Rezoning Application: RZ PD 22-0420

Zoning Hearing Master Date: July 25, 2022

BOCC Land Use Meeting Date: August 25, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: TC Florida Development Inc.

(C/O John Grandoff)

FLU Category: Light Industrial - IL

Service Area: Urban

Site Acreage: 18.64+/-

Community

Plan Area: Gibsonton

Overlay: None



Introduction Summary:

The applicant is seeking to rezone an 18.64 acre property from Agricultural Industrial (AI) to Planned Development (PD) to allow for the development of a 180,000-square-foot industrial warehouse.

Zoning:	Existing	Proposed
District(s)	Al	PD
Typical General Use(s)	Agricultural	Warehousing, With or Without Distribution Center
Acreage	18.64+/-	18.64+/-
Density/Intensity	1 du/ga	F.A.R.: 0.5
Mathematical Maximum*	18	405,972 sf

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	Al	PD
Lot Size / Lot Width	43,560 sf/150'	NA/NA
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front (west) 50' Front (south) 20' Side (north and east)
Height	50′	50′

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

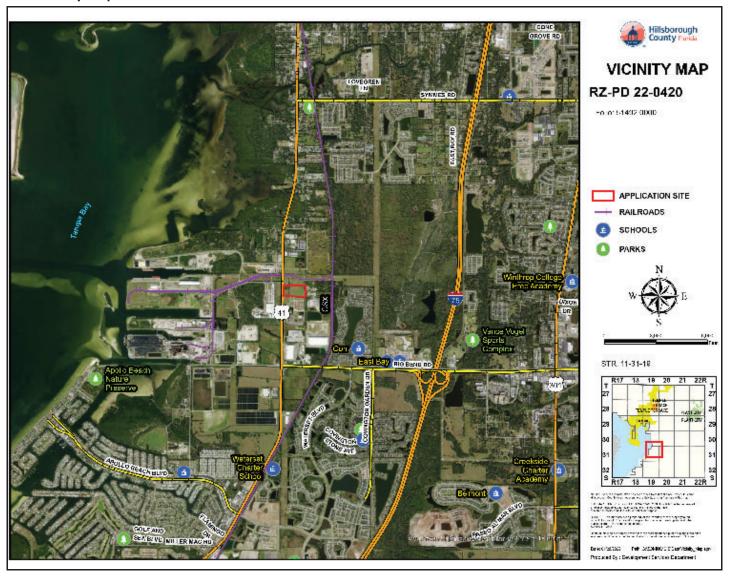
Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

ZHM HEARING DATE: July 25, 2022 BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

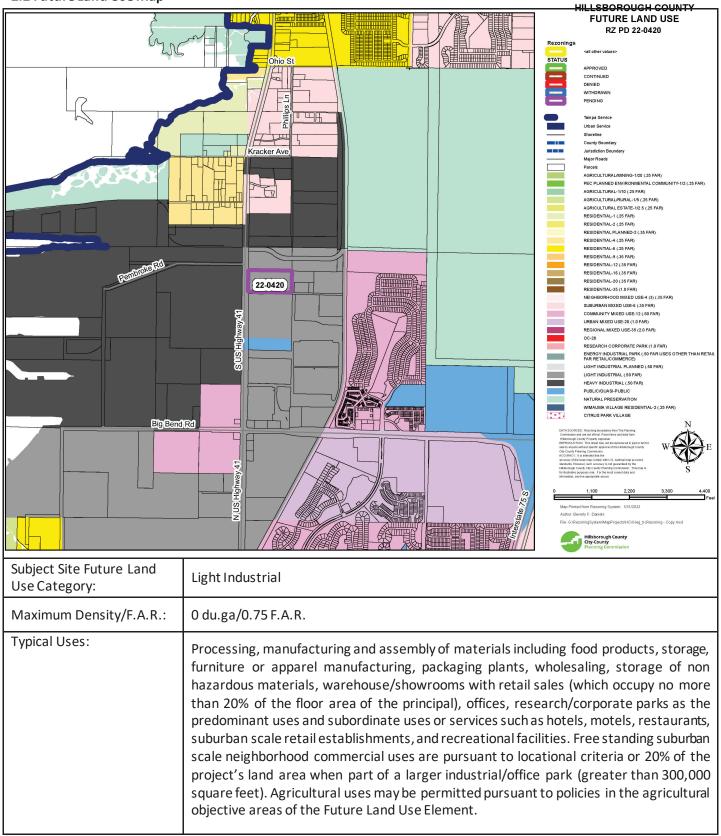
The surrounding area consists of a mix of uses including light industrial, light manufacturing, warehouse, storage, livestock pasture, vacant land, and a solid waste transfer station. The adjacent properties are zoned AI to the north and south, M to the east, and the PD to the west is developed for manufacturing purposes.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

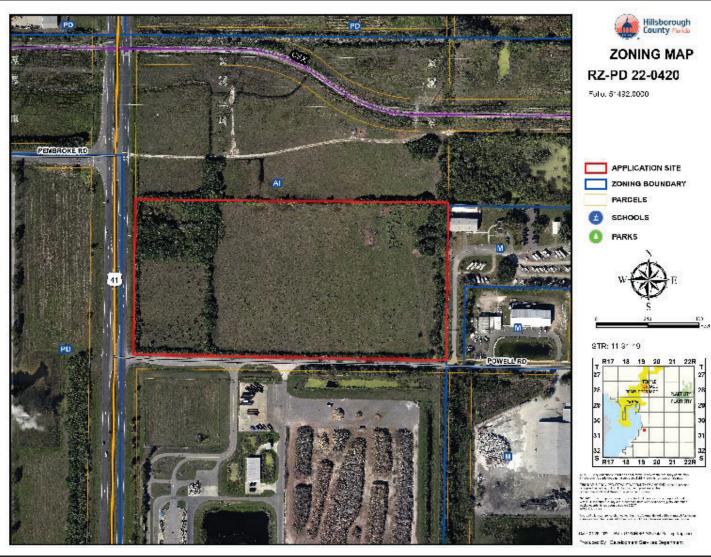


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2.0 LAND USE MAP SET AND SUMMARY DATA

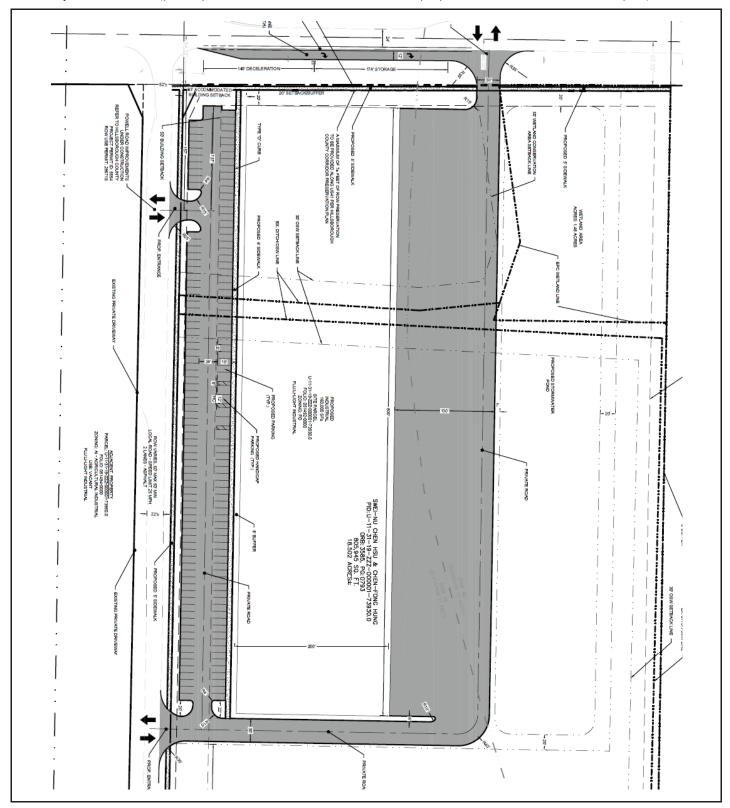
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
Location.	Zuring.	Zoriirig District.	Allowable ose.	- J	
North	Al	1 du/ga	Agriculture and related uses	Agriculture (pasture)	
South	Al	1 du/ga	Agriculture and related uses	Solid Waste Transfer Station	
East	M	0 du/ga 0.75 F.A.R.	Manufacturing, Processing or Assembling Uses, Intensive Commercial Uses, and Other Industrial Uses	Warehouse and Outdoor Storage	
West	PD	0 du/ga 0.40 F.A.R.	Manufacturing, Processing or Assembling Uses, Intensive Commercial Uses, and Other Industrial Uses Except Junk Yards, Flea Markets, Slaughter Houses, or hazardous waste transfer facilities.	Manufacturing, Wallboard	

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided belowfor size and orientation purposes. See Section 8.0 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	Current Conditions	Select Future Improvements		
US 41	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠ Sufficient ROW Width	☑ Corridor Preservation Plan☑ Site Access Improvements☐ Substandard Road Improvements☐ Other		
Powell Rd.	County Local - 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 Improvements☐ Substandard Road Improvements☐ Other		

Project Trip Generation □ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	9	1	1	
Proposed	794	112	101	
Difference (+/-)	(+) 785	(+) 111	(+) 100	

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

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

Design Exception/Administrative Variance Dot applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Powell Rd. – Substandard Road	Design Exception Requested	Approvable		
Powell Rd. – Number of Access Connections	Administrative Variance	Approvable		
	Requested			
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 □ No	□ Yes ⊠ No	⊠ Yes □ No	Wetland Impact Conceptual Authorization (attached)
Natural Resources	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	(4444
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	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat ☑ Coastal High Hazard Area ☑ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other 			
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	FDOT Report (Attached)
Service Area/ Water & Wastewater ⊠ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	South County Service Area Statement of Record
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: Urban Mobility, South Light Industrial (Per 1,000 s.f.) Mobility: \$3,807 * 160 = \$609,120 Fire: \$57 * 160 = \$9,120	Fire - 160,000) sflight industrial		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes	
☐ Minimum Density Met ☐ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the predominance of industrial planned developments, manufacturing zonings and industrial uses within the immediate vicinity, staff finds the proposed planned development zoning district compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

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6.0 PROPOSED CONDITIONS

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

- 1. Modify all reference to internal "Private Road" to read "Private Driveway". Staff notes that roadways would be subject to Transportation Technical Manual Typical Section standards, while private driveways/parking lots are subject to Typical Detail 2 and other applicable (but different) standards.
- 2. Modify the site data table, building labels, and other plan notes (including note 1), to replace the any reference to the proposed use as "Industrial" to match other more restrictive references, i.e. "Warehouse". Staff notes that per the LDC the term "Warehouse" is defined, as is the term "Industrial, Heavy" which applies to certain facilities; however, "Industrial" as a use is not a defined zoning use and could be interpreted to mean a wide variety of things, which were not studied or considered the transportation analysis or Design Exception/AV request.
- Revise Note 3. The words "this project" appear to be missing after the word "for".
- 4. Delete Note 4. Staff notes that PDs are site plan controlled zoning district and only minor changes are permitted at the time of plat/site/construction plan review without going through the PD modification process.
- 5. Delete Note 5. Instead, rename the "Parking Summary" table to "Proposed Parking" and in addition to the information shown, show the calculations of the number of spaces required based on the size of the proposed use, and the number of spaces proposed to be provided. Add a note underneath the table indicating that all parking and drive aisles will comply with Section 6.05.02.K. and applicable Transportation Technical Manual standards.

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

- 1. Permitted uses shall be limited to a warehouse and distribution facility with a maximum of 160,000 square feet of gross floor area.
- 2. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 3. Building setbacks shall be as follows.

Front – west: 25 feet Front – south: 50 feet

Sides - north and east: 20 feet

4. The project shall be permitted, as depicted on the submitted site plan, to allow:

The maximum building height permitted shall be 50 feet;

The maximum floor area ratio permitted shall be 0.50;

The maximum impervious surface ratio permitted shall be 0.70; and

The maximum building coverage permitted shall be 50%.

- 5. Water distribution system improvements will need to be completed prior to connection to the County's water system for a warehouse and distribution use. No building permits for the warehouse and distribution facility shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 South County Potable Water Repump Station Expansion and C32011 Potable Water In-Line Booster Pump Station, and the projects are put into operation.
- 6. 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.

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- 7. 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.
- 8. 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).
- 9. 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.
- 10. An evaluation of the property identified mature trees warranting preservation that may include Grand Oaks. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
- 11. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
- 13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. Modifications to the approved GSP will be allowed in order to preserve Grand Oaks and other trees and/or Natural Resources requirements.
- 17. 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.
- 18. Project access shall be limited to one (1) vehicular connection to US 41 and two (2) vehicular connections to Powell Rd.
- 19. If RZ 22-0420 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022) which was found approvable by the County Engineer (on May 2, 2022) for the Powell Rd. substandard road improvements. As Powell Rd. is a substandard local roadway, the developer will be required to make certain improvements to Powell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct the following improvements between the eastern property boundary and US 41:

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- 19.1 Widen Powell Rd. as necessary, to ensure there are 11-foot wide travel lanes;
- 19.2 Stabilize the shoulders on both the north and south sides of the roadway such that they have a minimum stabilized width of 2-feet;
- 19.3 Regrade the ditches along the south side of Powell Rd. as necessary such that there are 4:1 front slopes which tie into the existing back slopes; and,
- 19.4 Regrade/construct ditches on the north side of Powell Rd. such that they have both 4:1 front slopes and 4:1 back slopes.
- 20. If RZ 22-0420 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 3, 2022) from the Section 6.04.03.I. requirements regarding number of allowable access connections to Powell Rd. The variance, which was found approvable by the County Engineer (on May 2, 2022), will permit the construction of two (2) access connections to Powell Rd.
- 21. The developer shall construct a northbound to eastbound right turn lane on US 41 into the project access. The design of such access shall be subject to FDOT review and approval.
- 22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 23. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:

J. Brian Grady Mon Jul 18 2022 10:11:57

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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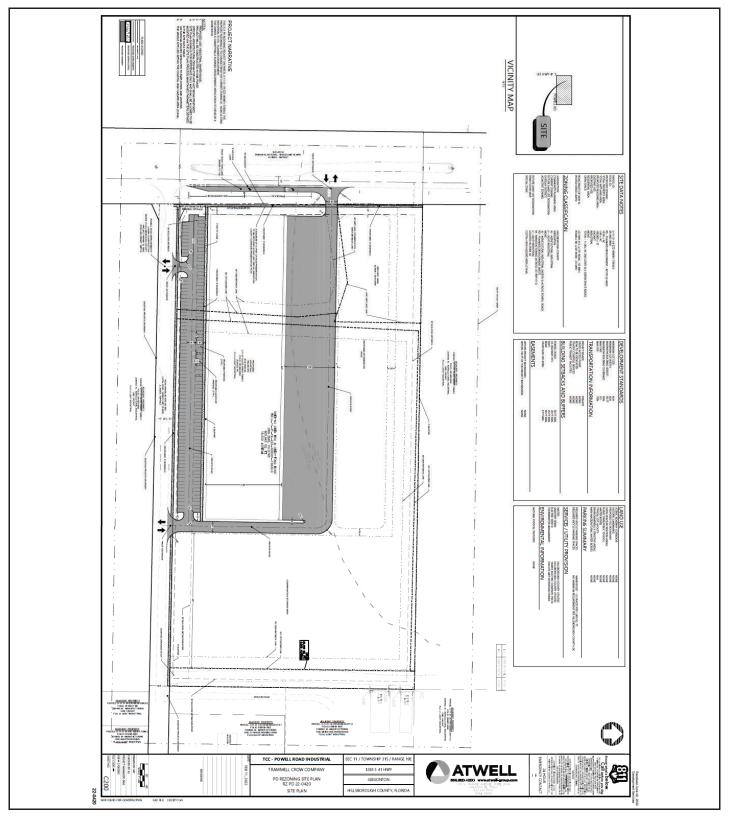
ZHM HEARING DATE: July 25, 2022

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Case Reviewer: Sam Ball

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 22-0420

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BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	O: Zoning Technician, Development Services Department DATE: 7/16/2022		
REVIEWER: James Ratliff, AICP, PTP AGENCY/DEPT: Transportation			
PLAN	INING AREA: GB	PETITION NO: RZ 22-0420	
			=
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attached conditions.		
	This agency objects for the reasons set forth below.		

