADDRESS (V) (V) a-0330 PLEASE PRINT DAVA TUGHS **APPLICATION #** MAILING ADDRESS 3610 Northdaly Blud 5/2 100 Jampa STATE PL ZIP35624 PHONESTS-949-7440 PLEASE PRINT, NAME NICK Brackin APPLICATION # RZ-21-1329 MAILING ADDRESS 3211 Stone bridge Tr. CITY Valico STATE FI ZIP 33596 PHONE 213-453

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO PAGE 2 of 3DATE/TIME: 21432 GOM HEARING MASTER: SUSAN FINCH PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Jennifer Grissom APPLICATION # MAILING ADDRESS 12406 POW COUNT\_ CITY Tampa STATE T ZIP 33626HONE NAME Kami Cerbeth APPLICATION # MAILING ADDRESS 1018 Kenned Blvd, Ste 3700 CITY TAMPA STATE FL ZIPZSLOLPHONE 812 227 8421 PLEASE PRINT APPLICATION # NAME AUXIS WESP MAILING ADDRESS LOYOI HISMOOD MOUDE DY. 71-1335 CITY TAMPA STATE FZIP 336 PHONE 235 850 PLEASE PRINT
NAME APPLICATION # MAILING ADDRESS SO23 W. LAVIET PLEASE PRINT APPLICATION # NAME TOUCHT GOVANCY MAILING ADDRESS 400 N. Ashley Dr. 15 21-133 CITY TOMPOL STATE TI ZIP 3360 PHONE PLEASE PRINT WITH MAME APPLICATION # MAILING ADDRESS 325 5. Blad CITY JUNDON STATE PL ZIP33666 PHONE 254-7157

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

DATE/TIME: 2/14/22 6 PM HEARING MASTER: SUSGN FINCH

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Toolselle Ollsent
92022	MAILING ADDRESS 1000 10 Ashley Dr.  CITY Temper STATE PL ZIP 33602 PHONE 813 551-
APPLICATION#	PLEASE PRINT, NAME NUGLEAUER  MAILING ADDRESS 401 & Tackson Street  CITY TAMPA STATE PL ZIP 33107 PHONE 813-407-1486
APPLICATION#  M. M.  22-0224	MAILING ADDRESS 40/ E. Jackson 6t S-it 2/00  CITY Tayn STATE F ZIP 32601 PHONE 813 2225016
APPLICATION #	PLEASE PRINT NAME  MAILING ADDRESS  CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME  MAILING ADDRESS  CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME  MAILING ADDRESS  CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 02/14/2022

HEARING MASTER: Susan Finch PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-1335	Brian Grady	Revised staff report	Yes (Copy)
RZ 21-1335	Alexis Crespo	Applicant presentation packet	No
RZ 21-1335	Steve Henry	Applicant presentation packet	No
MM 21-1108	Brian Grady	Revised staff report	Yes (Copy)
MM 21-1108	Dallas Evans	Applicant presentation packet	No
RZ 22-0222	Brian Grady	Revised staff report	Yes (Copy)
MM 21-1339	Brian Grady	Revised staff report	Yes (Copy)
MM 21-0169	Todd Pressman	Applicant presentation packet	No
RZ 22-0077	Michael Horner	Applicant presentation packet	No
RZ 22-0224	Nicole Neugebauer	Applicant presentation packet	Yes (copy)

#### FEBRUARY 14, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, February 14, 2022, at 6:00 p.m., held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., and led in the pledge of allegiance to the flag.

#### A. WITHDRAWALS AND CONTINUANCES

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

#### D.6. MM 22-0102

Brian Grady, Development Services, calls MM 22-0102.

Matthew Newton, applicant rep, presents testimony.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues to April 18, 2022.

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

Susan Finch, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

Susan Finch, ZHM, Oath

#### B. REMANDS

#### B.1. MM 21-0169

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

Todd Pressman, applicant rep, presents testimony and submits exhibits.

Tania Chapela, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, questions to Planning Commission.

- Andrea Papandrew, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Todd Pressman, applicant rep, provides rebuttal.
- Susan Finch, ZHM, questions to Planning Commission.
- Andrea Papandrew, Planning Commission, answers ZHM questions
- Susan Finch, ZHM, closes MM 21-0169.
- C. REZONING STANDARD (RZ-STD):

#### C.1. RZ 22-0077

- Brian Grady, Development Services, calls RZ 22-0077.
- Michael Horner, applicant rep, presents testimony and submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- Michael Horner, applicant rep, answers ZHM questions.
- Isis Brown, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Isis Brown, Development Services, answers ZHM questions.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Michael Horner, applicant rep, provides rebuttal.
- Susan Finch, ZHM, questions to applicant rep.
- Michael Horner, applicant rep, answers ZHM questions and continues rebuttal.
- Susan Finch, ZHM, closes RZ 22-0077.

#### C.2. RZ 22-0330

- Brian Grady, Development Services, calls RZ 22-0330.
- Todd Pressman, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0330.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

#### D.1. MM 21-1108

- Brian Grady, Development Services, calls MM 21-1108.
- Dallas Evans, applicant rep, presents testimony and submits exhibits.
- Tim Lampkin, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1108.

#### D.2. RZ 21-1329

- Brian Grady, Development Services, calls RZ 21-1329.
- Nick Brackin, applicant rep, presents testimony.
- Jennifer Grissom, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1329.

#### D.3. RZ 21-1335

Brian Grady, Development Services, calls RZ 21-1335 and noted the application would be heard at the March 8, 2022, BOCC meeting.

- Kami Corbett, applicant rep, presents testimony.
- Alexis Crespo, applicant rep, presents testimony and submits exhibits.
- Steve Henry, applicant rep, presents testimony and submits exhibits.
- Brian Grady, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1335.

#### D.4. MM 21-1339

- Brian Grady, Development Services, calls MM 21-1339.
- Truett Gardner, applicant rep, presents testimony.
- Susan Finch, ZHM questions to applicant rep.
- Truett Gardner, applicant rep, answers ZHM questions and continues testimony.
- Tim Lampkin, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- Tim Lampkin, Development Services, continues testimony.
- Susan Finch, ZHM, calls for applicant rep/closes MM 21-1339.

#### D.5. RZ 21-1340

- Brian Grady, Development Services, calls RZ 21-1340.
- William Molloy, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- William Molloy, applicant rep, answers ZHM questions and continues testimony.
- Michelle Heinrich, Development Services, staff report.

- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- William Molloy, applicant rep, proves rebuttal.
- Susan Finch, ZHM, closes RZ 21-1340

#### D.7. RZ 22-0222

- Brian Grady, Development Services, calls RZ 22-0222.
- Susan Finch, ZHM, Oath.
- Isabelle Albert, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Tim Lampkin, Development Services, answers ZHM questions and continues testimony.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Isabelle Albert, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 22-0222

#### D.8. MM 22-0224

- Brian Grady, Development Services, calls MM 22-0224.
- Nicole Neugebauer applicant rep, presents testimony.
- Susan Finch, ZHM, Oath.
- Nicole Neugebauer, applicant rep, presents testimony and submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- Nicole Neugebauer, applicant rep, answers ZHM questions.

- Sam Ball, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services
- Sam Ball, Development Services, answers ZHM questions.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- Brian Grady, Development Services, continues testimony.
- Susan Finch, ZHM, calls for applicant rep.
- David Smith, applicant rep, presents rebuttal.
- Brian Grady, Development Services, responded to applicant.
- David Smith, applicant rep, continues rebuttal.
- Brian Grady, Development Services, responded to applicant.
- David Smith, applicant rep, continues rebuttal.
- Susan Finch, ZHM, closes MM 22-0224.

#### ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.

Applica	tion No.	21-0169	
	trad	Pressman	
Entered	at Public	Hearing: ZHM	
Exhibit	#_1	Date: 9-13-21	

To the Honorable Hillsborough County Commissioner's:

MM-21-0169, 5326 Williams Road

NAME	ADDRESS	DATI	Ε	
Tolmodge	Jacobs 10825 ol	4 H.115 Acc 6	6-21-21	
Samanth	ratacobs 1082	50d Willsbo	raigh Ave.	6-21-21
Dylan Jo	acobs 10825 0111	nills Ave. 6	-21-21	
Veronico	Bradohan 10	829 Old Hills the Tampa FL	428/21	
Joson	Bradeboy	0829 OH HilsAve Tampa FL	6/28/21	
Robert	Lewis 10827	Old Hillsboro	ugh Ave.	7/09/21
Roch	el Bris	10877	OIdHUS.	Ave."

To the Honorable Hillsborough County Commissioner's:

#### MM-21-0169, 5326 Williams Road

NAME	ADDRESS		DATE	
Fernando	Games 10819 01	W Hillshorn	gh 2/2	4/21
Walter	Berrios 1080	9 Old Hill	s borough	Ave 7/2//
Edw.	· CATO 1090	1 Ross St	Tompa	-7-27-2
Robert	to logoz	1-904 R	,ss 5t-	7-2.7-21
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To the Honorable Hillsborough County Commissioner's:

#### MM-21-0169, 5326 Williams Road

NAME	ADDRESS		DATE
	10907	old Hillsboraght	le ,
teather	Angeles-Montiel Ton	npa FL 33610	7/10/21
			ve
Lorena	Raquel Correa Tamp	7 old Hillsborough Andrew FL 33 U.O	7/13/21
Lorenzo		Hillsbarough Ave FL 33010	7/13/21
	•		
d <sub>es</sub>			

To the Honorable Hillsborough County Commissioner's:

#### MM-21-0169, 5326 Williams Road

NAME	ADDRESS DATE
In	10833 Old Hillsborough ave
Mag V	10853 Old Hillsboragh ave Tampa FL 33610 7-12-21
10	10833 Old Hills borowsh Ave
(hoenful	July Tamen FL 33610 7-12-21
//20	10833 Old Hillsborough ove
Westa	5 Tampa FL 33610 7-12-21
90	10831 Old Hills Bofoush ave
Bam	1 5 Tampa FL 33610 7-12-21
	All the second s

To the Honorable Hillsborough County Commissioner's:

#### MM-21-0169, 5326 Williams Road

NAME	ADDRE	ESS	DATE	
Ethanlewin	10127	01d Hi 115ba	rough ave	07/07
			V	
∮ <sub>≠1</sub>				
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### Hillsborough ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner and/or Any Registered Neighborhood

APPLICATION NUMBER: 21-0113 APPLICATION FILING DATE: 11/23/2020

Organization of Civic Association	
of Hillsborough County at a publi	•
LOCATION OF PUBLIC HEARING:	Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room* 1505 N Nebraska Ave, Tampa, FL 33602 (*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)
NATURE OF REQUEST: (Provide a ger Re-Zoning to a Planned Deve	
	oval process creates its own customized zoning district and may be used to obtain ulations as set forth in Section 5.03.06.C.6 of the Land Development Code.  45 ft. North of intersection: Silver Lane & Pullman Car Dr.
LOCATION OF THE PROPERTY: (Addition 4102 Silver Lane, 108 Valrico Station Rd., 41	ress and/or General Location)
CURRENT ZONING: PD and RSC-6	(MH) PROPOSED ZONING:
	artment reports are kept by the Administrator and are open to public inspection i d and the County Administrator. The application may be reviewed online through th

in e Hillsborough County Development Services Department webpage located at: http://hcflgov.net/pgmstore.

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5600 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

	epresentative Todd Pressman, Pres., Pressman & Assoc., Inc.
Name:	Toda i roddinari, i roddinari a roddon, indi
Address	200 2nd Ave., South, #451, St. Petersburg, FL 33701
Phone:	727-804-1760
_	Todd@Pressmaninc.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

#### Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master; or
- In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing;
- 3) Spoken or in writing\* during the public hearing before the Zoning Hearing Master. (\*Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing, pursuant to (1) or (2), above.)

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

- 1) Hand delivered to County Center, 601 E. Kennedy Blvd. in downtown Tampa.
- 2) Mailed to P. O. Box 1110, Tampa, FL 33601
- 3) Via e-mail using the Development Services webpage located at: http://hcflgov.net/pgmstore Click on "Email" button (under "Contact Info"), attach testimony and/or evidence documents to e-mail, and send to Hearings@hillsboroughcounty.org.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

#### **About the Hearing:**

The staff report of the Development Services Department must be filed six (6) days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

- 1) The applicant and the applicant's witnesses shall present their case.
- 2) The Staff of the Development Services Department will give a summary of the request, and present the County Staff's findings and recommendations.
- 3) The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
- 4) You and other witnesses shall present their case.
- 5) County Staff will have the opportunity to make additional comments.
- 6) The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

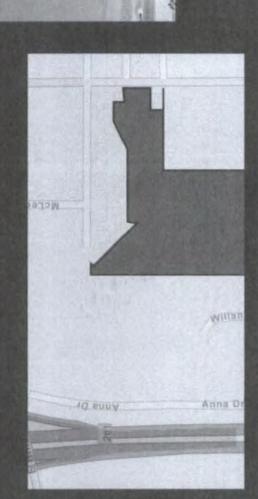
Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

**PARTICIPATION OPTIONS:** In response to the COVID-19 pandemic, Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

<u>Virtual Participation</u>: Virtual participation is highly encouraged. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.