CONDITIONS OF APPROVAL

- 1. 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.
- 2. Project access shall be limited to one (1) vehicular connection to US 41 and two (2) vehicular connections to Powell Rd.
- 3. If RZ 22-0420 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022) which was found approvable by the County Engineer (on May 2, 2022) for the Powell Rd. substandard road improvements. As Powell Rd. is a substandard local roadway, the developer will be required to make certain improvements to Powell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct the following improvements between the eastern property boundary and US 41:
 - a. Widen Powell Rd. as necessary, to ensure there are 11-foot wide travel lanes;
 - b. Stabilize the shoulders on both the north and south sides of the roadway such that they have a minimum stabilized width of 2-feet;
 - c. Regrade the ditches along the south side of Powell Rd. as necessary such that there are 4:1 front slopes which tie into the existing back slopes; and,
 - d. Regrade/construct ditches on the north side of Powell Rd. such that they have both 4:1 front slopes and 4:1 back slopes.
- 4. If RZ 22-0420 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 3, 2022) from the Section 6.04.03.I. requirements regarding number of allowable access connections to Powell Rd. The variance, which was found approvable by the County Engineer (on May 2, 2022), will permit the construction of two (2) access connections to Powell Rd.
- 5. The developer shall construct a northbound to eastbound right turn lane on US 41 into the project access. The design of such access shall be subject to FDOT review and approval.

Other Conditions

- Prior to PD site plan certification, the applicant shall revise the PD site plan to:4
 - Modify all reference to internal "Private Road" to read "Private Driveway". Staff notes that roadways would be subject to Transportation Technical Manual Typical Section standards, while private driveways/parking lots are subject to Typical Detail 2 and other applicable (but different) standards.
 - Modify the site data table, building labels, and other plan notes (including note 1), to replace the any reference to the proposed use as "Industrial" to match other more restrictive references, i.e. "Warehouse". Staff notes that per the LDC the term "Warehouse" is defined, as is the term "Industrial, Heavy" which applies to certain facilities; however, "Industrial" as a use is not a defined zoning use and could be interpreted to mean a wide variety of things, which were not studied or considered the transportation analysis or Design Exception/AV request.
 - o Revise Note 3. The words "this project" appear to be missing after the word "for".
 - Delete Note 4. Staff notes that PDs are site plan controlled zoning district and only minor changes are permitted at the time of plat/site/construction plan review without going through the PD modification process.
 - O Delete Note 5. Instead, rename the "Parking Summary" table to "Proposed Parking" and in addition to the information shown, show the calculations of the number of spaces required based on the size of the proposed use, and the number of spaces proposed to be provided. Add a note underneath the table indicating that all parking and drive aisles will comply with Section 6.05.02.K. and applicable Transportation Technical Manual standards.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone an +/- 18.64 ac. parcel from Agricultural Industrial (AI) to Planned Development (PD). The applicant is seeking entitlements for up to 160,000 s.f. of light industrial uses.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Information show below is based upon data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips AM PM	
AI, 1 single-family detached dwelling unit (ITE LUC 210)	9	1	1

Proposed Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips		
	- vay voidine	AM	PM	
PD, 160,000 s.f. warehouse (ITE LUC 110)	794	112	101	

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	(+) 785	(+) 111	(+) 100

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Powell Rd. is a publicly maintained, 2-lane, undivided, substandard, dead end, local roadway characterized by +/- 20-22 feet of pavement in above average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle facilities present on Powell Rd. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of Powell Rd. east of the proposed project.

US 41 is a 4-lane, divided, principal arterial roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 12-foot wide travel lanes in average condition. Adjacent to the project the roadway lies within a +/- 180-foot wide right-of-way. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of US 41 in the vicinity of the proposed project. There are no sidewalks on US 41 in the vicinity of the proposed project.

US 41 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. FDOT has not identified the need for additional right-of-way along the project's frontage.

SITE ACCESS AND CONNECTIVITY

The project is proposing one full access (1) connection to US 41 and two (2) full access connections to Powell Rd.

FDOT staff reviewed the project and advised that the full median opening at the Powell Rd. and US 41 intersection was planned to be closed in a 2009 PD&E Study; however, FDOT staff indicated they were unaware of any recent plans related thereto. If such closure was effectuated in the future, Powell Rd. would be a right-in/right-out access and all southbound traffic would be required to U-turn at the Pembrook Rd. median opening.

The applicant worked with FDOT to ensure the access to US 41 was placed as far north as possible without impacting wetlands in the northwest corner of the site. FDOT indicated a variety of design/construction requirements, including a requirement that the developer construct a northbound right turn lane with keyhole bicycle facility at the US 41 project access. Staff has included a condition regarding the required turn lane.

Cross access to the adjacent project to the north is not required pursuant to Section 6.04.03.Q. Staff notes that parcel is owned by Tampa Electric and contains a major electrical transmission facility and is itself bifurcated by a CSX owned railway running through the parcel. Cross access to the east is not required, as Powell Rd. is a Class 7 roadway.

REQUESTED DESIGN EXCEPTION – POWELL RD.

As Powell Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Powell Rd. (dated April 3, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 2, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane, Rural Local and Collector Roadways) include:

1. The developer will be permitted to widen the pavement such that the travel lanes are 11-feet in width in lieu of the 12-foot wide lanes required per TS-7;

- 2. The developer will be permitted to reduce the overall right-of-way width from the 96 feet required per TS-7 and utilize the existing 50 feet;
- 3. The developer will be permitted allow the ditches on the south side to tie back into their existing (non-compliance grades, rather than the maximum 4:1 slopes required pursuant to TS-7; and,
- 4. The developer will be permitted to provide 2-foot wide unpaved shoulders, rather than the 8 feet wide stabilized shoulders (of which 5 feet are required to be paved) pursuant to TS-7.

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

REQUESTED ADMINISTRATIVE VARIANCE - POWELL RD.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 3, 2022) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways and the maximum trip generation potential of the subject parcel, the LDC requires (and permits) only one (1) access connections for the subject PD.

The applicant is proposing three (3) access connections to serve the proposed project. Applicants are permitted an additional access on other roadways where such access can meet Section 6.04.07 spacing standards; however, the applicant is asking for two (2) connections to Powell Rd. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 2, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Powell Rd. is not a regulated roadway. As such, no information for the facility is included in the Hillsborough County 2020 Level of Service Report.

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

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 41	Big Bend Rd.	Symmes Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael

Sent: Monday, May 2, 2022 7:26 PM

To: Michael Yates; vcastro@palmtraffic.com

Cc: Tirado, Sheida; Ball, Fred (Sam); Ratliff, James; Steady, Alex; PW-CEIntake

Subject: FW: PD 22-0420 DE and AV Review

Attachments: 22-0420 DEReq 04-04-22.pdf; 22-0420 AVReq 04-04-22.pdf

Importance: High

Michael/Vicki -

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-0420 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Friday, April 29, 2022 9:09 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG>

Subject: PD 22-0420 DE and AV Review

Importance: High

Hello Mike,

The attached DE and AV are approvable to me, please include the following people in your email:

myates@palmtraffic.com
BallF@hillsboroughcounty.org
SteadyA@hillsboroughcounty.org
RatliffJa@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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April 03, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Powell Road Industrial (22-0420)

Design Exception – Powell Road
Palm Traffic Project No. T21095

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 160,000 square feet of general light industrial located east of US 41 and north of Powell Road, as shown in Figure 1. This request is made based on our virtual meeting on March 04, 2022 with Hillsborough County staff.

The project proposes to have one (1) right-in/right-out access to US 41 and two (2) full accesses to Powell Road. Powell Road is identified in the Hillsborough County Functional Classification Map as a local roadway and was identified during our meeting as a substandard road. Powell Road does not have a posted speed limit, so it was assumed to have a design speed of 35 mph with approximately 47 AM peak hour trip ends and 115 PM peak hour trip ends (approximately 800 daily trip ends). Powell Road currently has 10-foot travel lanes, in approximately 50 feet of right of way. No sidewalk or bike lanes currently exist on either side of Powell Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Powell Road from US 41 to the east property boundry. The requested exceptions to the TS-7 typical section and the justification are as follows:

- 1. Right of Way TS-7 requires 96 feet of right of way. The existing right of way is approximately 50 feet along Powell Road.
- 2. Lane Width TS-7 has 12-foot travel lanes. The existing roadway has 10-foot travel lanes. According to Table 210.2.1 of the 20202 Florida Design Manual, 11-foot travel lanes are acceptable for Suburban (C3)/Urban General (C4) roadways.
- Shoulders TS 7 has 8-foot shoulder with 5 foot paved. The existing roadway has little to no shoulders along the subject section. A 2-foot unpaved shoulder will be provided on the north and south side of Powell Road from the eastern property boundary to US 41.
- 4. Drainage Ditch TS-7 has drainage ditches on both side of the road. There are existing ditches along Powell Road, however, the side slope, depth and width do not meet the TS-7 standards. The proposed section provides a 4:1 front slope along the southside of Powell Road and ties into the existing back slope. On the northside of Powell Road, a 4:1 front slope and 4:1 back slope ditch will be added from the eastern property boundary to US 41.

Mr. Michael Williams, P.E. April 03, 2022 Page 2

5. Sidewalk - TS-7 has sidewalk on both sides of the roadway. Since the project is located on the northside of Powell Road, a 5-foot sidewalk will be provided on the northside of Powell Road from the eastern property boundary to US 41.

The proposed typical section is shown in Figure 2. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro Castro Date: 2022.04.03 16:10:43

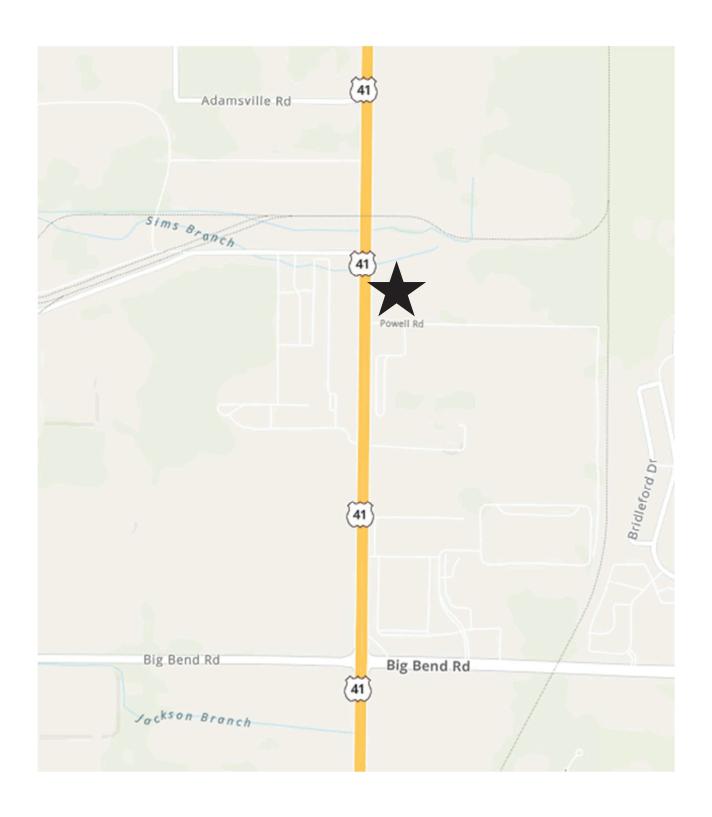
Digitally signed by Vicki L -04'00'

Vicki L Castro, P.E. Principal

		Thin think
Based on the information provided by the	applicant, this request is:	
Disapproved	Approved with Conditions	Approved
If there are any further questions or you ne	ed clarification, please contact Sheida L. Ti	rado, P.E.
		Sincerely

Michael J. Williams Hillsborough County Engineer

FIGURE 1. LOCATION MAP



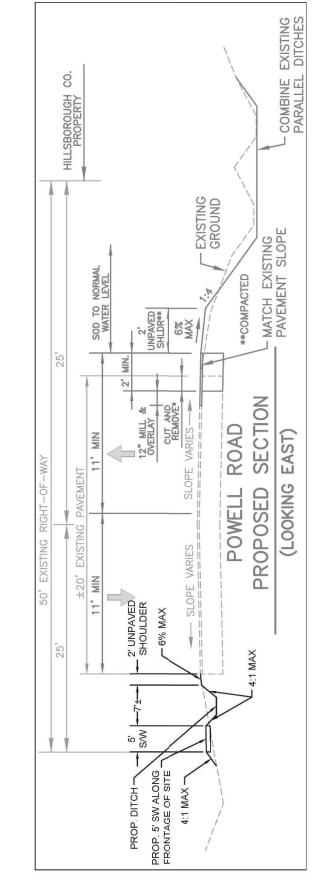


FIGURE 2. PROPOSED TYPICAL SECTIONS

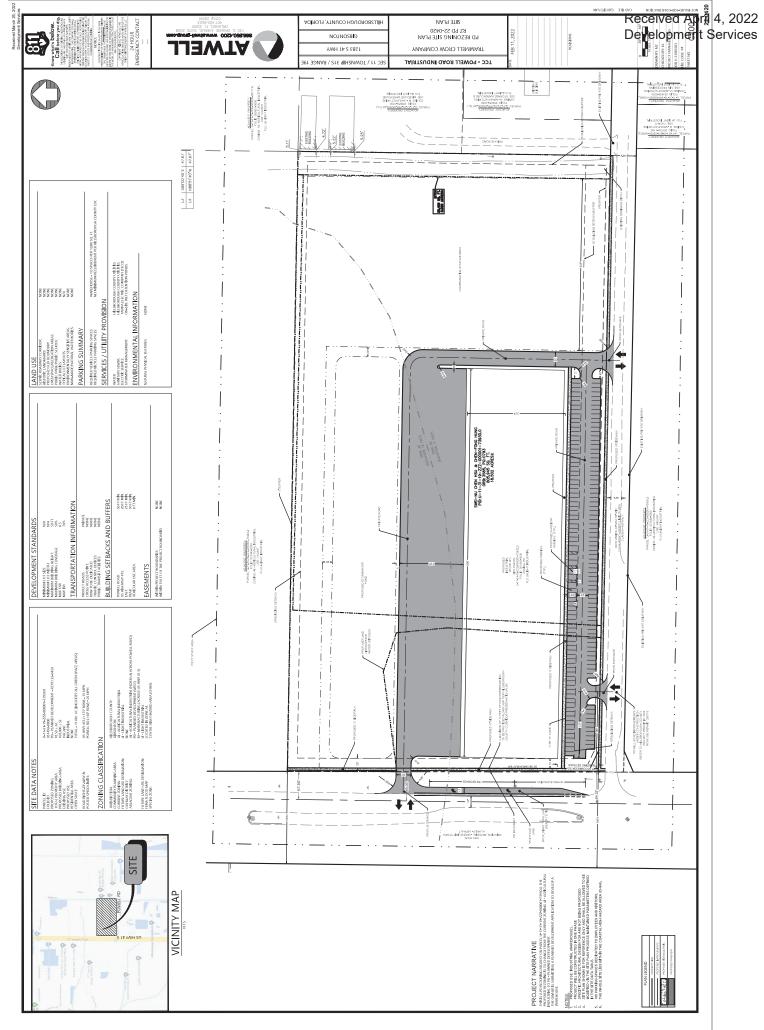


Table 1. Estimated Project Traffic

				AM	Peak	Hour	PM	Peak	Hour
	ITE		Dai l y	Tri	p Ends	(1)	Tri	p Ends	: (1)
<u>Land Use</u>	<u>LUC</u>	<u>Size</u>	Trip Ends (1)	<u>ln</u>	<u>Out</u>	<u>Total</u>	<u>ln</u>	<u>Out</u>	<u>Total</u>
General Light Industrial	110	160,000 SF	664	55	8	63	7	44	51

(1) Source: ITE <u>Trip Generation</u>, 10th Edition, 2017.

Figure 4. Peak Season Traffic

<u>Legend</u>
XX/XX - AM/PM Peak Season Traffic



April 3, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard
Tampa, FL 33602

RE: Powell Road Industrial (22-0420)

Administrative Variance Request – Number of Access Points
Palm Traffic Project No. T21095

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.I (number of access points) in association with the proposed development of up to 160,000 square feet of general light industrial. This request is made based on the virtual meeting on March 4, 2022 with Hillsborough County staff.

The project proposes to have one (1) right-in/right-out access to US 41 and two (2) full accesses to Powell Road.

This request is for a variance to the number of driveways criteria of the LDC Section 6.04.03.1 – Number of Access Points. Based on the code, the maximum driveway connections would be one. The justification for this variance is as follows:

- 1. All three driveways are vital to the access and circulation for the property.
- 2. The one main driveway to US 41 will be restricted to right-in/right-out access and will primarily serve trucks to the loading dock in the rear of the facility. The eastern full access on Powell Road will primarily serve truck traffic and provide circulation around the building on the eastern portion of the building. The eastern full access on Powell Road will also provide a means of ingress and egress for the vehicular traffic using the parking in the front of the building without creating a dead-end parking isle. The western full access to Powell Road is critical for ingress and egress to the front parking as not to create a dead-end drive isle. Due to the large compensation storage area to the east, the building has been reduced from 248,000 square feet to the 160,000 square feet, and therefore cannot provide the circulation driveway along the western side of the building.

Justification must address Section 6.04.02.B.3 criteria (a) and (b) – if applicable, (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

Due to the access on US 41 being limited to right-in/right-out and the large compensating storage area on the eastern portion of the property, have caused the building area to be reduced by 35 percent. The two full access driveways on Powell

Mr. Michael Williams, P.E. April 3, 2022 Page 2

Road are necessary for the function of the site and to provide reasonable access to the site. Additionally, the fire requirements do not allow for parking isle dead ends greater than 150 feet. And with the wetland/storage compensation area requirements it is not possible to have a pass through on the westside of the building.

b) The variance would not be detrimental to the public health, safety and welfare.

Powell Road is a low volume local roadway. The two proposed accesses on Powell Road have been placed approximately 600 feet apart and at both ends of the parking field to allow for safe ingress/egress and site circulation. Additionally, with the limited access on US 41 and the large, required compensation storage area, all the accesses are required to provide the public with the safest access to the parcel. In addition, a detailed intersection analysis was conducted of the driveways to demonstrate they will operate at an acceptable level of service.

c) Without the variance, reasonable access cannot be provided.

With the truck traffic and large compensation storage area and access to US 41 limited to right-in/right-out all the driveways are vital to the circulation within and access to the property.

Sincerely, Palm Traffic Vicki L

Castro

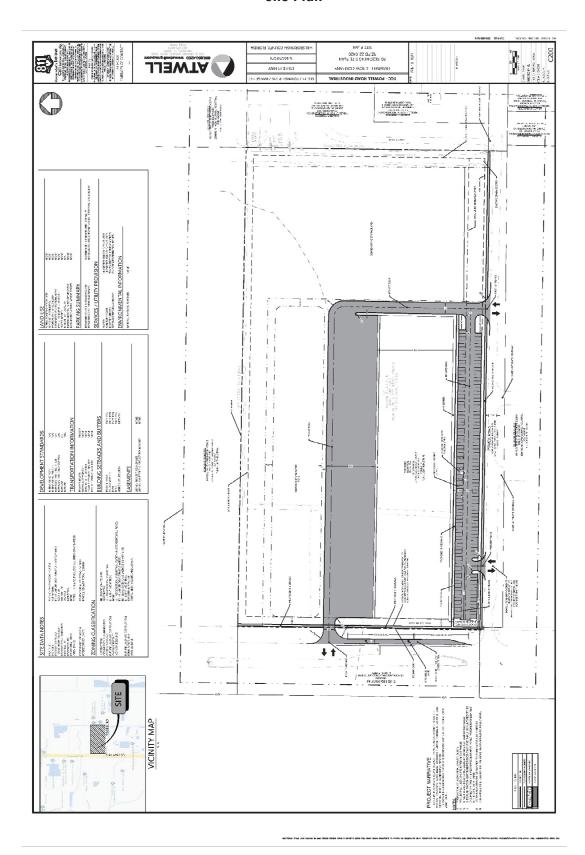
Vicki L Castro, P.E. Principal

Digitally signed by Vicki L Castro Date: 2022.04.03 16:06:14 -04'00'

Based on the information provided by the applicant, th	nis request is:
Disapproved	Approved
If there are any further questions or you need clarifica	tion, please contact Sheida Tirado, P.E.
	Sincerely

Michael J. Williams Hillsborough County Engineer

Site Plan



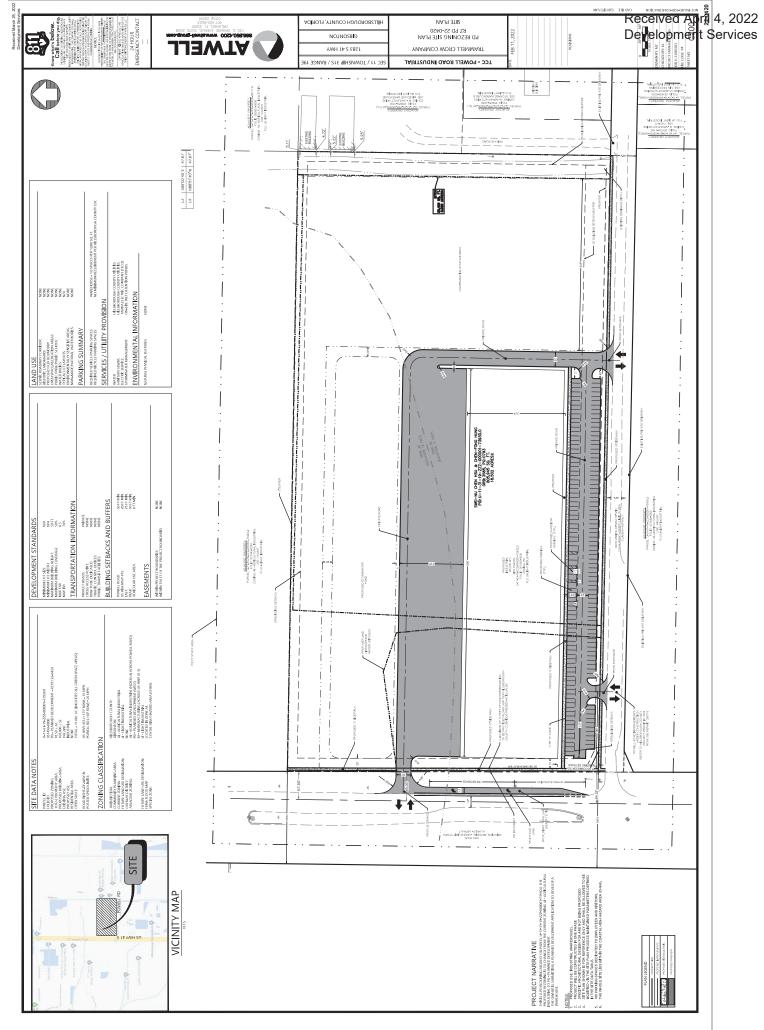


Table 3. Estimated Volume to Capacity Ratio

		AM Peak Hour		P	M Peak Ho	ur	
		Peak	Season + F	roject	Peak	Season + F	roject
		Volume	to Capaci	ty Ratio	Volume	to Capaci	ty Ratio
<u>Intersection</u>	<u>Direction</u>	<u>Left</u>	<u>Through</u>	<u>Right</u>	<u>Left</u>	<u>Through</u>	<u>Right</u>
US 41 and	WB	0.19	*	*	0.35	*	*
Powell Road	NB	*	*	*	*	*	*
	SB	0.12	*	-	0.05	*	-
US 41 and	WB	-	-	0.00	-	-	0.01
Driveway A	NB	=	*	*	-	*	*
Powell Road and	EB	0.02	*	_	0.00	*	_
Driveway B	WB	-	*	*	-	*	*
200000000000000000000000000000000000000	SB	0.01	_	0.01	0.03	_	0.03
Powell Road and	EB	0.01	*	-	0.00	*	-
Driveway C	WB	-	*	*	-	*	*
	SB	0.00	_	0.00	0.01	_	0.01

Transportation Comment Sheet

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

Adjoining Roadways (d	heck if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	☑ Corridor Preservation Plan☑ Site Access Improvements☐ Substandard Road Improvements☐ Other
Powell Rd.	County Local - 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 Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	9	1	1			
Proposed	794	112	101			
Difference (+/-)	(+) 785	(+) 111	(+) 100			

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

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

Design Exception/Administrative Variance □ Not applicable for this request					
Road Name/Nature of Request	Туре	Finding			
Powell Rd. – Substandard Road	Design Exception Requested	Approvable			
Powell Rd. – Number of Access Connections	Administrative Variance Requested	Approvable			
Notes:					

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 22-0420

DATE OF HEARING: July 25, 2022

APPLICANT: Kami Corbett / Hill Ward Henderson

PETITION REQUEST: A request to rezone property from Al to

PD to permit a 180,000 square foot

industrial warehouse

LOCATION: 1283 S. US 41 Highway

SIZE OF PROPERTY: 18.50 acres, m.o.l.

EXISTING ZONING DISTRICT: Al

FUTURE LAND USE CATEGORY: LI

SERVICE AREA: Urban

COMMUNITY PLAN: SouthShore Areawide Community

Planning Area

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY



Applicant: TC Florida Development Inc. (C/O John Grandoff)

FLU Category: Light Industrial - IL

Service Area: Urban

Site Acreage: 18.64 +/-

Community Plan Area: Gibsonton

Overlay: None

Introduction Summary:

The applicant is seeking to rezone an 18.64 acre property from Agricultural Industrial (AI) to Planned Development (PD) to allow for the development of a 180,000-square-foot industrial warehouse.

Zoning: Existing Proposed

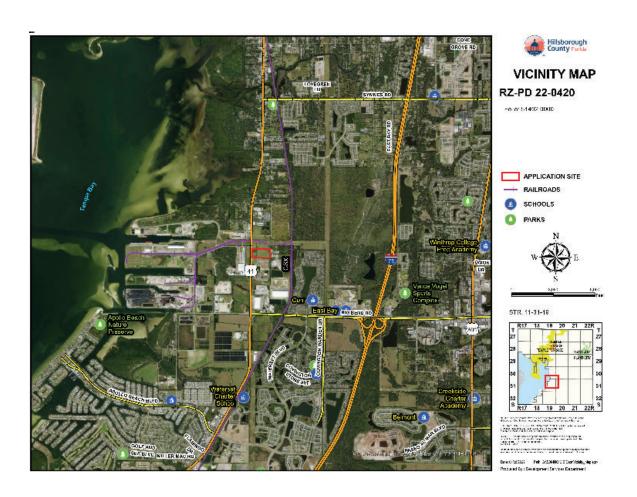
District(s)	Al	
		PD
Typical General Use(s)	Agricultural	Warehousing, With or Without Distribution Center
		40.04 . /
Aoroogo	18.64 +/-	18.64 +/-
Acreage	10.04 +/-	
		F.A.R.: 0.5
Density/Intensity	1 du/ga	1 .7 (.1 (0.0
Mathamatical		
Mathematical Maximum*	18	405,972 sf
INICALITICITI		

^{*}number represents a pre-development approximation

Development Standards: Existing Proposed		
District(s)	AI	PD
Lot Size / Lot Width	43,560 sf/150'	NA/NA
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front (west) 50' Front (south) 20' Side (north and east)
Height	50'	50'

Additional Information:				
PD Variation(s)				
		None requested as part of this application None		
Waiver(s) to the Land Development Code	-requested	requested as part of this application .		
Planning Commission Recommendation:		Development Services Recommendation:		
Consistent		Approvable, subject to proposed conditions		

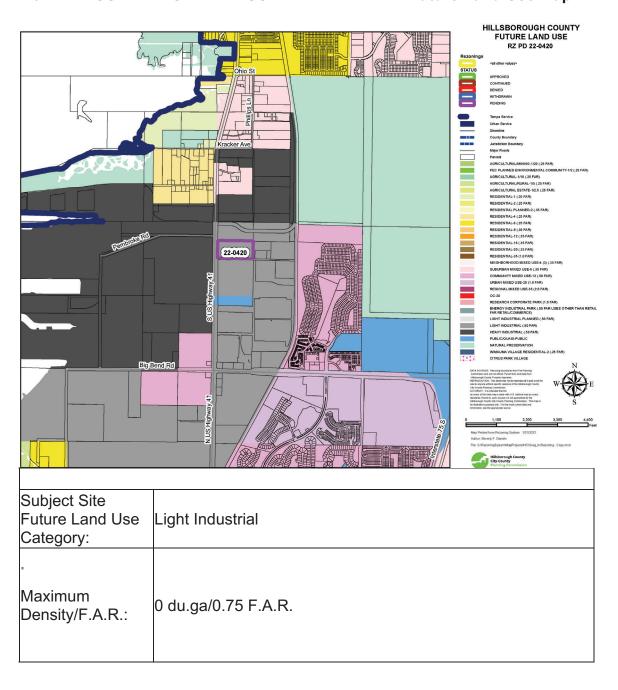
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The surrounding area consists of a mix of uses including light industrial, light manufacturing, warehouse, storage, livestock pasture, vacant land, and a solid waste transfer station. The adjacent properties are zoned AI to the north and south, M to the east, and the PD to the west is developed for manufacturing purposes.