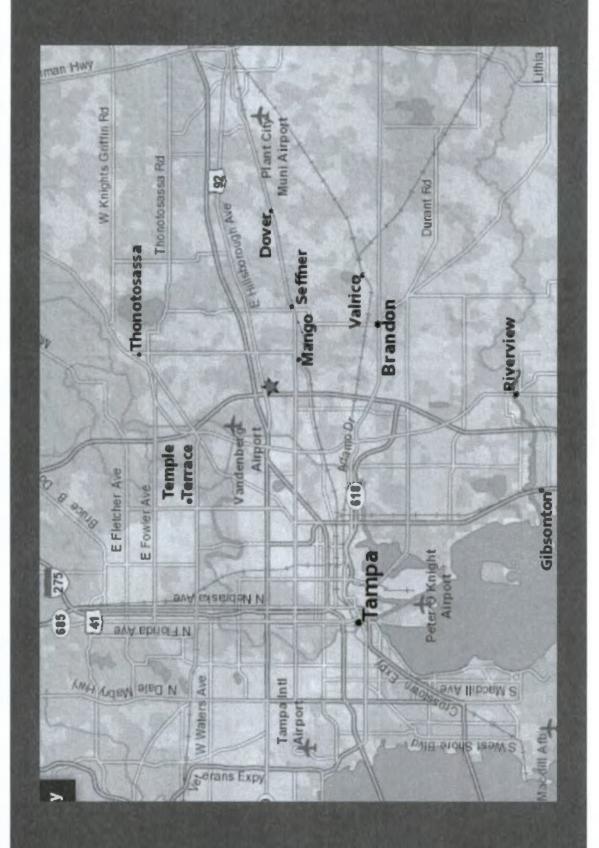


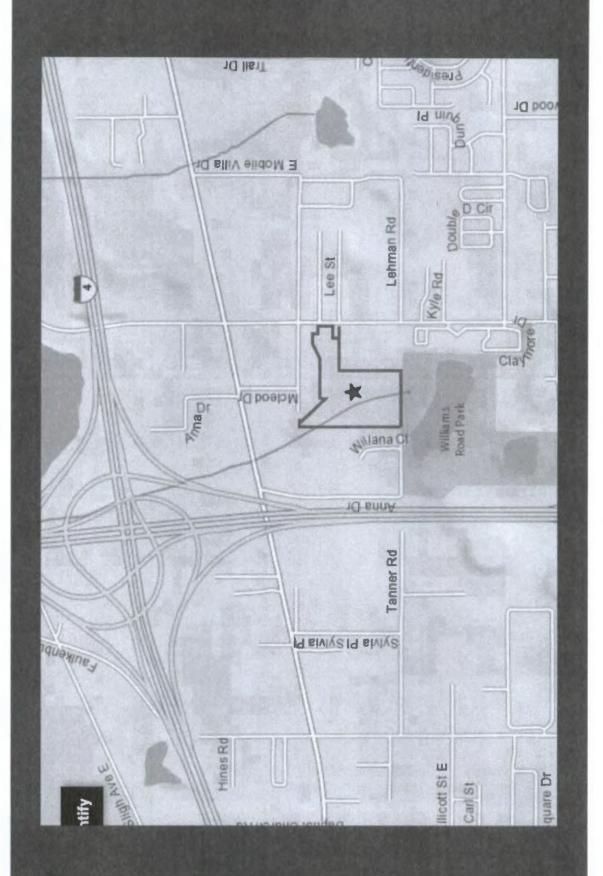
ISSUE: Major Modification to PD 00-0171

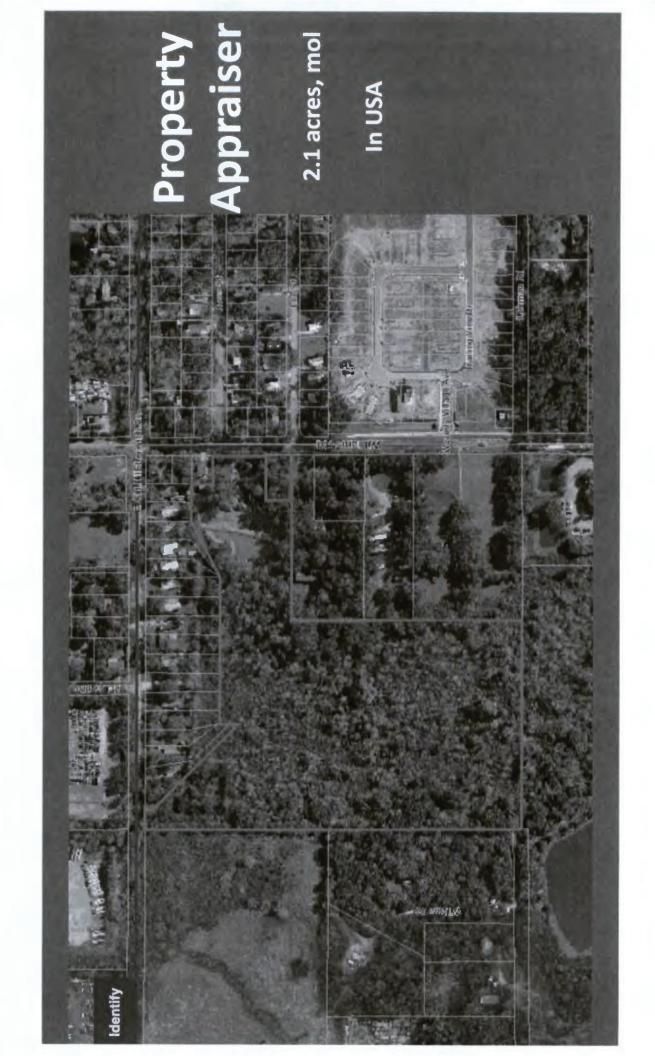
CURRENT: 62 Multi Family Dwellings & 5, SF homes. 35' height

PROPOSED: Two 5,000 SF warehouses

**21.8** acres





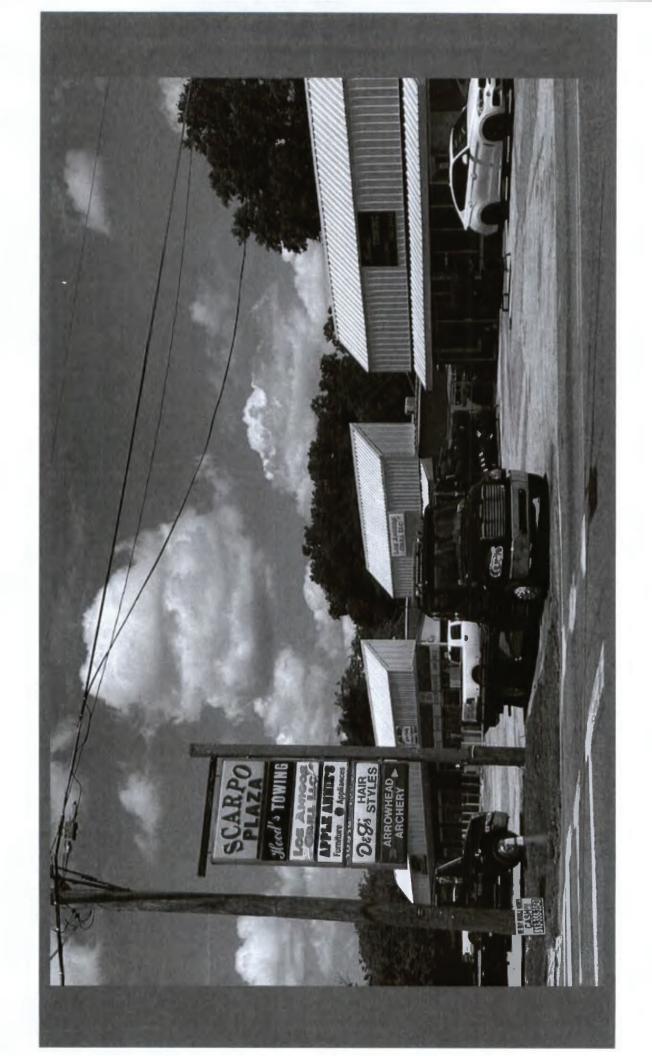


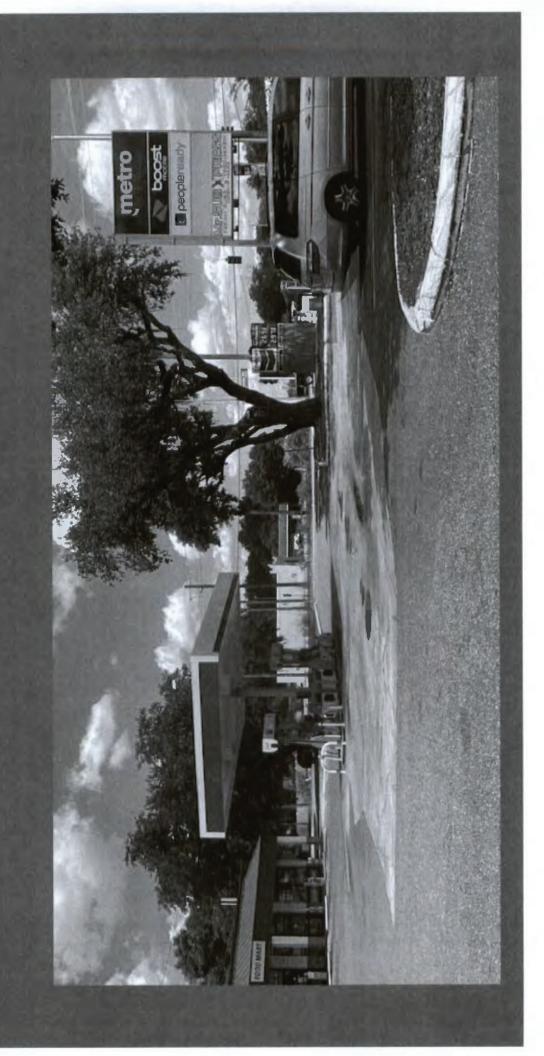


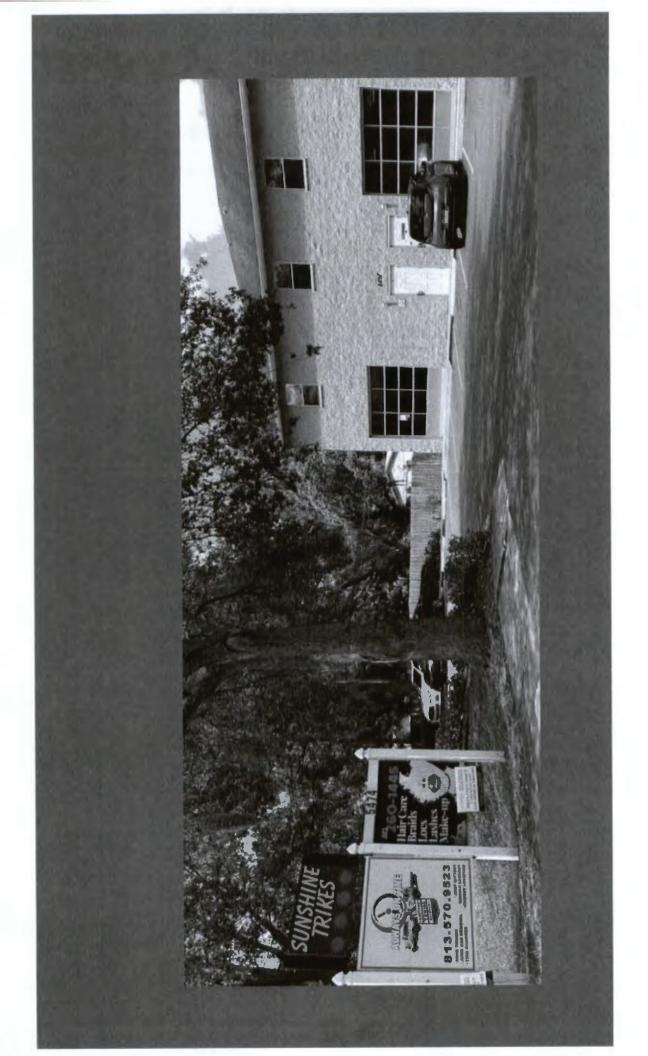
### **Current PD**

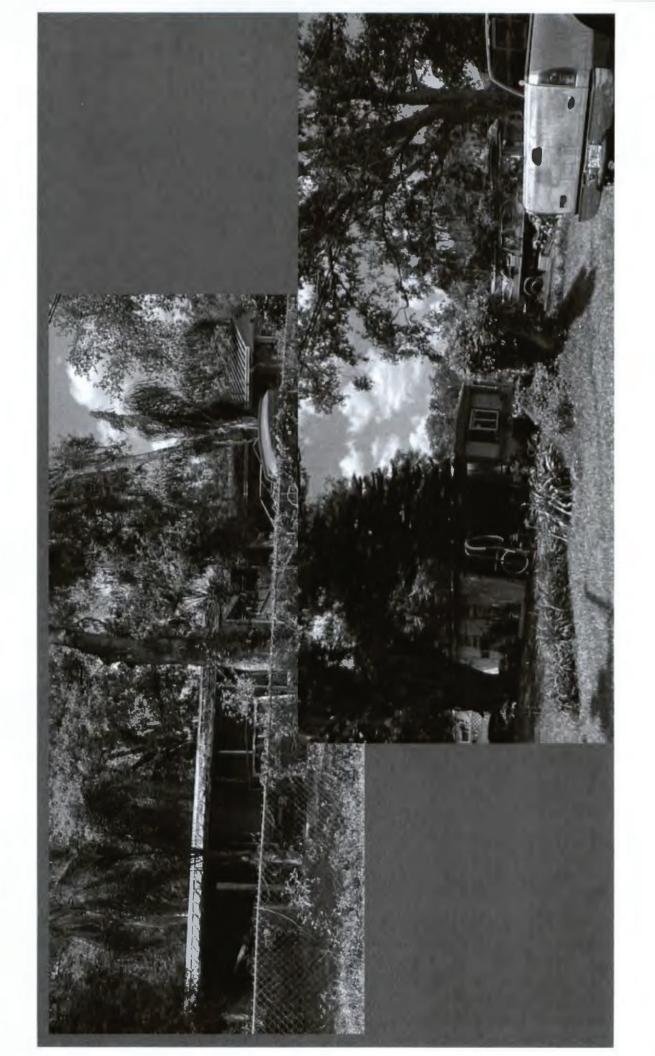
62 multifamily units. 5 SF homes. 35' height