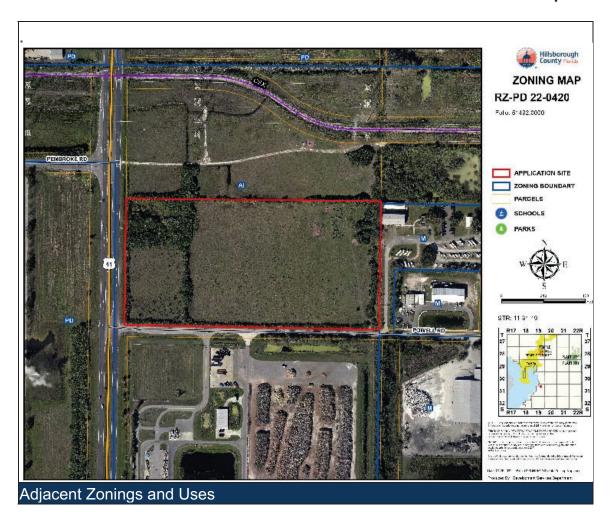
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Typical Uses:

Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. Free standing suburban scale neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet). Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

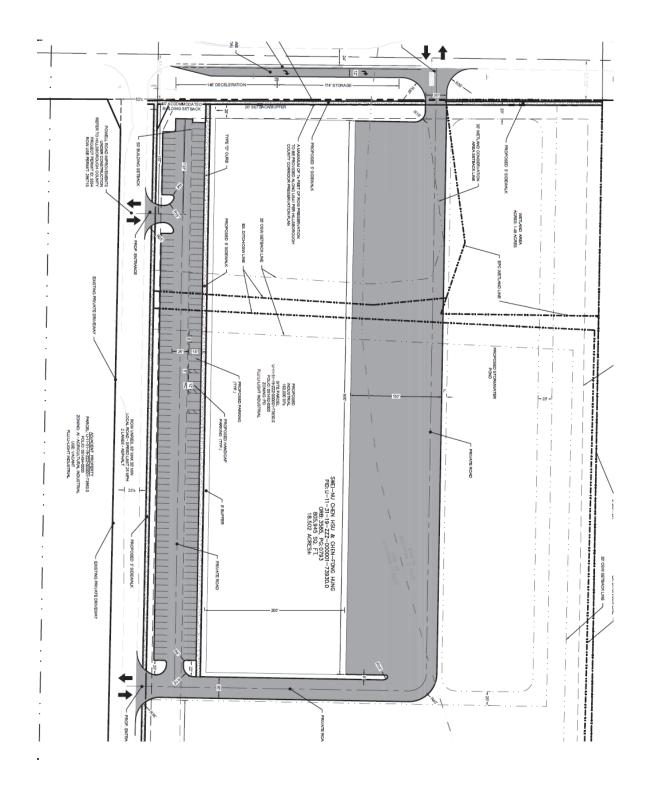
2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Location :	Zoning :	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Al	1 du/ga	Agriculture and related uses	Agriculture (pasture)
South	Al	1 du/ga	Agriculture and related uses	Solid Waste Transfer Station
East	M	0 du/ga 0.75 F.A.R.	Manufacturing, Processing or Assembling Uses, Intensive Commercial Uses, and Other Industrial Uses	Warehouse and Outdoor Storage
West	PD	0 du/ga 0.40 F.A.R.	Manufacturing, Processing or Assembling Uses, Intensive Commercial Uses, and Other Industrial Uses Except Junk Yards, Flea Markets, Slaughter Houses, or hazardous waste transfer facilities.	Manufacturing, Wallboard

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT) Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Powell Rd.	County Local - 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 Improvements □ Substandard Road Improvements □ Other

Project Trip Generation □Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	794	112	101
Difference (+/-)	(+) 785	(+) 111	(+) 100

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

Project Boundary	- Primary Access	Access □Not applicable for t Additional Connectivity/Access	Cross Access	Finding
North		None -	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East	894	None -	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance □Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Powell Rd. – Substandard Road	Design Exception Requested	Approvable
Powell Rd. – Number of Access Connections	Administrative Variance Requested	Approvable
Notes:		•

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Intormation/Lomments
Environmental Protection Commission	⊠ Yes □No	□ Yes ⊠No	⊠ Yes □No	Wetland Impact Conceptual Authorization (attached)
Natural Resources	□ Yes □No	□ Yes □No	□ Yes □No	
Conservation & Environ. Lands Mgmt.	□ Yes ⊠No	□ Yes □No	□ Yes □No	
Check if Applicable: ☑ Wetlands/Other Surface W	aters			
☐ Use of Environmentally Se	nsitive Land	Credit		
□ Wellhead Protection Area □ Surface Water Resource Protection Area				
□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat ☑ Coastal High Hazard Area ☑ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property				
□ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments

Transportation ☑ Design Exc./Adm. Variance Requested □ Offsite Improvements Provided	⊠ Yes □No	□ Yes ⊠No	⊠ Yes □No	FDOT Report (Attached)
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □No	□ Yes ⊠No	⊠ Yes □No	South County Service Area Statement of Record
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9-12 □N/A	□ Yes ⊠No	□ Yes ⊠No	□ Yes ⊠No	
Impact/Mobility Fees: Urban Industrial (Per 1,000 s.f.) Mobility: \$3,807 * 160 = \$609 Fire: \$57 * 160 = \$9,120		outh Fire - 16	60,000 sf ligh	nt industrial Light
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	
Planning Commission ☐ Meets Locational Criteria ☑N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □No	□ Inconsistent ⊠ Consistent	□ Yes □No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the predominance of industrial planned developments, manufacturing zonings and industrial uses within the immediate vicinity, staff finds the proposed

planned development zoning district compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition and mentioned that the rezoning included an expedited review by the Hearing Master which would be filed August 10th.

Ms. Kami Corbett representing the applicant asked what version of the staff report was being reviewed by the Zoning Hearing Master. Hearing Master Finch stated that her version was dated 8-17-21. Ms. Corbett asked if the staff report included the distribution of light manufacturing land uses on the first page of the report. Hearing Master Finch replied that the staff report read Light Industrial uses, including warehousing, distribution, light manufacturing and outdoor storage.

Ms. Corbett testified that the applicant is TC Florida Development which is a development arm of Trammell Crow. She showed a PowerPoint presentation to discuss the location of the subject property and described the area as being industrial. Numerous properties are zoned Manufacturing. The subject property is located in the Coastal High Hazard Area therefore a rezoning to Planned Development is required. She added that the site has been identified as a priority economic development project by the Tampa Bay EDC and targeted for the proposed type of use. The request proposes 160,000 square feet of light industrial uses which will include warehousing distribution, light manufacturing, open storage and similar type uses. The application has been found to be consistent and compatible with the surrounding area by all reviewing agencies. Ms. Corbett described a small portion of the site where existing wetlands will be impacted. She stated that the wetlands were a result of an old well being disturbed and a wetland formed. The wetland area will be impacted by the proposed stormwater retention. She concluded her comments by emphasizing that the wetland was not pristine.

Mr. Sam Ball, Development Services Department testified regarding the County's staff report. Mr. Ball stated that the request is to rezone property from

Agricultural Industrial to Planned Development to allow the site to be developed for 160,000 square feet of industrial uses. He described the surrounding uses and zoning pattern and stated that the building height would be limited to 50 feet. He described the submitted design exception and noted that Powell Road is substandard and the developer will be required to make certain improvements consistent with the design exception. He stated that staff finds the request approvable.

Ms. Jillian Massey of the Planning Commission staff testified that the property is designated Light Industrial and located in the Urban Service Area and the SouthShore Areawide Systems Community Plan. She described the request for an industrial warehouse and stated that it would maintain the overall industrial and manufacturing character of the area. The request is consistent with Objective 16 regarding compatibility and Objective 26 regarding employment areas for long term economic development. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Ms. Corbett did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Timateo submitted a revised County staff report into the record.

Ms. Corbett submitted a copy of her 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 18.50 acres in size and is zoned Agricultural Industrial (AI) and designated Light Industrial (LI) by the Comprehensive Plan. The property is located in the Urban Service Area and the SouthShore Areawide Community Planning Area.

- 2. The purpose of the rezoning from AI to PD is to permit the development of a 180,000 square foot industrial warehouse.
- 3. No waivers or Planned Development variations are requested.
- 4. The Planning Commission stated the request would maintain the overall industrial and manufacturing character of the area. Staff found the request is consistent with Objective 16 regarding compatibility and Objective 26 regarding employment areas for long term economic development. The Planning Commission staff found that the rezoning request is compatible with the surrounding development pattern and consistent with the Future of Hillsborough Comprehensive Plan.
- 5. The surrounding area is developed with a mix of light industrial, light manufacturing, warehouse, storage and agricultural land uses.
- 6. No testimony in opposition at the Zoning Hearing Master hearing.
- 7. The rezoning to Planned Development for a 180,000 square foot industrial warehouse serves to provide a compatible land use given the development pattern in the area.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 18.50 acres from AI to Planned Development to permit the development of a 180,000 square foot industrial warehouse. No waivers or Planned Development variations are requested.

The Planning Commission found the request compatible with the surrounding industrial and manufacturing land uses and consistent with the Future of Hillsborough Comprehensive Plan.

No testimony in opposition at the Zoning Hearing Master hearing.

The surrounding area is developed with a mix of industrial and manufacturing uses. The rezoning to Planned Development is compatible with the area and consistent with the Comprehensive Plan.

RECOMMENDATION

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

August 10, 2022

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough County Rezoning		
Hearing Date: July 25, 2022 Report Prepared: July 13, 2022	Petition: PD 22-0420 1238 South US Highway 41 East side of South US Highway 41, north of Powell Road	
Summary Data:	,	
Comprehensive Plan Finding:	CONSISTENT	
Adopted Future Land Use:	Light Industrial (0.75 FAR)	
Service Area	Urban	
Community Plan:	Southshore Areawide Systems	
Requested Zoning:	Agricultural Industrial (AI) to a Planned Development (PD) for the development of a 160,000 square foot industrial warehouse	
Parcel Size (Approx.):	18.6 +/- acres (810,216 square feet)	
Street Functional Classification:	US Highway 41 – State Principal Arterial Powell Road - Local	
Locational Criteria	N/A	
Evacuation Zone	Evacuation Zone A	



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

Context

- The +/-18.6 acre subject site is located on the eastern side of U.S. Highway 41 and directly north of Powell Road. The subject site is in the Urban Service Area (USA). It falls within the limits of the Southshore Areawide Systems Plan. The subject site is located entirely in the Coastal High Hazard Area.
- The subject site's Future Land Use designation is Light Industrial (LI) on the Future Land Use Map. Typical allowable uses within the LI Future Land Use category include processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. Free standing suburban scale neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet). Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by the LI Future Land Use category on all sides. West of US Highway 41 and further north of the subject site is designated as Heavy Industrial (HI). Further east transitions to Community Mixed Use-12 (CMU-12). There is a small parcel of Public/Quasi Public further to the south along US Highway 41.
- The subject site is zoned Agricultural Industrial (AI). All is located directly to the north and south of the site. Manufacturing (M) zoning districts are located further east, southeast, and further south. The M zoning district is also located further west across U.S. Highway 41. Planned Developments (PDs) are located across US Highway 41 to the west and further south of the subject site.
- The subject site is currently vacant agricultural land, and the area consists of many manufacturing and industrial based uses related to construction, warehousing and storage. A Hillsborough County Solid Waste facility is located to the south of the subject site.
- The applicant is requesting to rezone the subject site from Agricultural Industrial (AI) to a Planned Development (PD) to permit the development of a 160,000 square foot industrial warehouse.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

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.

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

PD 22-0420

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

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

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

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Economic Development: Industrial and Heavy Commercial Uses, Research Corporate Parks and Tourist/Leisure Industries

A healthy, stable economy contributes to the economic well-being of all Hillsborough County residents and makes possible a sound tax base sufficient to achieve the County's Comprehensive Plan. Desirable economic growth will contribute to, and be characterized by: full, productive, stable employment; high economic returns (wages and benefits) on individual labor effort; a minimal rate of poverty; and cost containment of basic living expenses for all residents.

Strategies that generally enhance desirable economic growth include:

- encouraging the retention, expansion or attraction of export-base businesses—firms that provide goods or services to markets beyond the Tampa Bay metropolitan area. These traditionally include many manufacturers, but may also include services, such as, financial service firms, universities, certain health services and tourism. Universities represent an ideal export-based firm—they not only sell four-year degrees to students from outside the metropolitan area, but they require their customers to purchase four years of food, lodging and other living expenses. This strategy may extend to key members of a significant industry cluster.
- stimulating the development of import-substitution businesses—often smaller, sometimes home-based, firms that may fill an important "missing link" in the local economy, or may help lower costs by providing a less expensive, or more accessible, neighborhood supplier.
- providing better educational and work-force training to optimize the opportunities and productivity of the local work force.
- offering more affordable options for transportation, day care, medical, housing and energy to low income communities, thereby improving their economic well-being, while creating a more reliable workforce and a greater consumer base.

To maximize Hillsborough County's economic potential while minimizing land use conflicts, it is advisable to identify specific, strategic geographic areas best suited to accommodate businesses chosen for their contribution to desirable economic growth and then provide incentives to encourage such businesses in these "economic development areas".

Objective 26: The County shall identify specific target industry clusters, target industries, and target businesses; shall establish corresponding "economic development areas" and shall provide incentives for the location of desirable economic growth in these areas.

Policy 26.5: Non-industrial land uses shall be restricted or prohibited in the industrial land use categories, and economic development areas will be preserved for employment centers, except as provided in Policy 26.6.

Policy 26.6: In industrial land use categories, up to twenty percent (20%) of the project land area, when part of larger industrial developments (those industrial and/or office parks greater than 300,000 square feet total) may be considered for certain retail, service and tourist-related uses; generally, the amount of commercial uses permitted in this type of development will not exceed the maximum square footage shown in the chart with locational criteria. Retail activities may also be considered in industrial areas as freestanding uses if it is demonstrated to serve the greater industrial area, pursuant to the provisions of the suburban-scale Locational Criteria.

Community Design Component

- 5.0 NEIGHBORHOOD LEVEL DESIGN
- 5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

COASTAL MANAGEMENT ELEMENT

Policy 6.3: New development and substantial expansions of existing uses within the coastal high hazard area, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

- 1. Commercial or industrial development on more than five acres of land; and
- 2. Residential subdivision development requiring platting.

For those developments within both the coastal high hazard area and the I-75 Corridor, the more restrictive requirements shall apply.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS COMMUNITY PLAN

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The community desires to pursue economic development activities in the following areas:

- 1. Land Use/ Transportation
 - a) Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)
 - b) Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

ENVIRONMENTAL AND SUSTAINABILITY SECTION

Objective 3.5: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy 3.5.1: Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

Policy 3.5.2: Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

Policy 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.

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the approximately 18.6 acre subject site from Agricultural Industrial (AI) to a Planned Development (PD) to develop a 160,000 square foot industrial warehouse. The subject site is in the Urban Service Area and is within the limits of the Southshore Areawide Systems Plan. The subject site is entirely within the Coastal High Hazard Area (CHHA). The proposed rezoning is not subject to Commercial Locational Criteria because it is not a freestanding neighborhood serving commercial use, rather it is a traditional industrial warehouse in the Light Industrial Future Land Use category. At the time of filing this report, Transportation Comments were not yet available in Optix.

The Future Land Use category of the subject site is Light Industrial (LI). According to Appendix A of the Future Land Use Element, the intent of the LI Future Land Use Category is to "designate areas of concentrated industrial development that involve processing of non-hazardous and non-toxic materials and create a minimal degree of impact to the surrounding environment." Industrial warehousing is also a use anticipated by the LI Future Land Use Category. The subject site is surrounded by the LI Future Land Use category on all sides. West of US Highway 41 and further north of the subject site is designated as Heavy Industrial (HI). Further east transitions to Community Mixed Use-12 (CMU-12). There is a small parcel of Public/Quasi Public to the south along US Highway 41.

The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive Plan by providing growth in the Urban Service Area. The proposed rezoning also meets the intent of Policy 1.4 as it is compatible with the surrounding area that has several Manufacturing (M) zoning districts as well as Planned Developments with Heavy Industrial and Light Industrial uses in proximity to the subject site. According to Policy 1.4 "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." In this case, a rezoning from AI to a PD to permit an Industrial Warehouse would maintain the overall industrial and manufacturing character of the area.

The proposed rezoning meets the intent of Objective 8 and Policies 8.1 and 8.2 that require proposed land uses to meet the intent of the Future Land Use Map designations and the goals objectives and policies of the Comprehensive Plan. The subject site's Future Land Use category is Light Industrial (LI) and industrial scale warehousing and storage uses are permitted in the LI category as defined in Appendix A of the FLUE. The FAR of the subject site is 0.20 which is well within the FAR for the LI Future Land Use.

Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The applicant has provided internal and external connectivity via full access from Powell Road and US Highway 41. The applicant has also provided full pedestrian connectivity via Powell Road and continues the sidewalk internally within the development.

The proposed use is consistent with Objective 13 and Policy 13.3 of the Future Land Use Element. The site contains less than 25% percent wetlands and the environmentally sensitive wetland credit does not apply. The request is also consistent with Objective 3.5 (Policies 3.5.1, 3.5.2 and 3.5.5) of the Environmental and Sustainability Section that require collaboration with EPC during the development review process to prevent unmitigated impacts to existing wetlands. EPC has reviewed the revised site plan and the project as submitted is conceptually justified to move forward through the zoning review process as long as EPC conditions are included.

The subject site meets the intent of Objective 16 and Policies 16.2 and 16.3 regarding the protection of adjacent land uses through various mitigation measures and the transition of uses. The subject site is currently agricultural land that is north of a Hillsborough County Solid Waste Facility and west of existing Light Industrial and Heavy Commercial uses. The proposed development is also well connected with adjacent land uses to the east and internally through the provision of connected sidewalk paths. Access will be provided both via Powell Road and US Highway 41. The proposed industrial warehouse is therefore compatible with the development pattern of the surrounding area and therefore meets the intent of Policy 16.10 of the FLUE.

The proposed rezoning also meets the intent of Objective 26 and Policy 26.5 that seek to restrict non-industrial uses in industrial and employment areas for securing longer term economic development. Industrial warehouse is a permitted use in the Light Industrial category and the applicant has not proposed any commercial or retail uses on site. The proposed rezoning therefore conforms to the desired land use pattern.

The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surroundings (CDC Goal 12). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (CDC Objective 12-1). Because the surrounding land use pattern includes a variety of uses that are light and heavy industrial in character, the proposed rezoning meets the character of the area.

The proposed development is consistent with Policy 6.3 of the Coastal Management Element of the Comprehensive Plan that requires all commercial and industrial rezoning greater than five acres in the Coastal High Hazard Area to be through a site-planned controlled zoning district. As the proposed rezoning is a Planned Development, it meets the criteria for Policy 6.3.

The request is consistent with the Economic Development Objectives of the South Shore Areawide Systems Plan which seeks to identify and market areas suitable for economic development. The subject site is located within an area suitable for economic development and the proposed rezoning meets the intent of the Community Plan.

Overall, the proposed rezoning would allow for development that is consistent with the development pattern of the surrounding area and is consistent with the Goals, Objectives and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

Recommendation

PD 22-0420

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

S S Z e jejsojuj Ohio St Phillips Ln Kracker Ave 22-0420 SUS Highway 41 (A.US.Highway 4.1 **Big Bend Rd**

HILLSBOROUGH COUNTY **FUTURE LAND USE** RZ PD 22-0420

CONTINUED DENIED WITHDRAWN

PENDING

Tampa Service Urban Service Shoreline

AGRICULTURAL/MINING-1/20 (.25 FAR) Jurisdiction Boundar

County Boundary

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

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

RESIDENTIAL-2 (.25 FAR) RESIDENTIAL-1 (.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-35 (1.0 FAR)

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

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

COMMUNITY MIXED USE-12 (.50 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.50 FAR) LIGHT INDUSTRIAL (:50 FAR)

HEAVY INDUSTRIAL (.50 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE



Map Printed from Rezoning System: 1/31/2022

1,100

Author: Beverly F. Daniels

Fle: G:/RezoningSystem\MapF



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

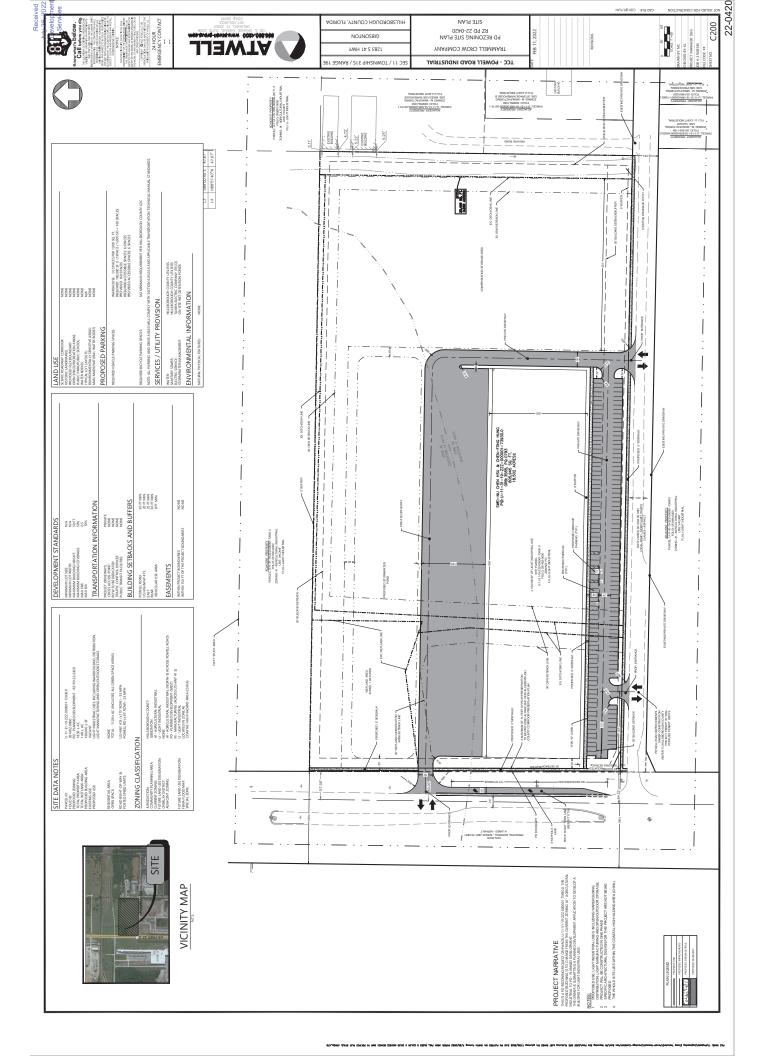
COUNTY ADMINISTRATOR

Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Powell Industri	ial
Zoning File: RZ-PD (22-0420)	Modification: None
Atlas Page: None	Submitted: 07/26/22
To Planner for Review: 07/26/22	Date Due: ASAP
Kami Corbett, Hill Ward Henderson Contact Person:	Phone: kami.corbett@hwhlaw.com
Right-Of-Way or Land Required for I	
✓ The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Sam Ball	_{Date:} _7-27-22
Date Agent/Owner notified of Disapp	roval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	TO: Zoning Technician, Development Services Department DATE: 7/16/2022		
REVI	EWER: James Ratliff, AICP, PTP	AGENCY/DEPT: Transportation	
PLAN	INING AREA: GB	PETITION NO: RZ 22-0420	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the listed or attached conditions.		
	This agency objects for the reasons set forth below.		

CONDITIONS OF APPROVAL

- 1. 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.
- 2. Project access shall be limited to one (1) vehicular connection to US 41 and two (2) vehicular connections to Powell Rd.
- 3. If RZ 22-0420 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022) which was found approvable by the County Engineer (on May 2, 2022) for the Powell Rd. substandard road improvements. As Powell Rd. is a substandard local roadway, the developer will be required to make certain improvements to Powell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct the following improvements between the eastern property boundary and US 41:
 - a. Widen Powell Rd. as necessary, to ensure there are 11-foot wide travel lanes;
 - b. Stabilize the shoulders on both the north and south sides of the roadway such that they have a minimum stabilized width of 2-feet;
 - c. Regrade the ditches along the south side of Powell Rd. as necessary such that there are 4:1 front slopes which tie into the existing back slopes; and,
 - d. Regrade/construct ditches on the north side of Powell Rd. such that they have both 4:1 front slopes and 4:1 back slopes.
- 4. If RZ 22-0420 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 3, 2022) from the Section 6.04.03.I. requirements regarding number of allowable access connections to Powell Rd. The variance, which was found approvable by the County Engineer (on May 2, 2022), will permit the construction of two (2) access connections to Powell Rd.
- 5. The developer shall construct a northbound to eastbound right turn lane on US 41 into the project access. The design of such access shall be subject to FDOT review and approval.

Other Conditions

- Prior to PD site plan certification, the applicant shall revise the PD site plan to:4
 - Modify all reference to internal "Private Road" to read "Private Driveway". Staff notes that roadways would be subject to Transportation Technical Manual Typical Section standards, while private driveways/parking lots are subject to Typical Detail 2 and other applicable (but different) standards.
 - Modify the site data table, building labels, and other plan notes (including note 1), to replace the any reference to the proposed use as "Industrial" to match other more restrictive references, i.e. "Warehouse". Staff notes that per the LDC the term "Warehouse" is defined, as is the term "Industrial, Heavy" which applies to certain facilities; however, "Industrial" as a use is not a defined zoning use and could be interpreted to mean a wide variety of things, which were not studied or considered the transportation analysis or Design Exception/AV request.
 - o Revise Note 3. The words "this project" appear to be missing after the word "for".
 - Delete Note 4. Staff notes that PDs are site plan controlled zoning district and only minor changes are permitted at the time of plat/site/construction plan review without going through the PD modification process.
 - O Delete Note 5. Instead, rename the "Parking Summary" table to "Proposed Parking" and in addition to the information shown, show the calculations of the number of spaces required based on the size of the proposed use, and the number of spaces proposed to be provided. Add a note underneath the table indicating that all parking and drive aisles will comply with Section 6.05.02.K. and applicable Transportation Technical Manual standards.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone an +/- 18.64 ac. parcel from Agricultural Industrial (AI) to Planned Development (PD). The applicant is seeking entitlements for up to 160,000 s.f. of light industrial uses.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Information show below is based upon data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total I Hour T	
AI, 1 single-family detached dwelling unit (ITE LUC 210)	9	1	1

Proposed Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total I Hour I AM	
PD, 160,000 s.f. warehouse (ITE LUC 110)	794	112	101

Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 785	(+) 111	(+) 100

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Powell Rd. is a publicly maintained, 2-lane, undivided, substandard, dead end, local roadway characterized by +/- 20-22 feet of pavement in above average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle facilities present on Powell Rd. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of Powell Rd. east of the proposed project.

US 41 is a 4-lane, divided, principal arterial roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 12-foot wide travel lanes in average condition. Adjacent to the project the roadway lies within a +/- 180-foot wide right-of-way. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of US 41 in the vicinity of the proposed project. There are no sidewalks on US 41 in the vicinity of the proposed project.

US 41 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. FDOT has not identified the need for additional right-of-way along the project's frontage.

SITE ACCESS AND CONNECTIVITY

The project is proposing one full access (1) connection to US 41 and two (2) full access connections to Powell Rd.

FDOT staff reviewed the project and advised that the full median opening at the Powell Rd. and US 41 intersection was planned to be closed in a 2009 PD&E Study; however, FDOT staff indicated they were unaware of any recent plans related thereto. If such closure was effectuated in the future, Powell Rd. would be a right-in/right-out access and all southbound traffic would be required to U-turn at the Pembrook Rd. median opening.

The applicant worked with FDOT to ensure the access to US 41 was placed as far north as possible without impacting wetlands in the northwest corner of the site. FDOT indicated a variety of design/construction requirements, including a requirement that the developer construct a northbound right turn lane with keyhole bicycle facility at the US 41 project access. Staff has included a condition regarding the required turn lane.