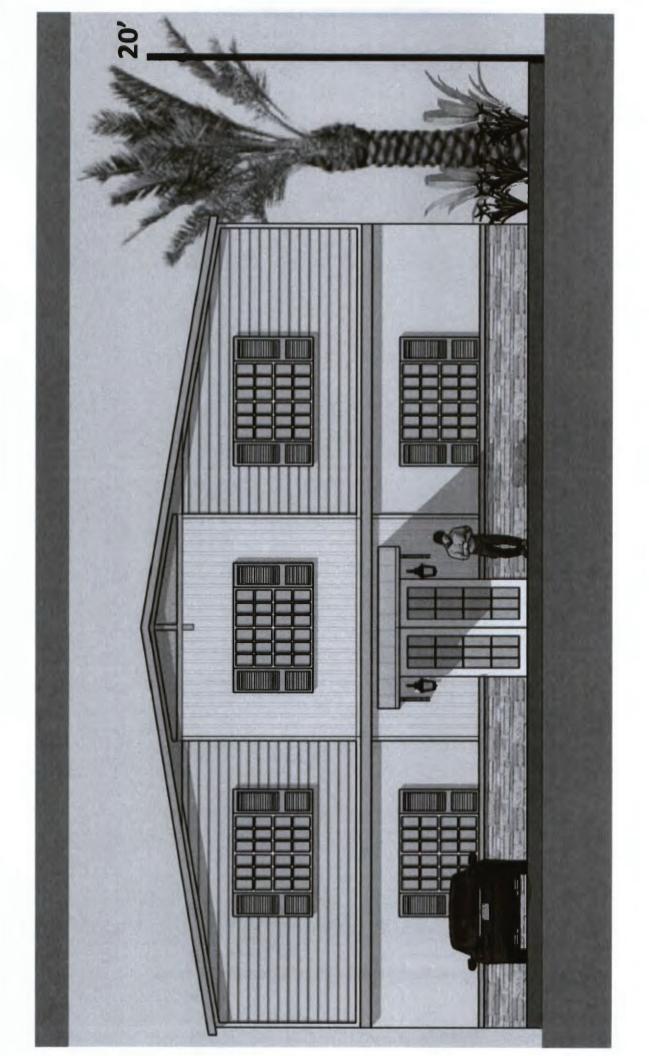


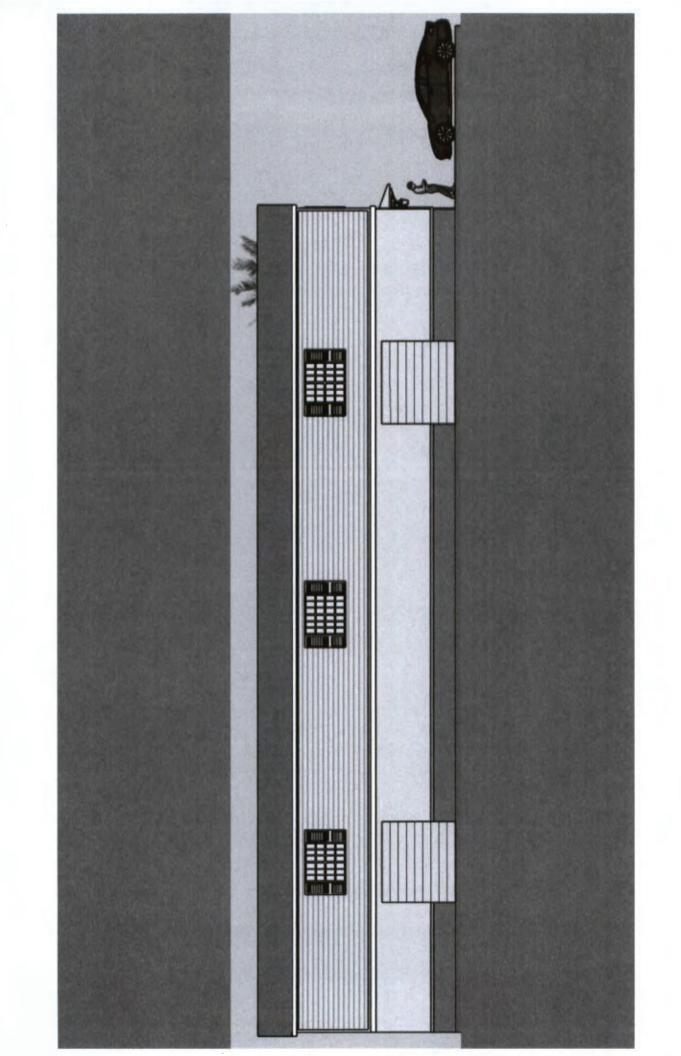


### **Conditions:**

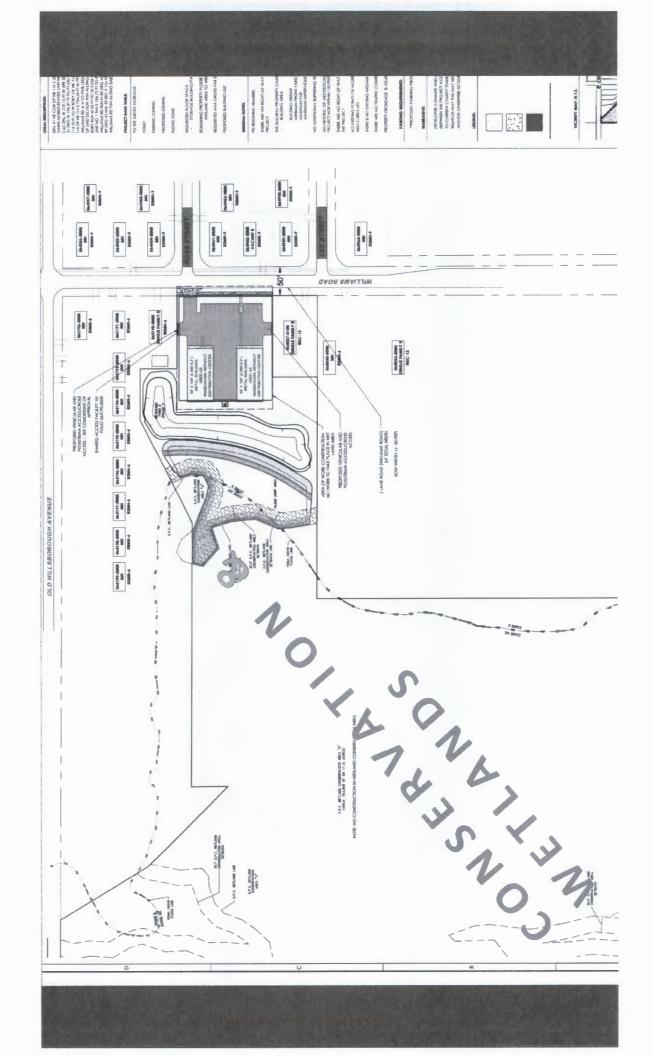
1)Maximum height is 20'

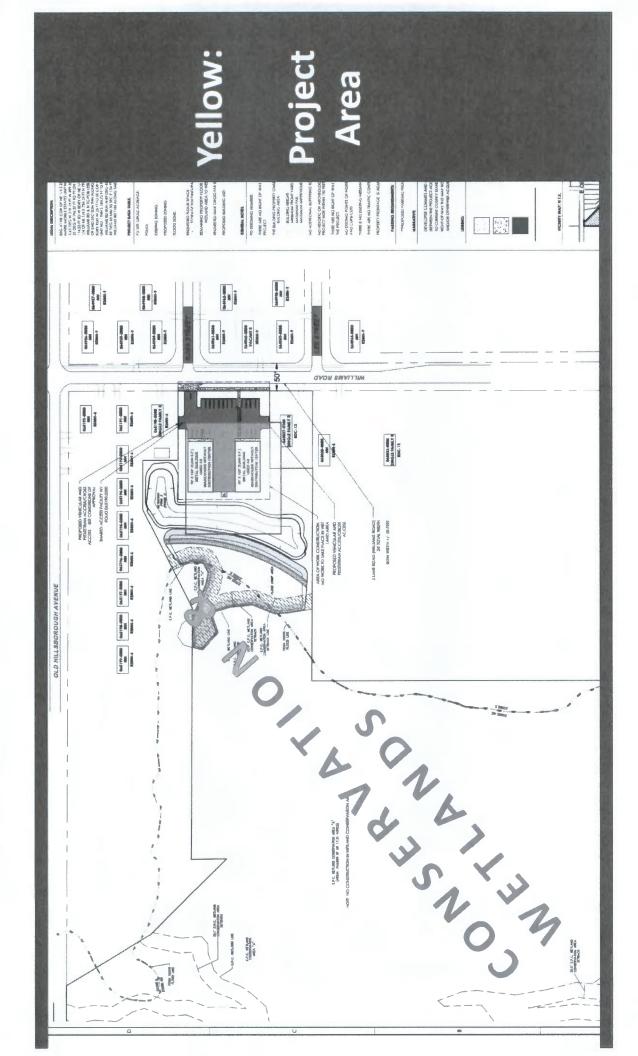
2)Residential in character, elevations submitted as a part of the file

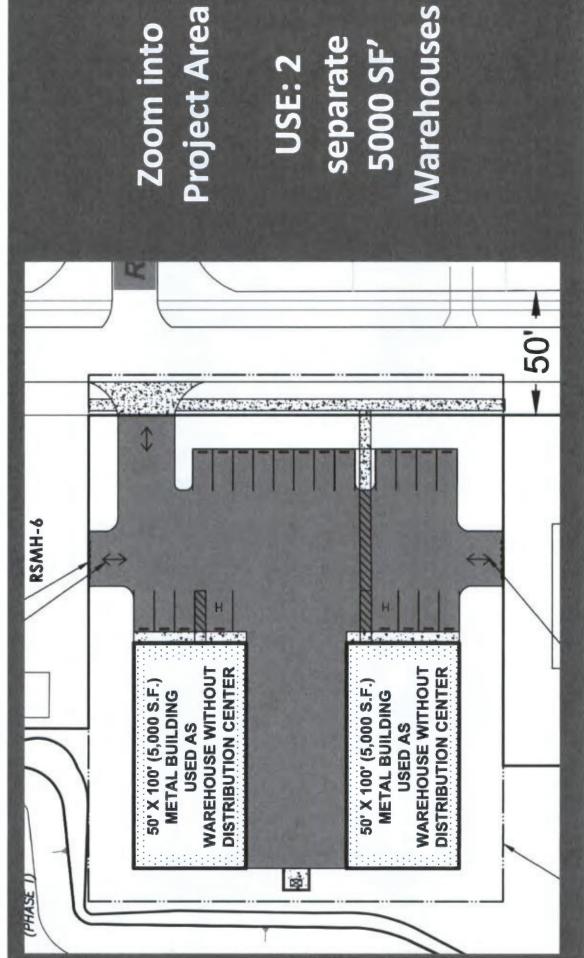




### PROPOSED SITE PLAN & COMP PLAN



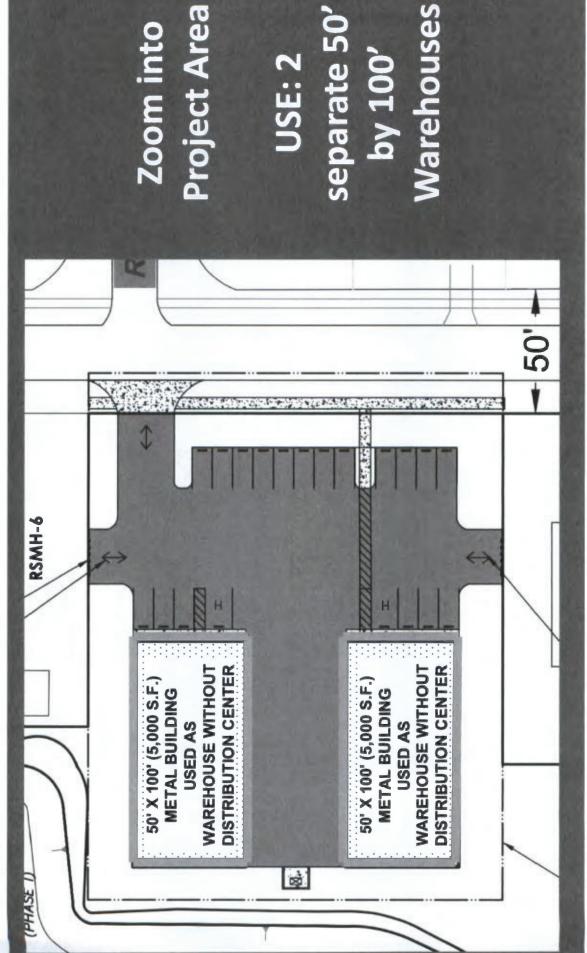




**Project Area** Zoom into

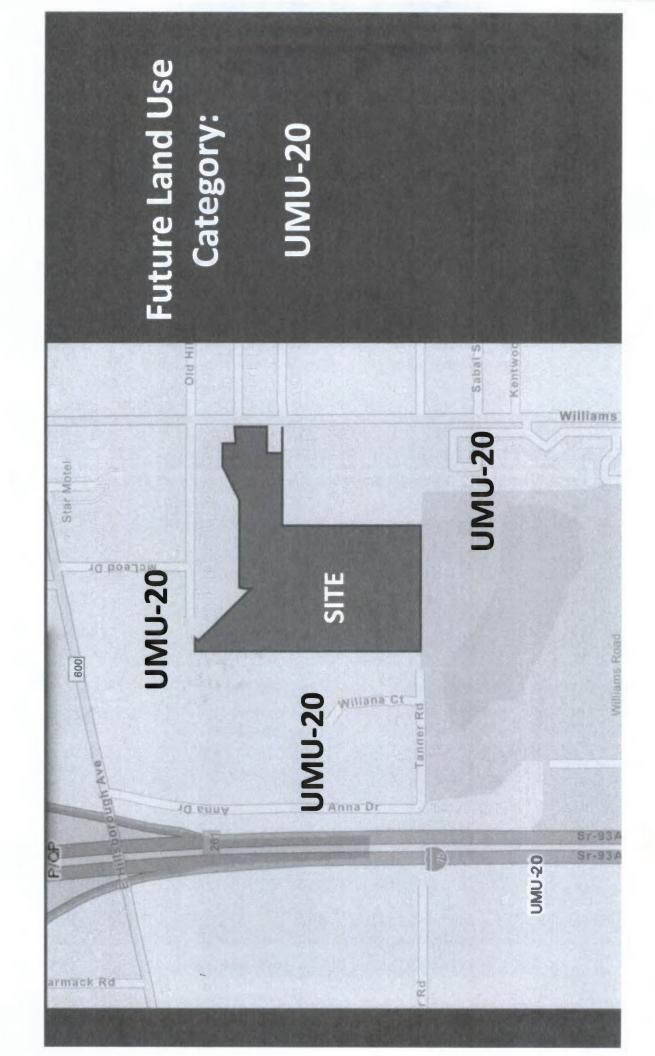
USE: 2

separate 5000 SF'