Cross access to the adjacent project to the north is not required pursuant to Section 6.04.03.Q. Staff notes that parcel is owned by Tampa Electric and contains a major electrical transmission facility and is itself bifurcated by a CSX owned railway running through the parcel. Cross access to the east is not required, as Powell Rd. is a Class 7 roadway.

REQUESTED DESIGN EXCEPTION – POWELL RD.

As Powell Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Powell Rd. (dated April 3, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 2, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane, Rural Local and Collector Roadways) include:

1. The developer will be permitted to widen the pavement such that the travel lanes are 11-feet in width in lieu of the 12-foot wide lanes required per TS-7;

- 2. The developer will be permitted to reduce the overall right-of-way width from the 96 feet required per TS-7 and utilize the existing 50 feet;
- 3. The developer will be permitted allow the ditches on the south side to tie back into their existing (non-compliance grades, rather than the maximum 4:1 slopes required pursuant to TS-7; and,
- 4. The developer will be permitted to provide 2-foot wide unpaved shoulders, rather than the 8 feet wide stabilized shoulders (of which 5 feet are required to be paved) pursuant to TS-7.

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

REQUESTED ADMINISTRATIVE VARIANCE – POWELL RD.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 3, 2022) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways and the maximum trip generation potential of the subject parcel, the LDC requires (and permits) only one (1) access connections for the subject PD.

The applicant is proposing three (3) access connections to serve the proposed project. Applicants are permitted an additional access on other roadways where such access can meet Section 6.04.07 spacing standards; however, the applicant is asking for two (2) connections to Powell Rd. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 2, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Powell Rd. is not a regulated roadway. As such, no information for the facility is included in the Hillsborough County 2020 Level of Service Report.

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

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 41	Big Bend Rd.	Symmes Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael

Sent: Monday, May 2, 2022 7:26 PM

To: Michael Yates; vcastro@palmtraffic.com

Cc: Tirado, Sheida; Ball, Fred (Sam); Ratliff, James; Steady, Alex; PW-CEIntake

Subject: FW: PD 22-0420 DE and AV Review

Attachments: 22-0420 DEReq 04-04-22.pdf; 22-0420 AVReq 04-04-22.pdf

Importance: High

Michael/Vicki -

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-0420 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Friday, April 29, 2022 9:09 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG>

Subject: PD 22-0420 DE and AV Review

Importance: High

Hello Mike,

The attached DE and AV are approvable to me, please include the following people in your email:

myates@palmtraffic.com
BallF@hillsboroughcounty.org
SteadyA@hillsboroughcounty.org
RatliffJa@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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April 03, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Powell Road Industrial (22-0420)

Design Exception – Powell Road
Palm Traffic Project No. T21095

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 160,000 square feet of general light industrial located east of US 41 and north of Powell Road, as shown in Figure 1. This request is made based on our virtual meeting on March 04, 2022 with Hillsborough County staff.

The project proposes to have one (1) right-in/right-out access to US 41 and two (2) full accesses to Powell Road. Powell Road is identified in the Hillsborough County Functional Classification Map as a local roadway and was identified during our meeting as a substandard road. Powell Road does not have a posted speed limit, so it was assumed to have a design speed of 35 mph with approximately 47 AM peak hour trip ends and 115 PM peak hour trip ends (approximately 800 daily trip ends). Powell Road currently has 10-foot travel lanes, in approximately 50 feet of right of way. No sidewalk or bike lanes currently exist on either side of Powell Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Powell Road from US 41 to the east property boundry. The requested exceptions to the TS-7 typical section and the justification are as follows:

- 1. Right of Way TS-7 requires 96 feet of right of way. The existing right of way is approximately 50 feet along Powell Road.
- 2. Lane Width TS-7 has 12-foot travel lanes. The existing roadway has 10-foot travel lanes. According to Table 210.2.1 of the 20202 Florida Design Manual, 11-foot travel lanes are acceptable for Suburban (C3)/Urban General (C4) roadways.
- Shoulders TS 7 has 8-foot shoulder with 5 foot paved. The existing roadway has little to no shoulders along the subject section. A 2-foot unpaved shoulder will be provided on the north and south side of Powell Road from the eastern property boundary to US 41.
- 4. Drainage Ditch TS-7 has drainage ditches on both side of the road. There are existing ditches along Powell Road, however, the side slope, depth and width do not meet the TS-7 standards. The proposed section provides a 4:1 front slope along the southside of Powell Road and ties into the existing back slope. On the northside of Powell Road, a 4:1 front slope and 4:1 back slope ditch will be added from the eastern property boundary to US 41.

Mr. Michael Williams, P.E. April 03, 2022 Page 2

5. Sidewalk - TS-7 has sidewalk on both sides of the roadway. Since the project is located on the northside of Powell Road, a 5-foot sidewalk will be provided on the northside of Powell Road from the eastern property boundary to US 41.

The proposed typical section is shown in Figure 2. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro Castro Date: 2022.04.03 16:10:43

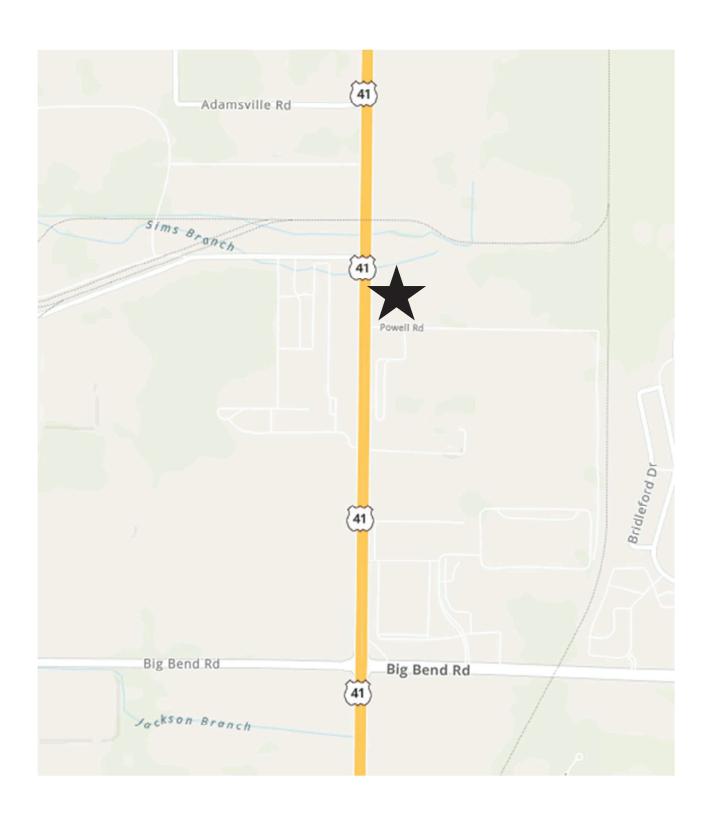
Digitally signed by Vicki L -04'00'

Vicki L Castro, P.E. Principal

	111	AIIIIIIIIIII
Based on the information provided by the ap	plicant, this request is:	
Disapproved	Approved with Conditions	Approved
If there are any further questions or you need	clarification, please contact Sheida L. Tirc	ado, P.E.
		Sincerely

Michael J. Williams Hillsborough County Engineer

FIGURE 1. LOCATION MAP



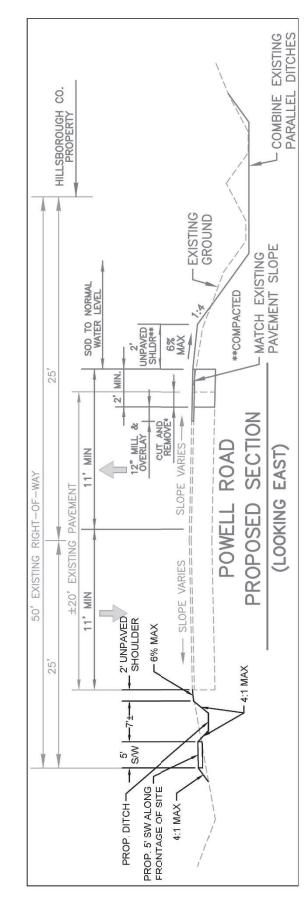


FIGURE 2. PROPOSED TYPICAL SECTIONS

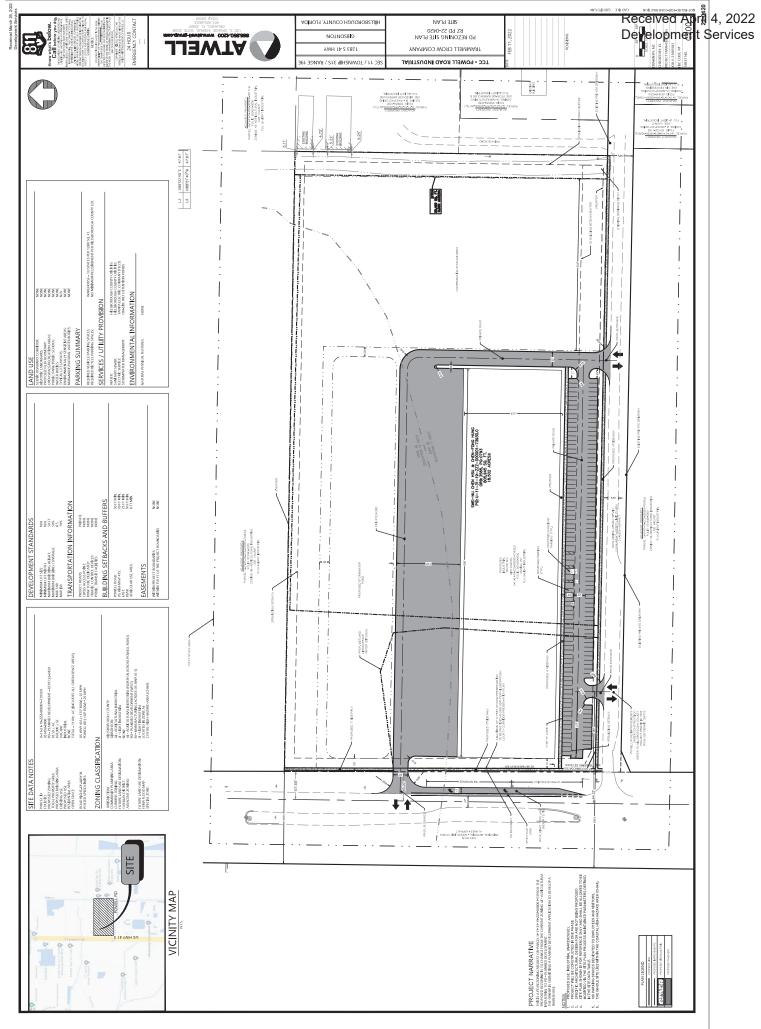


Table 1. Estimated Project Traffic

				AM	Peak	Hour	PM	Peak	Hour
	ITE		Dai l y	Tri	p Ends	(1)	Tri	o Ends	: (1)
<u>Land Use</u>	<u>LUC</u>	<u>Size</u>	Trip Ends (1)	<u>ln</u>	<u>Out</u>	<u>Total</u>	<u>ln</u>	<u>Out</u>	<u>Total</u>
General Light Industrial	110	160,000 SF	664	55	8	63	7	44	51

(1) Source: ITE <u>Trip Generation</u>, 10th Edition, 2017.

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Figure 4. Peak Season Traffic

Legend

XX/XX - AM/PM Peak Season Traffic



April 3, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard
Tampa, FL 33602

RE: Powell Road Industrial (22-0420)

Administrative Variance Request – Number of Access Points
Palm Traffic Project No. T21095

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.I (number of access points) in association with the proposed development of up to 160,000 square feet of general light industrial. This request is made based on the virtual meeting on March 4, 2022 with Hillsborough County staff.

The project proposes to have one (1) right-in/right-out access to US 41 and two (2) full accesses to Powell Road.

This request is for a variance to the number of driveways criteria of the LDC Section 6.04.03.1 – Number of Access Points. Based on the code, the maximum driveway connections would be one. The justification for this variance is as follows:

- 1. All three driveways are vital to the access and circulation for the property.
- 2. The one main driveway to US 41 will be restricted to right-in/right-out access and will primarily serve trucks to the loading dock in the rear of the facility. The eastern full access on Powell Road will primarily serve truck traffic and provide circulation around the building on the eastern portion of the building. The eastern full access on Powell Road will also provide a means of ingress and egress for the vehicular traffic using the parking in the front of the building without creating a dead-end parking isle. The western full access to Powell Road is critical for ingress and egress to the front parking as not to create a dead-end drive isle. Due to the large compensation storage area to the east, the building has been reduced from 248,000 square feet to the 160,000 square feet, and therefore cannot provide the circulation driveway along the western side of the building.

Justification must address Section 6.04.02.B.3 criteria (a) and (b) – if applicable, (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

Due to the access on US 41 being limited to right-in/right-out and the large compensating storage area on the eastern portion of the property, have caused the building area to be reduced by 35 percent. The two full access driveways on Powell

Mr. Michael Williams, P.E. April 3, 2022 Page 2

Road are necessary for the function of the site and to provide reasonable access to the site. Additionally, the fire requirements do not allow for parking isle dead ends greater than 150 feet. And with the wetland/storage compensation area requirements it is not possible to have a pass through on the westside of the building.

b) The variance would not be detrimental to the public health, safety and welfare.

Powell Road is a low volume local roadway. The two proposed accesses on Powell Road have been placed approximately 600 feet apart and at both ends of the parking field to allow for safe ingress/egress and site circulation. Additionally, with the limited access on US 41 and the large, required compensation storage area, all the accesses are required to provide the public with the safest access to the parcel. In addition, a detailed intersection analysis was conducted of the driveways to demonstrate they will operate at an acceptable level of service.

c) Without the variance, reasonable access cannot be provided.

With the truck traffic and large compensation storage area and access to US 41 limited to right-in/right-out all the driveways are vital to the circulation within and access to the property.

Sincerely,
Palm Traffic
Vicki

Vicki L Castro

Vicki L Castro, P.E. Principal Digitally signed by Vicki L Castro Date: 2022.04.03 16:06:14 -04'00'

No 47128

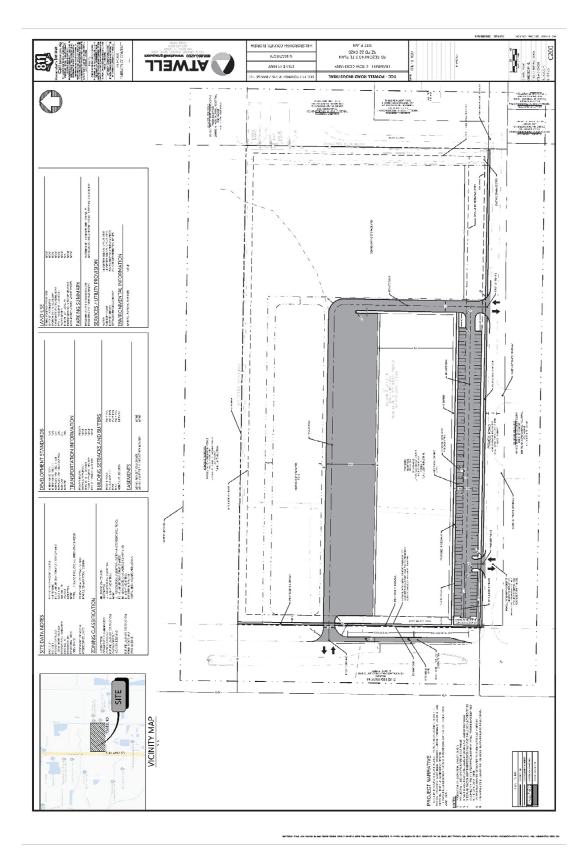
No 47128

STATE OF WARRENGE AND A CONTROL OF THE CASE OF

Based on the information provided by the applicant, this	request is:
Disapproved	Approved
If there are any further questions or you need clarification	on, please contact Sheida Tirado, P.E.
	Sincerely

Michael J. Williams Hillsborough County Engineer

Site Plan



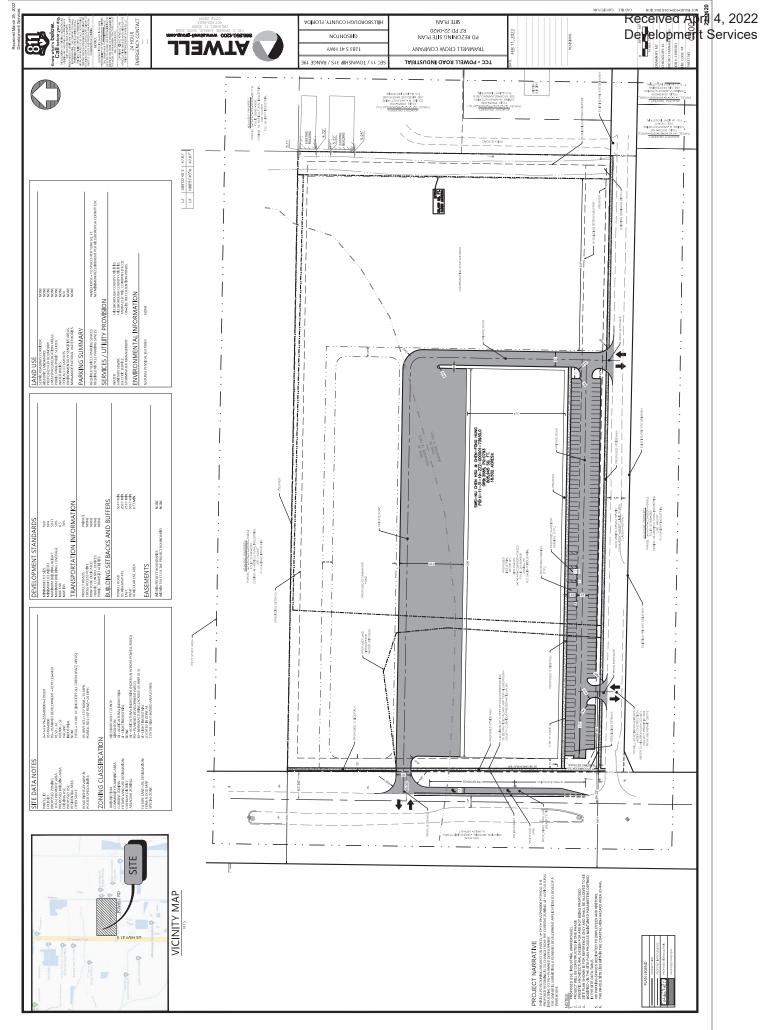


Table 3. Estimated Volume to Capacity Ratio

		A	M Peak Ho	ur	P	M Peak Ho	ur
		Peak	Season + F	roject	Peak	Season + F	roject
		Volume	to Capaci	ty Ratio	Volume	to Capaci	ty Ratio
<u>Intersection</u>	<u>Direction</u>	<u>Left</u>	<u>Through</u>	<u>Right</u>	<u>Left</u>	<u>Through</u>	<u>Right</u>
US 41 and	WB	0.19	*	*	0.35	*	*
Powell Road	NB	*	*	*	*	*	*
	SB	0.12	*	-	0.05	*	-
US 41 and	WB	-	-	0.00	-	-	0.01
Driveway A	NB	-	*	*	-	*	*
Powell Road and	EB	0.02	*	_	0.00	*	_
		0.02	*	*	0.00	*	*
Driveway B	WB	-	••	•	-		
	SB	0.01	-	0.01	0.03	-	0.03
Powell Road and	EB	0.01	*	_	0.00	*	_
Driveway C	WB	_	*	*	_	*	*
,	SB	0.00	_	0.00	0.01	_	0.01

Transportation Comment Sheet

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

Adjoining Roadways (c	Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements			
US 41	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	☑ Corridor Preservation Plan☑ Site Access Improvements☐ Substandard Road Improvements☐ Other			
Powell Rd.	County Local - 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 Improvements☐ Substandard Road Improvements☐ Other			

Project Trip Generation □ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	9	1	1	
Proposed	794	112	101	
Difference (+/-)	(+) 785	(+) 111	(+) 100	

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

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

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Powell Rd. – Substandard Road	Design Exception Requested	Approvable		
Powell Rd. – Number of Access Connections	Administrative Variance Requested	Approvable		
Notes:		·		

Transportation Comment Sheet

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

COMMISSION

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



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Reginald Sanford, MPH AIR DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

HEARING DATE: 6/13/2022

PETITION NO.: 22-0420

PPROPERTY ADDRESS: 1283 US Hwy 41 S, Gibsonton, FL

EPC REVIEWER: Chris Stiens

CONTACT INFORMATION: (813)627-2600 X1225

EMAIL: stiensc@epchc.org

CONTACT Stiens

FOLIO: #0514920000

STR: 11-31S-19E

REQUESTED ZONING: RZ-PD

FIND	INGS
WETLANDS PRESENT	YES
SITE INSPECTION DATE	12/29/2021
WETLAND LINE VALIDITY	VALID through SWFWMD
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands are located in the northwest corner of the
SOILS SURVEY, EPC FILES)	property. Other surface waters are located in the
	north, east & west central portion of the property

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

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

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for a stormwater pond. 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. A separate wetland impact/mitigation proposal was submitted to this agency for review on May 12, 2022 (EPC file # 74773) and is currently under review.
- 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.

cs/kmt

ec: john.grandoff@hwhlaw.com kami.corbett@hwhlaw.com



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 04/07/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Trammell Crow Florida **PETITION NO:** 22-0420

LOCATION: 1283 S 41 Hwy

FOLIO NO: 51492.0000

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Light Industrial (Per 1,000 s.f.)

Mobility: \$3,807 * 160 = \$609,120

Fire: \$57 * 160 = \$9,120

Project Summary/Description:

Urban Mobility, South Fire - 160,000 sf light industrial



RON DESANTIS GOVERNOR

2822 Leslie Road Tampa, FL 33619 KEVIN J. THIBAULT, P.E. SECRETARY

March 2nd, 2021

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER 9/2/2021.

Date: March 2, 2021 State Road#: 45

Time: 11:30 AM Section ID #: 10 060 000
Applicant: Ryan Hileman Mile Post: 11.75

Project: Apollo Beach Storage Facility Road Class: 3

Location: 5801 US 41 (Falls Rd) MPH: 55 MPH

County: Hillsborough DW/Sig Spacing: 660' 2640' Folio#: 054180-0000 Median Spacing: 1320' 2640'

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Dear Mr. Hileman,

The Pre-application review of the subject project was conducted by your request. The purpose of the Pre-application review is to educate both the applicant and the Department of the project, the scope of work being proposed, and the requirements to obtain a permit for allowed development or modification to connections within the state Right of Way. After discussing the project and doing a thorough review of the documentation presented, the following comments are to be considered in the final design and we have determined that

	We disapprove the concept as presented with the following considerations.
×	We approve the concept as presented with the following conditions/considerations.
	We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.

We are prepared to continue the review of the concept with the District Variance
Committee.
We are prepared to continue the review of the concept as presented with the following
considerations

Conditions and Comments:

This project proposes new construction and to SR 45, a class 3 roadway, with a posted speed limit of 55 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered conforming in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

- 1. Driveway will be considered conforming.
- 2. Building a 111,000 sqft self-storage facility.
- 3. PD&E shows existing full median opening north the of property to be closed in upcoming construction project.
- 4. Will need to coordinate with the project manager, Charlie Xie (charlie.xie@dot.state.li.us).
- 5. 441387-1 is scheduled to let Summer 2021.
- 6. Driveway design to have 50' radii with 30' driveway width, 36' maximum width.
- 7. Wrap shoulders all the way around tying into the ROW (this is not included as part of the driveway width).
- 8. A right-turn lane will not be required if the developer is able to maintain the 30' driveway with 50' radii given the relatively low trip traffic the site will generate.
- 9. Move gate about a car length into the property to allow for que space off the roadway.
- 10. Sidewalk location will need to be coordinated with FDOT PM Charlie Xie and crosswalk will need to be placed where the future sidewalk will be.
- 11. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
- 12. 6" white lines are to break at the connection and at the bike lane.
- 13. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
 - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
 - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
 - d. If applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
 - e. Double yellow 6" lane separation lines.
 - f. Directional arrow(s) 25' behind the stop bar.
 - g. Warning mats to be red in color unless specified otherwise.
 - h. All markings on concrete are to be high contrast (white with black border).



- i. All striping within and approaching FDOT R/W shall be thermoplastic.
- 14. Include a copy of this letter in the application submittal.
- 15. Plans shall be per the current Standard Plans and FDM.
- 16. Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf 2
- 17. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 18. Any project that falls within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
- 19. All the following project identification information must be on the Cover Sheet of the plans:
 - a. All Associated FDOT Permit #('s)
 - b. SR # (& Local Road Name) and Road Section ID #
 - c. Mile Post # and Lt or Rt Roadway
 - d. Roadway Classification # and Speed Limit (MPH)
- 20. All Plans and Documents submitted in OSP need to be signed and sealed.
- 21. The following FDOT Permits may additionally be required:
 - a. Access Permit / Construction Agreement
 - b. Drainage Permit or Exemption
 - c. Utility Permit for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
 - d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

Florida Department of Transportation 2822 Leslie Rd. Tampa, Fl. 33619 Attn: Mecale' Roth

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping

with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would likely be denied.

If you do not agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, David Ayala at 813-975-6717.

For any other questions or assistance, please feel free to contact me.

Sincerely,

Mecale' Roth

Permit Coordinator II Tampa Operations Office - 813-612-3237 Cell- 813-460-1121

Meeting Attendees:

Guests- Ryan Hileman rhileman@bohlereng.com

Mike Yates myates@palmtraffic.com

Tyler Miles tyler.miles@yorkdevelopments.com

FDOT- Matt Campbell matthew.campbell@dot.state.fl.us

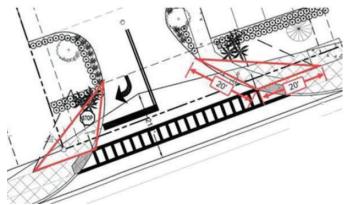
Todd Crosby douglas.crosby@dot.state.fl.us
Mecale' Roth mecale.roth@dot.state.fl.us
Joel Provenzano joel.provenzano@dot.state.fl.us

Ryan Bogan ryan.bogan@dot.state.fl.us
Lindsey Mineer lindsey.miner@dot.state.fl.us
Dan Santos daniel.santos@dot.state.fl.us
Holly Champion holly.champion@dot.state.fl.us

Charlie Xie Charlie.xie@dot.state.fl.us
Antonius Lebrun antonius.lebrun@dot.state.fl.us
Amanda Serra amanda.serra@dot.state.fl.us

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)





RON DESANTIS GOVERNOR 11201 N. McKinley Drive Tampa, FL 33612

KEVIN J. THIBAULT, P.E. SECRETARY

MEMORANDUM

DATE: February 10, 2022

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Richard Perez, Hillsborough County

Daniel Santos, FDOT

John Grandoff, Hill Ward & Henderson

SUBJECT: RZ-PD 22-0420, 1283 S US 41, Gibsonton

This project is on a state road, US 41. This site was reviewed at a Pre-Application meeting with FDOT on 10/26/21. The FDOT Pre-Application Finding is attached.

Thank you for the opportunity to comment.