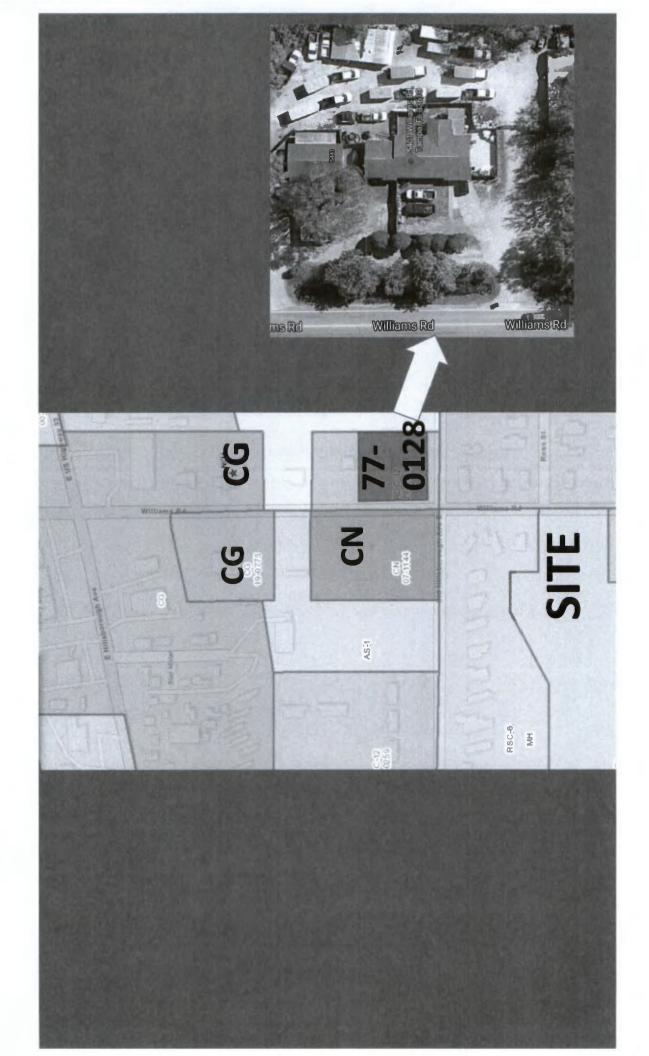


Project Area Zoom into

separate 50' by 100'



multi-purpose, clustered residential, mixed use, business park, research park, light industrial, "Residential, regional commercial, offices,



77-0128



ms Rd

Williams Rd

WilliamsRd

# STAFF COMMENTS

### PGM Staff:

"Staff recognizes the proposed light industrial use acknowledges commercially zoned properties is permissible in the UMU-20 FLU. Staff also along Williams Road; and light industrial developments near the PD property". Traffic Count Stations

Reference of place of the service of the s

Williams Road

2017, 8,633 vehicles/day

### PLANNING COMMISSION:

"239,580 square feet of maximum intensity permitted on the site. The applicant is requesting far less than what can be considered on the site due to the environmentally sensitive areas on the site".

Roughly 10%. Environmentally Sensitive

Seffner-Mango Community Plan



# PLANNING COMMISSION:

directing commercial development to the US 92 "The proposed use is consistent with the vision of the Seffner Mango Community Plan, by corridor".

# PLANNING COMMISSION:

properties 10 acres or greater in the UMU-20" requirements for 2 land uses will apply to "FLUE Policy 19.1 specifically states that

PROPOSED	435,600 SF (100%) 328,729 SF (75.5%)	24,604 SF (5.6%)	23,445 SF (5.4%)		Building area is only 23,445 SF.	Far below 10 acres Req.	Conservation/wetlands as a separate designated area	
EXISTING	. 435,600 SF (10 Ac.) —. 328,729 SF	0 SF	0 SF	1	Building area i	Far below 1	Conservation/we	
SITE DATA	PROJECT SITE AREA  ONSITE WETLAND	IMPERVIOUS AREA	BUILDING AREA					
				Jentify (1)			40741,45	

Objective 19:

All development in the mixed use categories shall be integrated and interconnected to each other

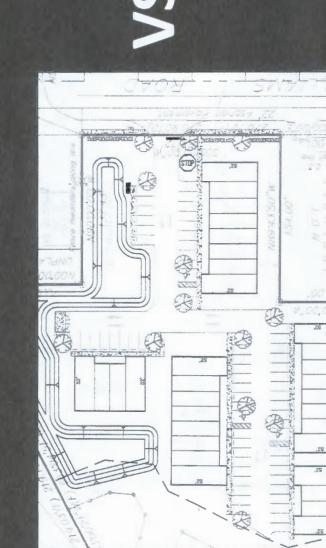
## COMPATIBILITY

#### Policy 1.4:

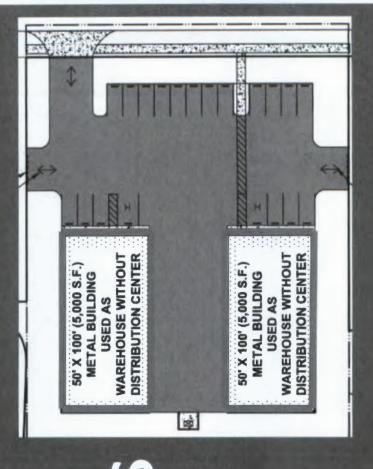
Compatibility is defined as the characteristics of different uses or activities or design which allow them to be parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic,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

- Height
- Scale
- Mass
- Bulk
- Vehicular traffic
- · Circulation
- Access
- Parking
- Landscaping
- Lighting noise
- Odor
- Architecture

## **CURRENT: 64 townhomes**



### PROPOSED: 10,000 SF Warehouse



### Compatibility Comparison:

- Height, LESS 20' vs 35'

Scale, LESS 10,000 SF vs 23,445 SF

Mass, LESS See Both Above!

, LESS See Both Above

Vehicular traffic, LESS Coming up...

- Circulation, LESS See Above

- Access,

- Parking, LESS

Landscaping, MORE

Lighting & noise, FAR LESS

Odor, FAR LESS

- Architecture, SIMILAR

Trips/Impacts are low, low!

17 Average daily trips

2 AM Peak

2 PM Peak

## Trips/Impacts are REDUCED!

17 Average daily trips REDUCED BY 484 trips

2 AM Peak REDUCED BY 31 AM Peak

2 PM Peak REDUCED BY 38 PM Peak

# Reducing ADT from 554 to 17

That is a 32 times reduction of trips

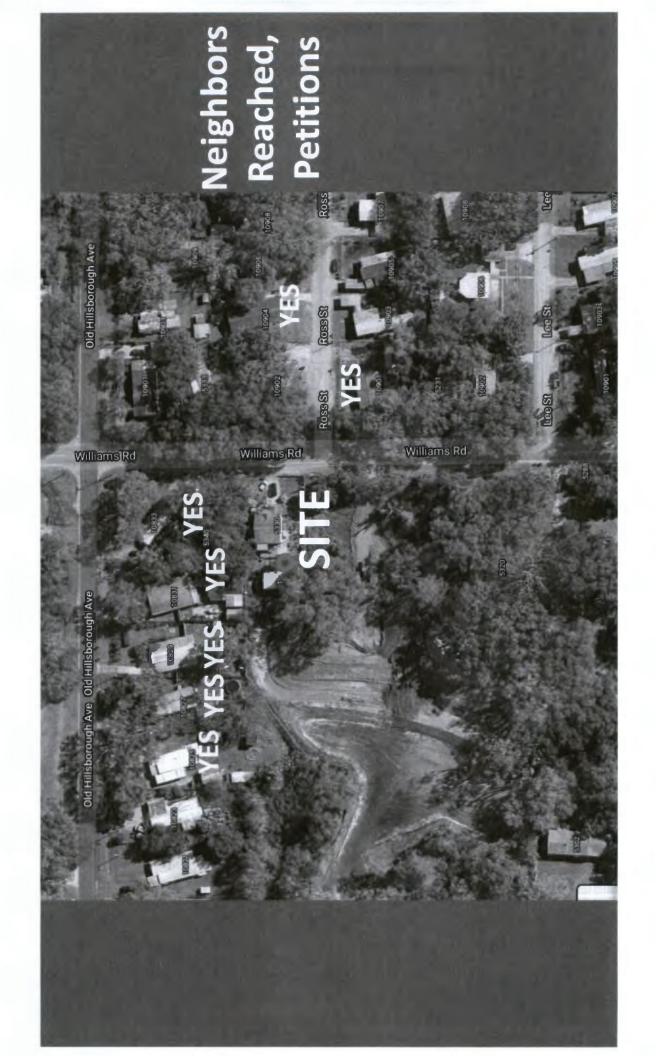
## Virtually no infrastructure

Water

sewer

### NEIGHBORS

(those we could reach...)



### Could not ask for a better neighbor!

- Virtually no trips

- No odors

- No traffic

- No noise

- No parties

- No loud music

- Extremely low infrastructure

### Summary:

- Added good conditions
- UMU-20 category supports
- Plan Comm: Recognize Commercial & Industrial near the site
- Requesting far less SF intensity
- Extremely environmentally sensitive
- **Consistent with Seffner-Mango Community Plan**
- Very smal area of development does not meet intent for 2 uses in UMU-20
- Proposed use is far more compatible
- Proposed use is far less intensive
- Proposed use is a much better neighbor
- Neighbors support

PAGE OF 5 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO HEARING MASTER: Susan Finch DATE/TIME: 4-13-2021 PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME CLATTON PRICEE RZ-PD MAILING ADDRESS 4427 W KENNEST 21-0318 TAMPA STATE TIP PHONE (013) 227-7700 PLEASE PRINT APPLICATION # NAME Strickland T Smth RZ-PD MAILING ADDRESS 5904 Hory for Owles Phin 21-0318 CITY Jamps STATEFL ZIP 3354 PHONE 813-253-5311 PLEASE PRINT John Grandot APPLICATION # NAME May 21-0884 MAILING ADDRESS JEFE 370 Kerky Ameria # D.11 STATE / ZIP 33601\_PHONE 221 - 3900 PLEASE PRINT John McCan **APPLICATION #** MAILING ADDRESS 9340 N. Fl. Ave Ste I RZ-STD 21-0870 CITY Tompa STATE [ ZIP 33614 PHONE 813-919-PLEASE PRINT Chris Ares **APPLICATION #** NAME RZ-STD 21-0951 MAILING ADDRESS 6522 Bimni Ct CITY Aprilo Backstate FC ZIP 33572 PHONE 813-638-2482 NAME MARK FLINT **APPLICATION #** 

MAILING ADDRESS 3868 SUNGA CONTER BLUD

CITY-CONLIM STATE ZIP 23573 PHONE 813-641-1200

RZ-STD 21-0951

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

PAGE  $\geq$  OF  $\leq$ 

DATE/TIME: 9-13-2021 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** DAYER, AIC NAME 21-098 MAILING ADDRESS /450 PLEASE PRINT **APPLICATION #** rianco NAME ( MAILING ADDRESS 11/03 Sevenity Oaks Ln 21-1050 CITY MONOTOSA (SUSTATE PL ZIP 33592 PHONE 813-817-9153 NAME John Tricarico **APPLICATION #** MAILING ADDRESS 11/03 Secenity Oaks La 21-1050 CITY Thurstosus STATE FL ZIP 33592 PHONE 941-445-2610 NAME ALVARO RODRIGUES APPLICATION # RZ-STD MAILING ADDRESS 3603 W. FLORD STREET STE D 21-1091 CITY | AMPA STATE FL ZIP 33614 PHONE 81338980 82 **APPLICATION #** NAME Juan Rojas (Virrual) RZ-STD= MAILING ADDRESS 5005 North Fulkenburg Road 21-1091 CITY Tampa STATE FL ZIP 33610 PHONE PLEASE PRINT CIKES MUNEAL **APPLICATION #** RZ- PO MAILING ADDRESS 15957 N. FLORIDA AVE 21-0749 CITY LUTZ STATE FL ZIP35549 PHONE 815.205.254

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

PAGE 3 OF 5

DATE/TIME: 9-13-2021 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME MM 21-0169 MAILING ADDRESS CSTATE ZIP ZIP PHONE PLEASE PRINT,
NAME KOWALD FLOYD APPLICATION # RZ-PD 21-0221 MAILING ADDRESS &/ TW LINEBAUGH AVE CITY JAMAS STATE EL ZIP 33625 PHONE 839680619 NAME J.D. ALSABBAGH APPLICATION # 21-022) MAILING ADDRESS 8370 W. Hills: Ave # 205 CITY TAMPA STATE FL ZIP 33615 PHONE 813 889-0700 APPLICATION # NAME JOSSICA Icermun 21-0556 MAILING ADDRESS 401 Gust Juckson St. #2100 CITY TUMPA STATE FL ZIP 33702 PHONE 222-5066 NAME Cavif M. Smith **APPLICATION #** 21-0556 MAILING ADDRESS 401 E. Jackson St. S. to 2100 CITY 1 STATE [ ZIP 3360 PHONE 8/3 222 50/0 PLEASE PRINT Calin Rice **APPLICATION #** MAILING ADDRESS 101 E Kennedy Blud Ste 2800 21-0557 CITY Tampa STATE FL ZIP 33609 PHONE 813-676-7116

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 4 OF 5
DATE/TIME: 9-13-2	HEARING MASTER: Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME GORDON SMITH
21-0557	MAILING ADDRESS 1/029 Clay Pit Rd
	CITY Tempa STATE FL ZIP 336 PHONE 727-483-3125
APPLICATION #	PLEASE PRINT NAME Colou Rice
21-0560	MAILING ADDRESS 101 E knowledy Blud Suite 2000
	CITY Tampa STATE FL ZIP 3360 PHONE 813-676-7226
APPLICATION #	PLEASE PRINT Roland P. Dove
21-0592	MAILING ADDRESS 3019 U.S. Highway 19
	CITY Holiday STATE FL ZIP 3459 PHONE 727-928-1516
APPLICATION #	NAME William Solling
21-0746	MAILING ADDRESS 1350 OR TANGE AVE STEZOI
-	CITYWING PARASTATE FL ZIP 32799HONE 407-296-6327
APPLICATION #	PLEASE PRINT NAME Secon Cashen
RZ-PD=	MAILING ADDRESS 13825 ICO+Blud Ste 605
21 0.46	CITY Cloawater STATE FE ZIP 35760 PHONE 727 524- 1818
APPLICATION #	PLEASE PRINT NAME JESSICA ICEMAN
21-0867	MAILING ADDRESS 401 East Jackson St #2100
	CITY TOMON STATE FL 710 33607 PHONE 373-50166

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 5 OF 5
<b>DATE/TIME</b> : 9-13-2	HEARING MASTER: Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT DAVID M. Smth
210867	MAILING ADDRESS 401 E. Jackson St Site 1100
	MAILING ADDRESS 401 E. Jackson St. Site 1100  CITY Type STATE ZIPS PHONE 8/3 22259
APPLICATION #	PLEASE PRINT RUN SPOOT
21 0944	MAILING ADDRESS 509 C Jolcson St CITY Tompe STATE FC ZIP 3360 PHONE 813 23942
APPLICATION #  MM 21 - 0944	PLEASE PRINT arebe 6/as 5
	MAILING ADDRESS SOM E. Lados on St.  CITY Tours STATE Fr ZIP 370 PHONE 231-2212  3202
APPLICATION #  MM 21-0944	PLEASE PRINT NAME Saman Tha Sherman
*	MAILING ADDRESS 1201 Windhirst Ridge Dr CITY Brandon STATE FL ZIP 33510 PHONE \$13.951-
APPLICATION #	PLEASE PRINT NAME  MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 9/13/2021

HEARING MASTER: Susan Finch PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0318	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
MM 21-0556	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0749	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0986	MICHAEL HORNER	1. APPLICANT PRESENTATION PACKET	NO
MM 21-0169	TODD PRESSMAN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0221	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0221	J.D. ALSABBAGH	2. APPLICANT PRESENTATION PACKET	NO
MM 21-0556	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
MM 21-0556	DAVID SMITH	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0560	COLIN RICE	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0746	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0746	WILLIAM SULLIVAN	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0746	JESSICA ICERMAN	3. APPLICANT PRESENTATION PACKET	NO
RZ 21-0867	DAVID SMITH	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0867	JESSICA ICERMAN	2. APPLICANT PRESENTATION PACKET	NO
MM 21-0944	LANETTE GLASS	1. APPLICANT PRESENTATION PACKET	NO

### SEPTEMBER 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 13, 2021, at 6:00 p.m., held virtually.

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

### A. WITHDRAWALS AND CONTINUANCES

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

### D.11. MM 21-0884

- ▶ Brian Grady, Development Services, calls MM 21-0884.
- John Grandoff, applicant rep, presents testimony.
- Susan Finch, ZHM, asked for proponents/opponents/continued MM 21-0884 to the October 18, 2021, ZHM meeting at 6:00 p.m.
- Brian Grady, Development Services, continues the changes/withdrawals/continuances.
- Susan Finch, ZHM, overview of ZHM process.
- Senior Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.
- Susan Finch, ZHM, oath.

### B. REMANDS

### B.1. RZ-PD 21-0318

- ▶ Brian Grady, Development Services, calls RZ 21-0318.
- Clayton Bricklemyer, applicant rep, presents testimony.
- Strickland Smith, applicant rep, presents testimony.
- Clayton Bricklemyer, applicant rep, added comments.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ-PD 21-0318.

### C. REZONING STANDARD (RZ-STD):

### C.1. RZ-STD 21-0870

- ▶ Brian Grady, Development Services, calls RZ 21-0870.
- John McCarry, applicant rep, presents testimony.
- Susan Finch, ZHM, question to applicant rep.
- John McCarry, applicant rep, answers ZHM questions.
- Susan Finch, ZHM, question to applicant rep.
- John McCarry, applicant rep, answers ZHM questions and continues testimony.
- Christopher Grandlienard, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Brian Grady, Development Services, made remarks.
- John McCarry, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 21-0870.

### C.2. RZ-STD 21-0951

- ▶ Brian Grady, Development Services, calls RZ 21-0951.
- Mark Flint, applicant rep, presents testimony.
- Christopher Ares, applicant rep, presents testimony.
- ▶ Isis Brown, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0951.

### C.3. RZ-STD 21-0986

- ▶ Brian Grady, Development Services, calls RZ 21-0986.
- Michael Horner, applicant rep, presents testimony and submitted exhibits.
- Isis Brown, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0986.

### C.4. RZ-STD 21-1050

- ▶ Brian Grady, Development Services, calls RZ 21-1050.
- Kristan Tricarico, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents.
- John Tricarico, proponent, gave testimony.
- Susan Finch, ZHM, calls for opponents/Development Services/applicant rep/closes RZ 21-1050.

### C.5. RZ-STD 21-1091

- ▶ Brian Grady, Development Services, calls RZ 21-1091.
- Alvardo Rodriguez, applicant rep, presents testimony.
- Christopher Grandlienard, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents.
- Juan Rojas, opponent, gave testimony.
- Susan Finch, ZHM, calls for Development Services/applicant rep.
- Alvardo Rodriguez, applicant rep, presents rebuttal.

- Susan Finch, ZHM, questions to applicant rep.
- Alvardo Rodriguez, applicant rep, answers ZHM questions and continues rebuttal.
- Susan Finch, ZHM, closes RZ-STD 21-1091.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

### D.1. RZ-PD 21-0749

- ▶ Brian Grady, Development Services, calls RZ 21-0749.
- Chris McNeal, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Chris McNeal, applicant rep, answers ZHM questions and continues testimony.
- Tania Chapela, Development Services, staff report.
- Susan Finch, ZHM, question to Development Services.
- Brian Grady, Development Services, added remarks.
- Tania Chapela, Development Services, answers ZHM question.
- ▶ Brian Grady, Development Services, added remarks.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, added remarks.
- Susan Finch, ZHM, calls for applicant rep.
- Susan Finch, ZHM, closes RZ 21-0749.

### D.2. MM 21-0169

- ▶ Brian Grady, Development Services, calls MM 21-0169.
- Todd Pressman, applicant rep, presents testimony and submitted exhibits.
- Tania Chapela, Development Services, staff report.

- James Ratliff, Development Services Transportation, added remarks.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- James Ratliff, Development Services, added remarks.
- Susan Finch, ZHM, calls for applicant rep.
- Todd Pressman, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes MM 21-0169.
- Susan Finch, ZHM, break.
- Susan Finch, ZHM, returns from break.

### D.3. RZ-PD 21-0220

Brian Grady, Development Services, announced RZ 21-0220 had been withdrawn.

### D.4. RZ-PD 21-0221

- ▶ Brian Grady, Development Services, calls RZ 21-0221.
- J.D. Alsabbagh, applicant rep, presents testimony.
- Israel Monsanto, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents.
- Ronald Floyd, opponent, gave testimony.
- Susan Finch, ZHM, question to opponent.
- Ronald Floyd, opponent, answers ZHM question and continues testimony.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- J.D. Alsabbagh, applicant rep, presents rebuttal.
- Susan Finch, ZHM, question to applicant rep.

- J.D. Alsabbagh, applicant rep, answers ZHM question.
- Susan Finch, ZHM, question to applicant rep.
- J.D. Alsabbagh, applicant rep, answers ZHM question.
- Susan Finch, ZHM, closes RZ 21-0221.

### D.5. MM 21-0556

- ▶ Brian Grady, Development Services, calls MM 21-0556.
- Jessica Icerman, applicant rep, presents testimony.
- David Smith, applicant rep, presents testimony and submitted exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- David Smith, applicant rep, answers ZHM question.
- Kevie Defranc, Development Services, staff report.
- Susan Finch, ZHM, question to Development Services.
- Kevie Defranc, Development Services, answers ZHM question
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- David Smith, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes MM 21-0556.

### D.6. RZ-PD 21-0557

- ▶ Brian Grady, Development Services, calls RZ 21-0557.
- Colin Rice, applicant rep, presents testimony and submitted exhibits.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents.

- Gordon Smith, opponent, gave testimony.
- Susan Finch, ZHM, calls for Development Services/applicant rep.
- Colin Rice, applicant rep, presents rebuttal.
- Susan Finch, ZHM, question to applicant rep.
- Colin Rice, applicant rep, answers ZHM question.
- Susan Finch, ZHM, question to Development Services.
- Brian Grady, Development Services, answers ZHM question.
- Susan Finch, ZHM, question to applicant rep.
- Colin Rice, applicant rep, answers ZHM question.
- Susan Finch, ZHM, closes RZ 21-0557.

### D.7. RZ-PD 21-0560

- ▶ Brian Grady, Development Services, calls RZ 21-0560.
- Colin Rice, applicant rep, presents testimony and submitted exhibits.
- Susan Finch, ZHM, question to applicant rep.
- Colin Rice, applicant rep, answers ZHM question.
- ▶ Brian Grady, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0560.

### D.8. RZ-PD 21-0592

- ▶ Brian Grady, Development Services, calls RZ 21-0592.
- Roland Dove, applicant rep, presents testimony.
- Susan Finch, ZHM, question to applicant rep.
- Roland Dove, applicant rep, answers ZHM question.

- Brian Grady, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0592.

### D.9. RZ-PD 21-0746

- ▶ Brian Grady, Development Services, calls RZ 21-0746.
- William Sullivan, applicant rep, presents testimony and submitted exhibits.
- Sean Cashen, applicant rep, presents testimony.
- William Sullivan, applicant rep, continues testimony.
- Stephen Beachy, Development Services, staff report.
- Susan Finch, ZHM, question to Development Services.
- Stephen Beachy, Development Services, answers ZHM question.
- Brian Grady, Development Services, adds comments.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ William Sullivan, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 21-0746.

### D.10. RZ-PD 21-0867

- Brian Grady, Development Services, calls RZ 21-0867.
- Jessica Icerman, applicant rep, presents testimony.
- David Smith, applicant rep, presents testimony.
- Susan Finch, ZHM, question to applicant rep.
- David Smith, applicant rep, answered ZHM question.

- Susan Finch, ZHM, question to applicant rep.
- David Smith, applicant rep, answered ZHM question and submitted exhibits.
- Jessica Icerman, applicant rep, presents testimony and submitted exhibits.
- Kevie Defranc, Development Services, staff report.
- Susan Finch, ZHM, question to Development Services.
- Brian Grady, Development Services, answers ZHM question.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- Brian Grady, Development Services, made remarks.
- Susan Finch, ZHM, calls for applicant rep.
- David Smith, applicant rep, presents rebuttal.
- Susan Finch, ZHM, question to Development Services.
- Brian Grady, Development Services, answers ZHM question.
- Susan Finch, ZHM, closes RZ 21-0867.

### D.12. MM 21-0944

- ▶ Brian Grady, Development Services, calls MM 21-0944.
- Ron Spoor, applicant rep, presents testimony.
- Lanette Glass, applicant rep, presents testimony and submitted exhibits.
- Timothy Lampkin, Development Services, staff report.
- Susan Finch, ZHM, question to Development Services.
- Timothy Lampkin, Development Services, answers ZHM question and continues staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

- Samantha Sherman, opponent, presents testimony.
- ► Lanette Glass, applicant rep, presents rebuttal.
- Susan Finch, ZHM, question to applicant rep.
- Lanette Glass, applicant rep, answered ZHM question.
- Susan Finch, ZHM, questions to applicant rep.
- Lanette Glass, applicant rep, answered ZHM questions.
- ▶ Brian Grady, Development Services, made remarks.
- Susan Finch, ZHM, closes MM 21-0944.

### ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.

Applica	tion No.	21-0169	
	trad	Pressman	
Entered	at Public	Hearing: ZHM	
Exhibit	#_1	Date: 9-13-21	

To the Honorable Hillsborough County Commissioner's:

MM-21-0169, 5326 Williams Road

NAME	ADDRESS	DATI	Ε	
Tolmodge	Jacobs 10825 ol	1 H.115 Acc 6	6-21-21	
Samanth	ratacobs 1082	50HHillsba	raigh Ave.	6-21-21
Dylan Jo	acobs 10825 0111	ills Ave. 6	-21-21	
Veronico	Bradohan 10	129 Old Hills Ave Tampa FL	128/21	
Joson	Bradebayy "	0829 OH HilsAve Tampa FL	6/28/21	
Robert	Lewis 10827	Old Hillsboro	ugh Ave.	7/09/21
Roch	el Bris	10877	OIdHILS	Ave."

To the Honorable Hillsborough County Commissioner's:

### MM-21-0169, 5326 Williams Road

NAME	ADDRESS	D	ATE	
Fernando	Games 10819 01	W Hillshoppy	94 2/2	4/21
Walter	Berrios 1080	9 Old Hills	sborough	Ave 7/21/2
Edw.	· CATO 1090	1 Ross st	Tompa	-7-27-2
Robert	to logoz	1-904 R.	,ss 5t-	7-2.7-21
$\hat{\theta}_{ab}$				



To the Honorable Hillsborough County Commissioner's:

### MM-21-0169, 5326 Williams Road

NAME	ADDRESS		DATE
	10907	old Hillsboraght	le ,
teather	Angeles-Montiel Ton	npa FL 33610	7/10/21
			ve
Lorena	Raquel Correa Tamp	7 old Hillsborough Andrew FL 33 U10	7/13/21
Lorenzo		Hillsbarough Ave FL 33010	7/13/21
d <sub>es</sub>			

To the Honorable Hillsborough County Commissioner's:

### MM-21-0169, 5326 Williams Road

NAME	ADDRESS DATE
In	10833 Old Hillsborough ave
Mag V	10853 Old Hillsboragh ave Tampa FL 33610 7-12-21
10	10833 Old Hills borowsh Ave
(hoenful	July Tamen FL 33610 7-12-21
//20	10833 Old Hillsborough ove
Westa	5 Tampa FL 33610 7-12-21
90	10831 Old Hills Bofoush ave
Bam	1 5 Tampa FL 33610 7-12-21
	All the second s

To the Honorable Hillsborough County Commissioner's:

### MM-21-0169, 5326 Williams Road

NAME	ADDRE	SSS	DATE	
EthanLewis	10127	01d H: 115bor	ough ave	07/07
			Ü	
$\theta_{\sigma_1}$				



### Hillsborough ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner and/or Any Registered Neighborhood

APPLICATION NUMBER: 21-0113 APPLICATION FILING DATE: 11/23/2020

Organization of Civic Association	
of Hillsborough County at a publi	•
LOCATION OF PUBLIC HEARING:	Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room* 1505 N Nebraska Ave, Tampa, FL 33602 (*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)
NATURE OF REQUEST: (Provide a ger Re-Zoning to a Planned Deve	
	val process creates its own customized zoning district and may be used to obtain ulations as set forth in Section 5.03.06.C.6 of the Land Development Code.  45 ft. North of intersection: Silver Lane & Pullman Car Dr.
LOCATION OF THE PROPERTY: (Addr 4102 Silver Lane, 108 Valrico Station Rd., 41 and 86165,0000	ress and/or General Location)
CURRENT ZONING: PD and RSC-6 (	(MH) PROPOSED ZONING:
	artment reports are kept by the Administrator and are open to public inspection in dank the County Administrator. The application may be reviewed online through the

in e Hillsborough County Development Services Department webpage located at: http://hcflgov.net/pgmstore.

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5600 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

	epresentative Todd Pressman, Pres., Pressman & Assoc., Inc.
Name:	Toda i roddinari, i roddinari a roddon, indi
Address	200 2nd Ave., South, #451, St. Petersburg, FL 33701
Phone:	727-804-1760
_	Todd@Pressmaninc.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

### Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master; or
- In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing;
- 3) Spoken or in writing\* during the public hearing before the Zoning Hearing Master. (\*Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing, pursuant to (1) or (2), above.)

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

- 1) Hand delivered to County Center, 601 E. Kennedy Blvd. in downtown Tampa.
- 2) Mailed to P. O. Box 1110, Tampa, FL 33601
- 3) Via e-mail using the Development Services webpage located at: http://hcflgov.net/pgmstore Click on "Email" button (under "Contact Info"), attach testimony and/or evidence documents to e-mail, and send to Hearings@hillsboroughcounty.org.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

### **About the Hearing:**

The staff report of the Development Services Department must be filed six (6) days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

- 1) The applicant and the applicant's witnesses shall present their case.
- 2) The Staff of the Development Services Department will give a summary of the request, and present the County Staff's findings and recommendations.
- 3) The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
- 4) You and other witnesses shall present their case.
- 5) County Staff will have the opportunity to make additional comments.
- 6) The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

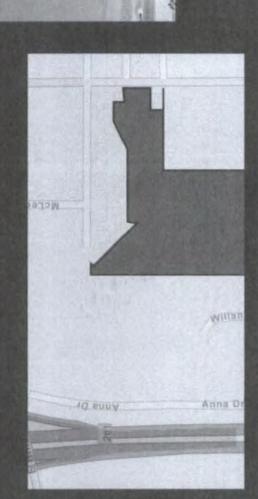
Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

**PARTICIPATION OPTIONS:** In response to the COVID-19 pandemic, Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

<u>Virtual Participation</u>: Virtual participation is highly encouraged. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.







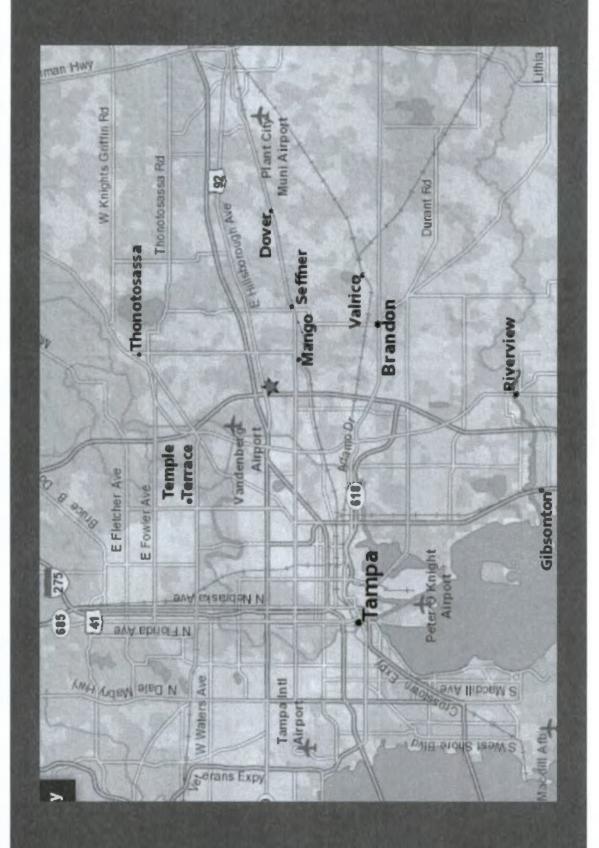


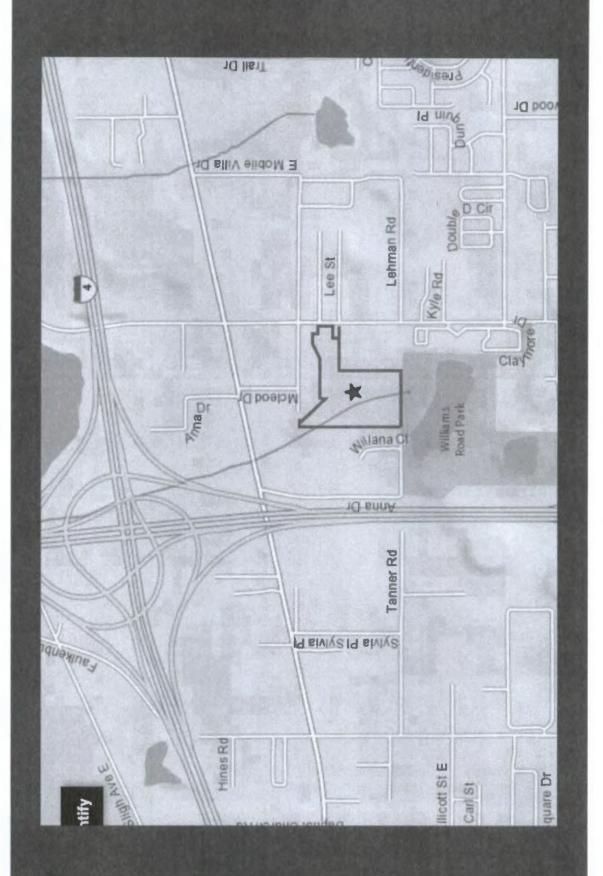
ISSUE: Major Modification to PD 00-0171

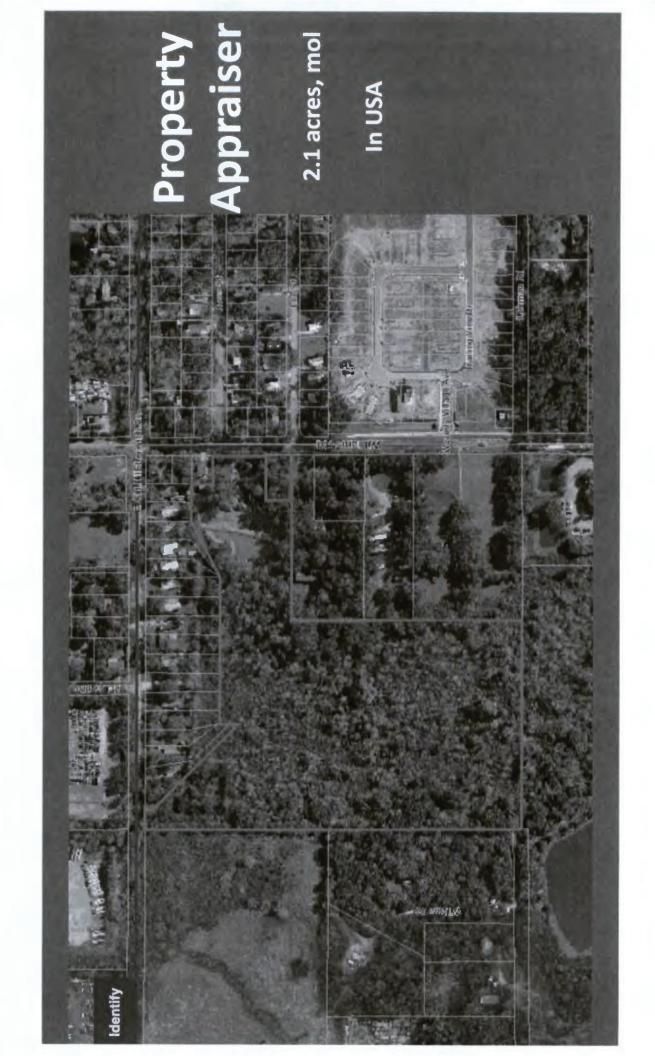
CURRENT: 62 Multi Family Dwellings & 5, SF homes. 35' height

PROPOSED: Two 5,000 SF warehouses

**21.8** acres





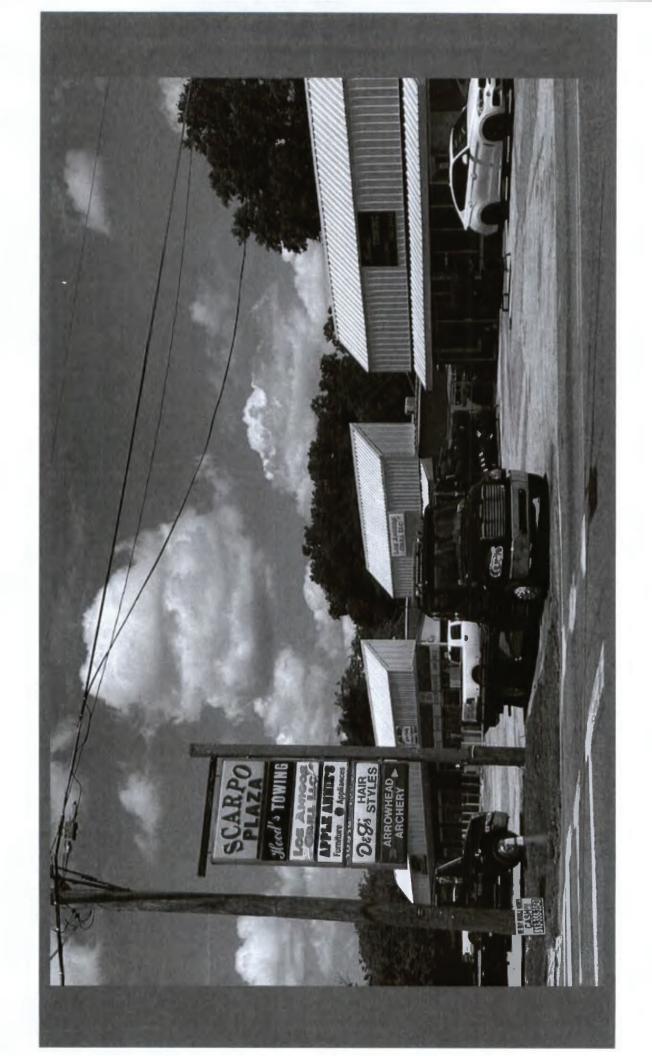


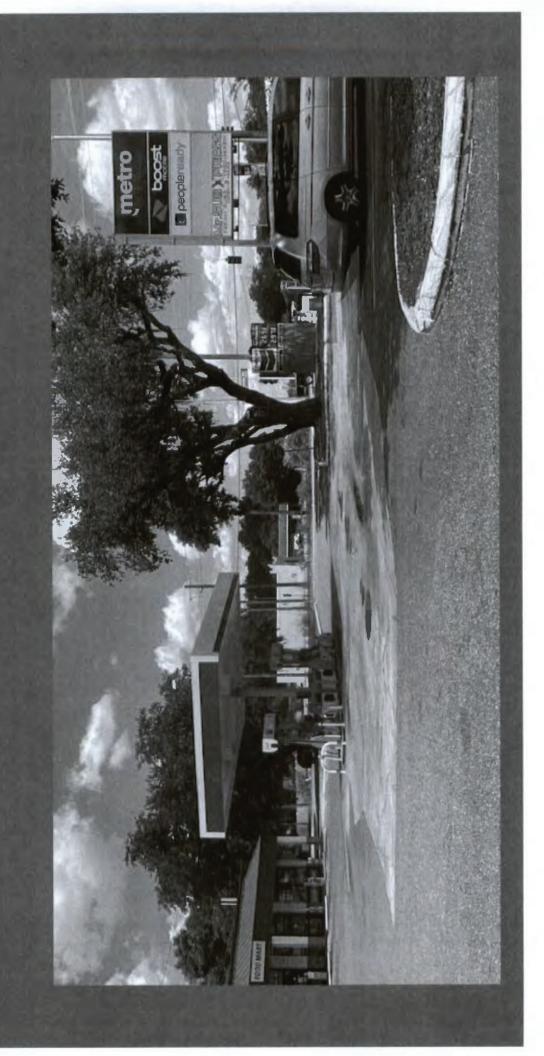


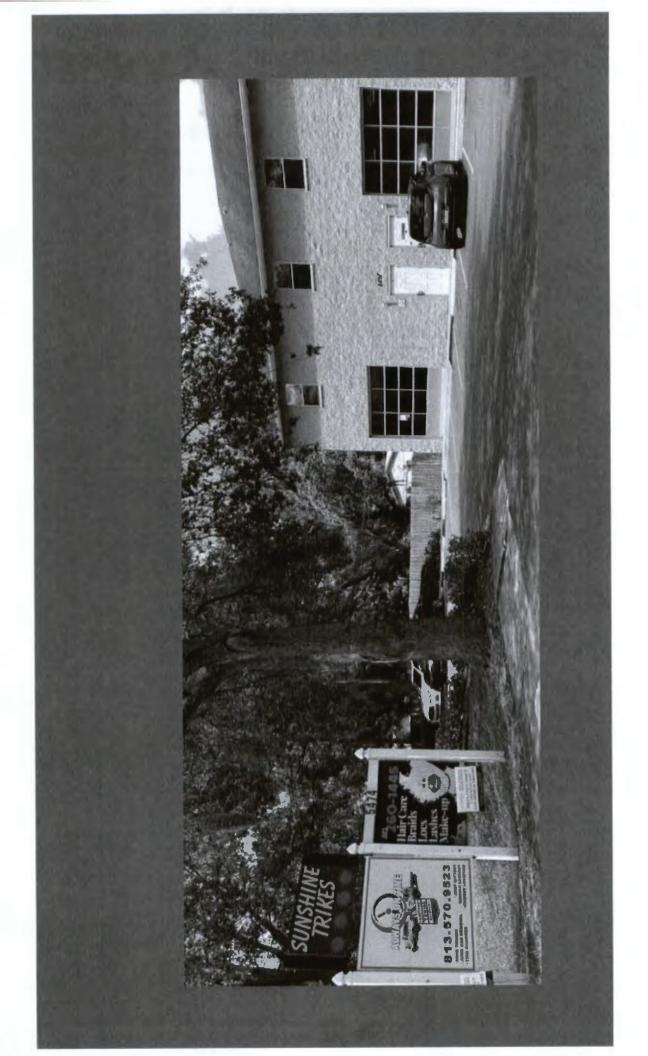
#### **Current PD**

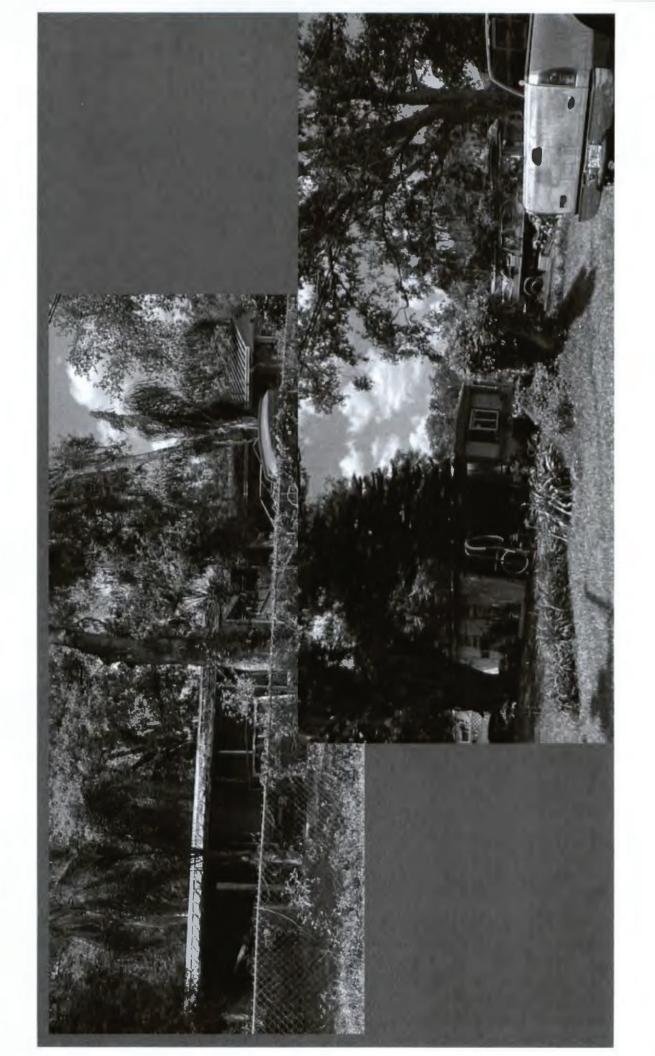
62 multifamily units. 5 SF homes. 35' height









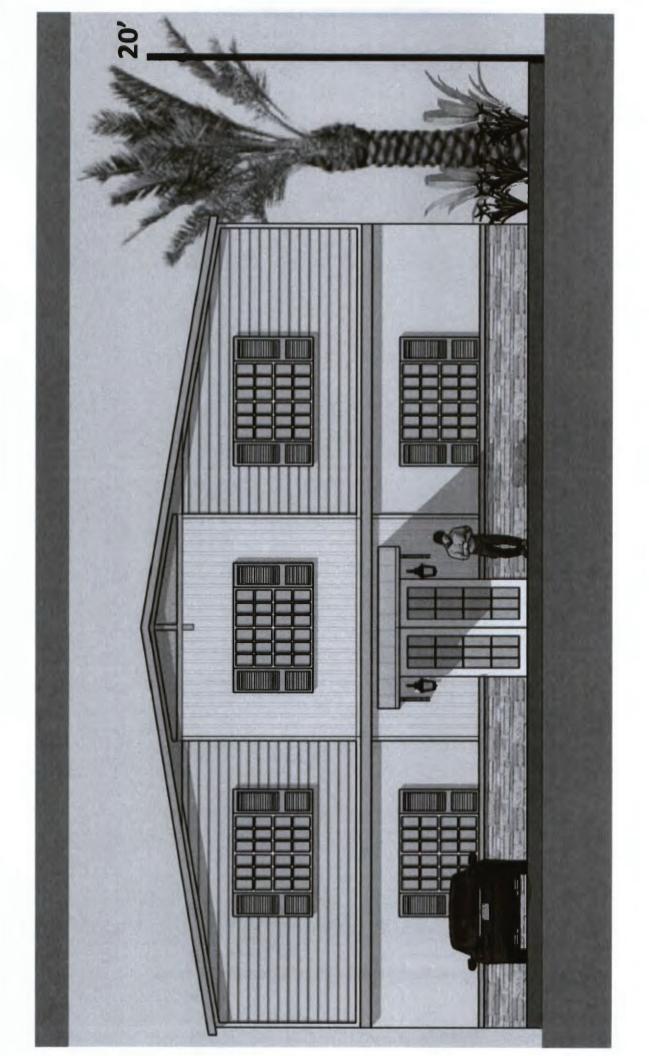


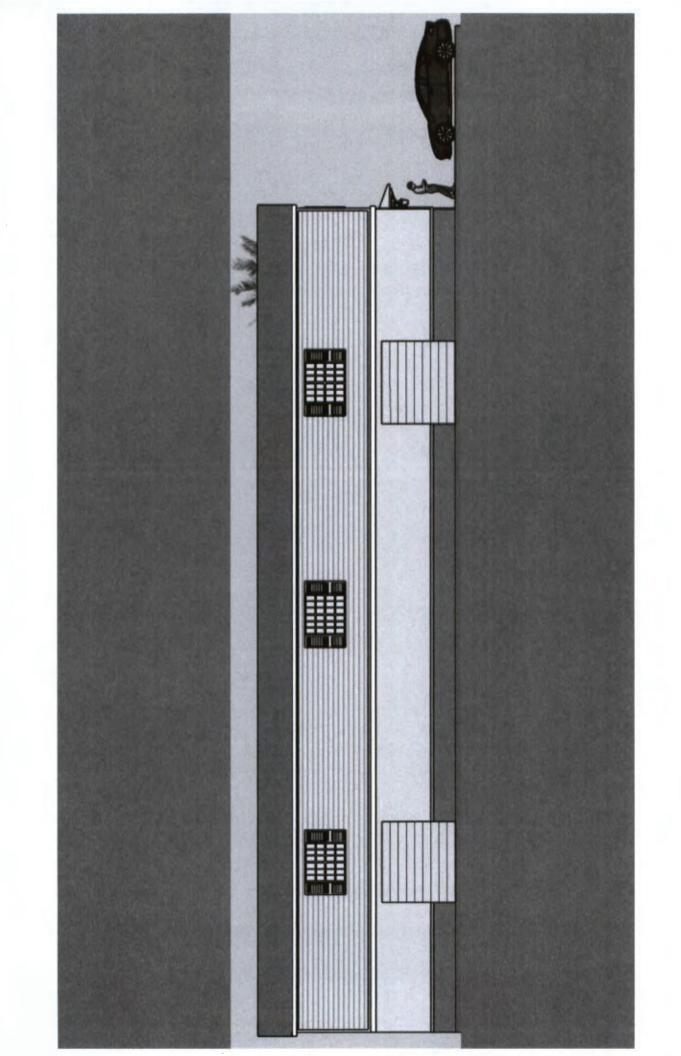


### **Conditions:**

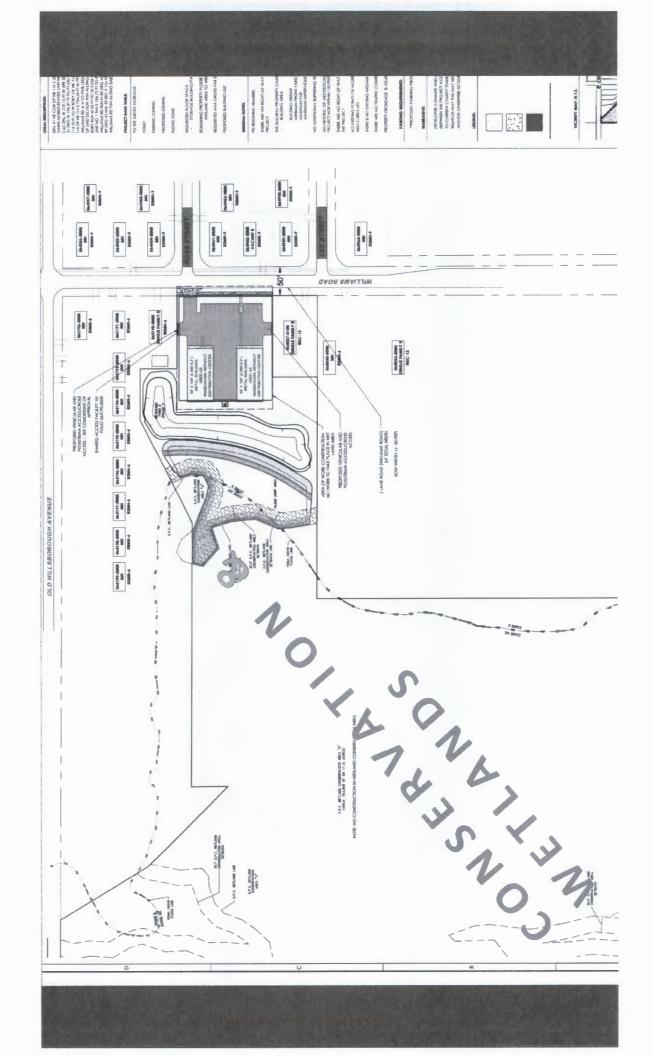
1)Maximum height is 20'

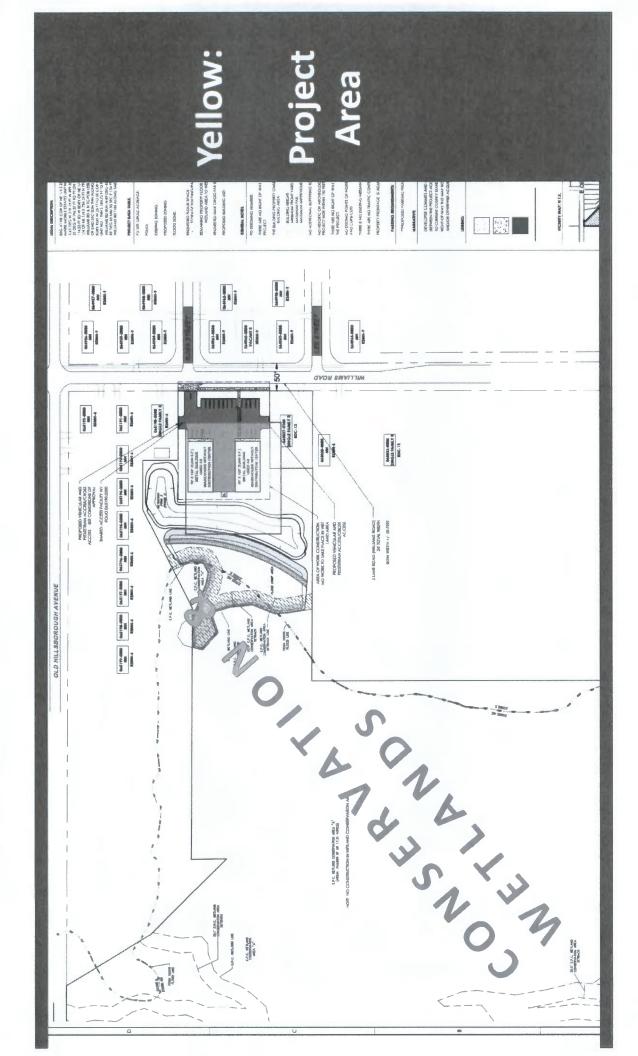
2)Residential in character, elevations submitted as a part of the file

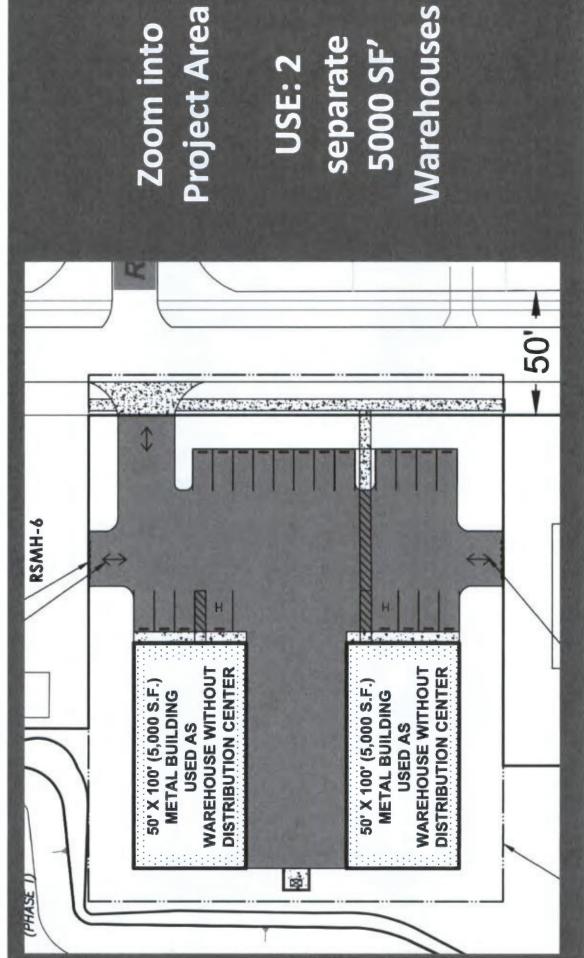




### PROPOSED SITE PLAN & COMP PLAN



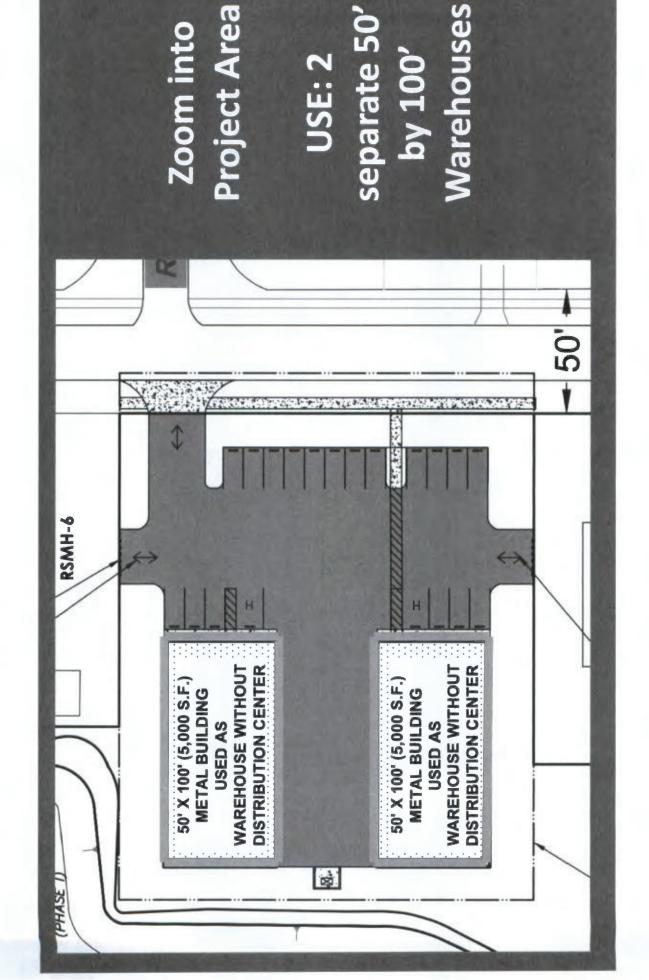


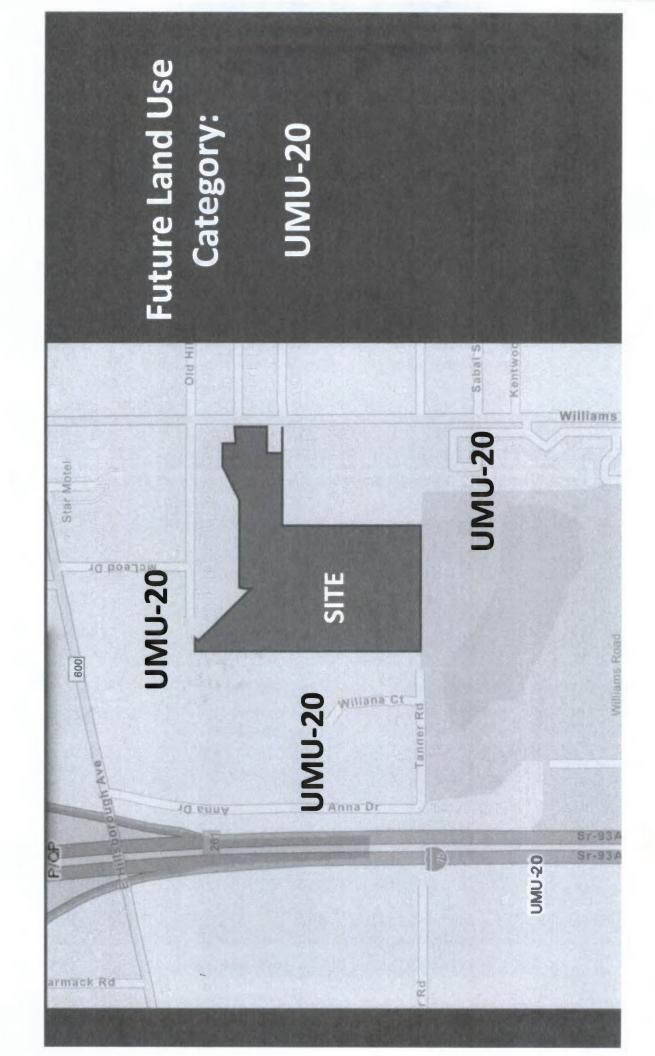


**Project Area** Zoom into

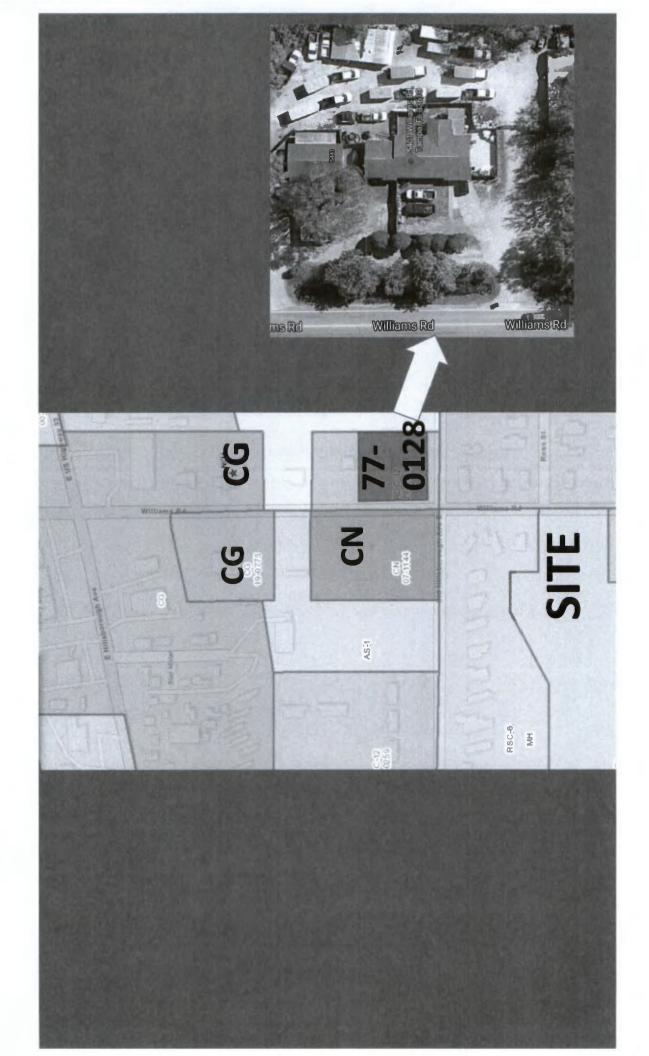
USE: 2

separate 5000 SF'





multi-purpose, clustered residential, mixed use, business park, research park, light industrial, "Residential, regional commercial, offices,



77-0128



ms Rd

Williams Rd

WilliamsRd

# STAFF COMMENTS

### PGM Staff:

"Staff recognizes the proposed light industrial use acknowledges commercially zoned properties is permissible in the UMU-20 FLU. Staff also along Williams Road; and light industrial developments near the PD property". Traffic Count Stations

Reference of place of the service of the s

Williams Road

2017, 8,633 vehicles/day

## PLANNING COMMISSION:

"239,580 square feet of maximum intensity permitted on the site. The applicant is requesting far less than what can be considered on the site due to the environmentally sensitive areas on the site".

Roughly 10%. Environmentally Sensitive

Seffner-Mango Community Plan



# PLANNING COMMISSION:

directing commercial development to the US 92 "The proposed use is consistent with the vision of the Seffner Mango Community Plan, by corridor".

# PLANNING COMMISSION:

properties 10 acres or greater in the UMU-20" requirements for 2 land uses will apply to "FLUE Policy 19.1 specifically states that

PROPOSED	435,600 SF (100%) 328,729 SF (75.5%)	24,604 SF (5.6%)	23,445 SF (5.4%)		Building area is only 23,445 SF.	Far below 10 acres Req.	Conservation/wetlands as a separate designated area	
EXISTING	. 435,600 SF (10 Ac.) —. 328,729 SF	0 SF	0 SF	1	Building area i	Far below 1	Conservation/we	
SITE DATA	PROJECT SITE AREA  ONSITE WETLAND	IMPERVIOUS AREA	BUILDING AREA					
				Jentify (1)			40741,45	

Objective 19:

All development in the mixed use categories shall be integrated and interconnected to each other

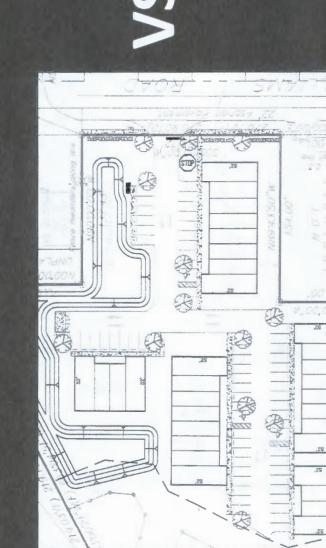
# COMPATIBILITY

#### Policy 1.4:

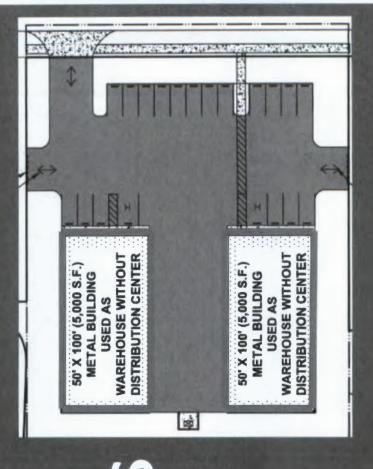
Compatibility is defined as the characteristics of different uses or activities or design which allow them to be parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic,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

- Height
- Scale
- Mass
- Bulk
- Vehicular traffic
- · Circulation
- Access
- Parking
- Landscaping
- Lighting noise
- Odor
- Architecture

# **CURRENT: 64 townhomes**



#### PROPOSED: 10,000 SF Warehouse



## Compatibility Comparison:

- Height, LESS 20' vs 35'

Scale, LESS 10,000 SF vs 23,445 SF

Mass, LESS See Both Above!

, LESS See Both Above

Vehicular traffic, LESS Coming up...

- Circulation, LESS See Above

- Access,

- Parking, LESS

Landscaping, MORE

Lighting & noise, FAR LESS

Odor, FAR LESS

- Architecture, SIMILAR

Trips/Impacts are low, low!

17 Average daily trips

2 AM Peak

2 PM Peak

# Trips/Impacts are REDUCED!

17 Average daily trips REDUCED BY 484 trips

2 AM Peak REDUCED BY 31 AM Peak

2 PM Peak REDUCED BY 38 PM Peak

# Reducing ADT from 554 to 17

That is a 32 times reduction of trips

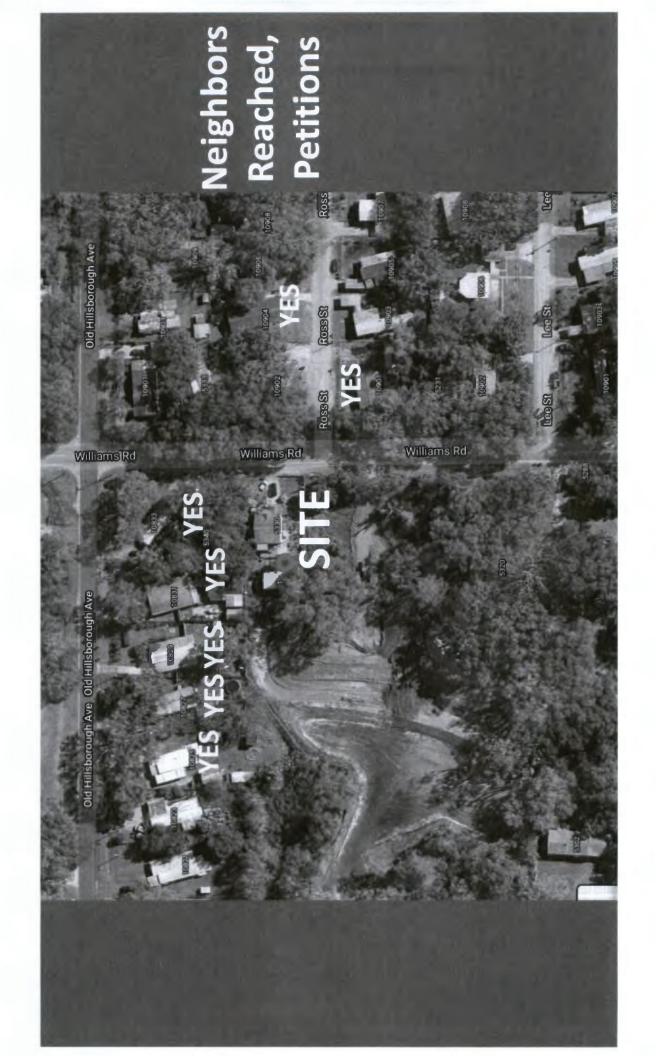
# Virtually no infrastructure

Water

sewer

## NEIGHBORS

(those we could reach...)



# Could not ask for a better neighbor!

- Virtually no trips

- No odors

- No traffic

- No noise

- No parties

- No loud music

- Extremely low infrastructure

#### Summary:

- Added good conditions
- UMU-20 category supports
- Plan Comm: Recognize Commercial & Industrial near the site
- Requesting far less SF intensity
- Extremely environmentally sensitive
- **Consistent with Seffner-Mango Community Plan**
- Very smal area of development does not meet intent for 2 uses in UMU-20
- Proposed use is far more compatible
- Proposed use is far less intensive
- Proposed use is a much better neighbor
- Neighbors support

#### PARTY OF RECORD

#### **NONE**