END OF MEMO

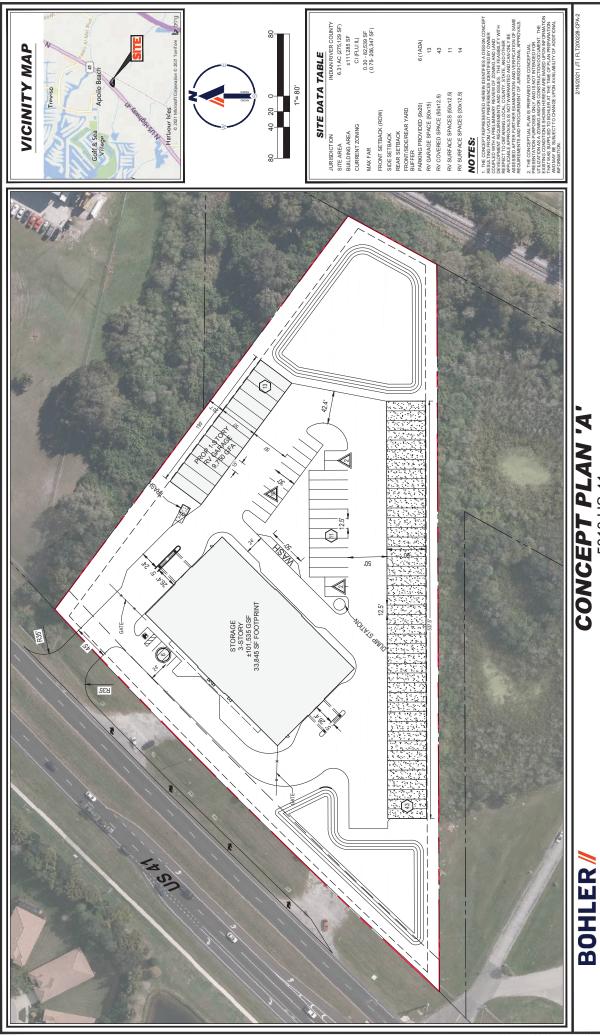
Attachment: FDOT Pre-Application Finding

TABLE 1

ESTIMATED PROJECT TRIP ENDS

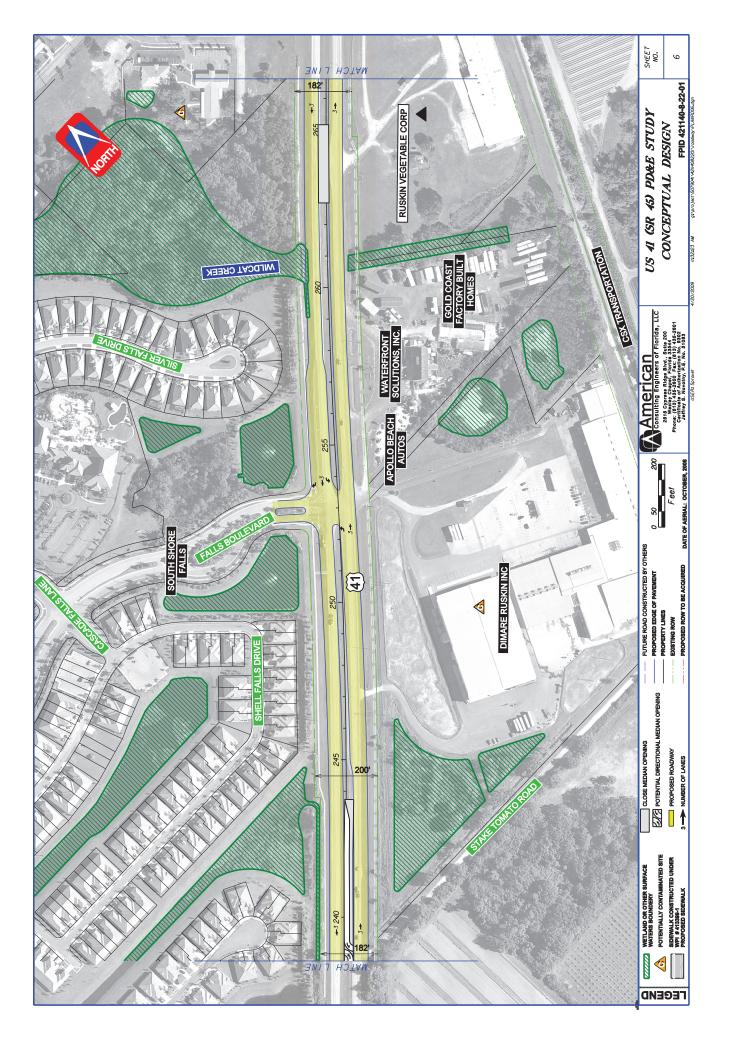
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(1)	Total	Ξ
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Trip	미	_
	\rightarrow	168
	Size	111,285 SF
빌	<u> </u>	151
	Land Use	Mini-Warehouse
	Daily Trip Ends (1)	ITE IUC

(1) Source: ITE <u>Trip Generation</u>, 10th Edition, 2017



CONCEPT PLAN 'A' 5813 US-41 APOLLO BEACH, FL 33572 HILLSBOROUGH COUNTY

3820 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
R.ORDAN BUSINESS CERT OF AUIT No. 20790



WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	PETITION NO.: PD22-0420 REVIEWED BY: Randy Rochelle DATE: 2/11/2022			
FOLIC	NO.:514	92.0000		
		WATER		
	The property lies with should contact the pro-	in theovider to determine the	Water Service Area. availability of water ser	. The applicant vice.
	the site) and is local	in exists ⊠ (adjacent to ted within the north Rigotion, however there coded at the time of the app	ht-of-Way of Powell Rould be additional and/o	<u>pad</u> . This will be the or different points-of-
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two-funded-CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.			
		WASTEWA [*]	ΓER	
	The property lies with should contact the pr	in theovider to determine the	Wastewater Service Alavailability of wastewat	rea. The applicant er service.
	50 feet from the Right-of-Way of Pow could be additional a	ater force main exists [site) <u>and is located so</u> ell Road. This will be the thind or different points-ce. This is not a reservati	uth of the subject prop ne likely point-of-conne if-connection determine	ection, however there
	connection to the Co and will need to be co	on system improveme ounty's wastewater system ompleted by theonal demand on the sys	em. The improvements prior to issuance of	include

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

Statement of Record

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

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

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

AGENCY COMMENT SHEET

TO:	Zoning/Code	Adminis tration,	Development S	ervices Department
-----	-------------	------------------	----------------------	--------------------

FROM: Reviewer: Ryan L. Joyce Date:

Agency: Natural Resources **Petition #: 22-0420**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- An evaluation of the property identified mature trees warranting preservation that
 may include Grand Oaks. The applicant is encouraged to consult with staff of the
 Natural Resource Unit for design input addressing these trees prior to submittal of
 preliminary plans through the Land Development Code's Site Development or
 Subdivision process.
- 2. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line. This statement should be identified as a condition of the rezoning.
- 3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
- 4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

- 6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 7. Modifications to the approved GSP will be allowed in order to preserve Grand Oaks and other trees and/or Natural Resources requirements.

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE OF 6		
SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 7/25/22 60 HEARING MASTER: SUSAN FINCH		
Common common A. Santa & Sensite Committee of the	ARLY, THIS INFORMATION WILL BE USED FOR MAILING	
APPLICATION# MM 22-208=1	MAILING ADDRESS 101 & Cent of Bold, 84 5400	
ers.	CITY DAMMA STATE PL ZIP 35/2 PHONE 213-227-842	
APPLICATION #		
APPLICATION# P22-0698	PLEASE PRINT NAME DAVID WORLD WORLD WALLING ADDRESS P.O. BOX 273417	
V.S.	CITY Tampa STATE FL ZIP 3368 PHONE 230-7473	
APPLICATION #	PLEASE PRINT DAVID Wright	
RZ 22-0456	MAILING ADDRESS P.O. Box 273417	
V.S.	CITY Tampa STATE F L ZIP 33688 PHONE 230-7473	
APPLICATION #	NAME Jeffrey + Jaime Peck	
RZ22-0789	MAILING ADDRESS 1221 Canyon Oaks Dr CITY Brandon STATE FL ZIP 33610 PHONE 302-218-5131	
APPLICATION #	PLEASE PRINT RUTH P. London O	
	MAILING ADDRESS 1502 W. Busch Blvd St D1	
RZ 22-0029	CITY TPA STATE FL ZIP 33612 PHONE (813) 919-7802	

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 2 OF 6
DATE/TIME: 7/25/22	Gpm HEARING MASTER: SUSAn Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT TU MAI
22-0980	MAILING ADDRESS 14031 N. Dale Maky Hwy.
	CITY TAMPA STATE PL ZIP336 8 PHONE (813) 962-6230
APPLICATION #	PLEASE PRINT Kami Curbett
RZ 0075	MAILING ADDRESS 1018 Kennely Brd Ste 3-100
80	CITYTAMPA STATE C ZIP 340) PHONE 3-8227 842
APPLICATION #	PLEASE PRINT IS Whele Albert / Halff & Associates
RZ -0075	MAILING ADDRESS 1600 N ASHLEY DV. Ste 900
20	CITY Tampa STATE FC ZIP 33402 PHONE 731-0976
APPLICATION #	PLEASE PRINT Abbey Naylor
RZ 25	MAILING ADDRESS 14706 Tuder Chase Dr.
22-0075	CITY Tampa STATE FL ZIP 3362 bPHONE 727-207-5525
APPLICATION #	PLEASE PRINT NAME Sukes
22-0075	MAILING ADDRESS 610 Garrison Core Ly
27-0015	CITY TUNGE STATE FL ZIP 3360 PHONE 8/3-063-25
APPLICATION #	PLEASE PRINT NAME William Place
12 2075	MAILING ADDRESS 600 Garrison Cove land

STATE &L ZIP 33602 PHONE \$13763-765

ex

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 3 OF Le
DATE/TIME: 7/25/22	6pm HEARING MASTER: Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME James Anderson
RZ 22-0075	MAILING ADDRESS 10\$14 Sedge brook Orive
	CITY River view STATE FL ZIP33569 PHONE 727 430-3494
APPLICATION #	PLEASE PRINT E He Hummer
R2 N15	MAILING ADDRESS 19825 Angl Ln
R2 10075	CITY Odess ~ STATE FL ZIP 3355 PHONE
APPLICATION #	PLEASE PRINT NAME Vac Vacaa
R2 22-0075	MAILING ADDRESS 3000 W. San Michales St.
22-00	CITY AWPC STATES ZIPZGZG PHONES 18-390-0627
APPLICATION #	PLEASE PRINT MUNCO RAFFAELE
02,0557	MAILING ADDRESS 11910 New Rd
73	CITY LIMIN STATE FU ZIP3354 PHONE
APPLICATION #	PLEASE PRINT NAME SIGHAL BROOKS
1.1 22-	MAILING ADDRESS 400 A. TAnga St Unit 910
MM 22-	CITY TAMPA STATE FL ZIP 3802 PHONE
APPLICATION #	PLEASE PRINT Robecco Kert
WW 27-0089	MAILING ADDRESS 400 N Tange St. 5de 1910
,	CITY Tampa STATE FL ZIP 33602 PHONE

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

DATE/TIME: 7/25/22 6 PM HEARING MASTER: 56 Finch PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Barbara Fite **APPLICATION #** MM 22-0089 MAILING ADDRESS 6102 E LK BUTTE/ Or CITY LATZ STATE FL ZIP 3354 PHONE 813 246-1544 PLEASE PRINT NAME Curbett **APPLICATION #** MAILING ADDRESS 101 Ekenely 18/vd, StE 3700 CITY Tampa STATE FL ZIP 33602 PHONE PLEASE PRINT To Sabel e Albert APPLICATION # 12-0442 MAILING ADDRESS 1000 NASHey Dr 900 CITY Tumpa STATE FL ZIP 33602 PHONE NAME Rebecca Kert **APPLICATION #** MAILING ADDRESS 400 N. Tumpa St. 1910 22.0443 CITY Tompa STATE F ZIP 33602 PHONE_

PLEASE PRINT **APPLICATION #** NAME WESCEY MILLY MAILING ADDRESS 700 ZZAD PLACE 22-0477 CITY VALO BAACH STATE FL ZIP 32161 PHONE 772-7282 NAME BY 1911 Suit APPLICATION # mm 0670 MAILING ADDRESS 307 11 Aye, & CITY Palmetto STATE C ZIP 3424 PHONE 813-957-1777 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGES OF 6 DATE/TIME: 7/25/22 6/m HEARING MASTER: 5456~ PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Nicote Neugebour APPLICATION # MAILING ADDRESS 401 F. Tuckson St -7- Xe83 CITY Tunfor STATE FL ZIP 33642 PHONE 813 - 223 - 4800 PLEASE PRINT **APPLICATION #** NAME David Mechan MAILING ADDRESS 305 5, Boulevard 22-0782 CITY Tampo STATE FL ZIP 3360 PHONE (813) 276-1920 NAME KEN TNIKLER FIELDS **APPLICATION #** MAILING ADDRESS 4221 W. Byscat Blvd CITY Tumpu STATE FL ZIP PHONE 813 123 7050 PLEASE PRINT MALL **APPLICATION #** Femal MAILING ADDRESS 201 N Franklin St. Saite 1400 77-0832 CITY Tampa STATE FL ZIP33602 PHONE 813-635-5726 PLEASE PRINT **APPLICATION #** PLEASE PRINT NAME 72-0834 MAILING ADDRESS 401 E Jackson St CITY Tump STATE FL ZIP 33602 PHONE NAME RUSSELL OHEN berg **APPLICATION #** MAILING ADDRESS 3737 Lake Joyce Dr. J-0834 CITY Land Olike STATE FL ZIP 34639 PHONE 813.962.1752

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 6 OF (
DATE/TIME: 7/25/22	Gpm HEARING MASTER: SUGA Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION# MM 72-0862	PLEASE PRINT Elise Bafsel NAME Elise Bafsel
27-0047	MAILING ADDRESS 401 E. Juckson St, 3108
ea	CITY Tomph STATE FL ZIP 3360 2 PHONE 765 993 3429
APPLICATION #	PLEASE PRINT Steve Henry
mm (162	MAILING ADDRESS GOZZ W. LAUREL ST
29-0849 mm	CITY TPA STATEF L ZIP PHONE CO39
APPLICATION #	NAME (Dary) MAX PORGES, AICH
27-0862	MAILING ADDRESS 236 SC 45th STROOT
37-08	CITY CAPE COMPSTATE & ZIP 379 PHONE 239,560
APPLICATION #	NAME CHARLES POTHE
27-08/02 WW	MAILING ADDRESS 2303 Huly 60
27-00	CITY PALALCO STATE T ZIP3359 PHONE 8/3 267 547
APPLICATION #	PLEASE PRINT NAME ElizAbeth R Belcher
MM 28/12	MAILING ADDRESS 406 Miller Rd
MM 22-0862	MAILING ADDRESS 406 SMiller Rd CITY Valvi Co STATE FL ZIP 335 PHONE 813-478-
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 07/25/2022

HEARING MASTER: Susan Finch PAGE: 1 OF 1

APPLICANT #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0075	Rosa Timoteo	1. Applicant Presentation Packet	NO
RZ 22-0075	Isabelle Albert	2. Applicant Presentation Packet	NO
RZ 22-0075	William Place	3. Applicant Presentation Packet	NO
RZ 22-0075	Abbey Naylor	4. Applicant Presentation Packet	NO
MM 22-0087	Kami Corbett	1. Applicant Presentation Packet	NO
MM 22-0089	Rosa Timoteo	1. Revised Staff Report	YES - COPY
MM 22-0089	Michael Brooks	2. Applicant Presentation Packet	NO
RZ 22-0420	Rosa Timoteo	1. Revised Staff Report	YES - COPY
RZ 22-0420	Kami Corbett	2. Applicant Presentation Packet	NO
RZ 22-0442	Isabelle Albert	Applicant Presentation Packet	YES - COPY
RZ 22-0443	Rosa Timoteo	1. Revised Staff Report	YES - COPY
RZ 22-0443	Rebecca Kert	2. Applicant Presentation Packet	NO
RZ 22-0683	Nicole Neugebauer	Applicant Presentation Packet	YES - COPY
RZ 22-0832	Ken Tinkler	Applicant Presentation Packet	NO
RZ 22-0834	Russell Ottenberg	Applicant Presentation Packet	NO
RZ 22-0834	Mark Bentley	2. Applicant Presentation Packet	NO
MM 22-0862	Rosa Timoteo	1. Revised Staff Report	YES - COPY
MM 22-0862	Rosa Timoteo	2. Revised Staff Report	YES - COPY
MM 22-0862	Elise Batsel	3. Applicant Presentation Packet	YES - COPY

JULY 25, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 25, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviews changes/withdrawals/continuances.

D.7. RZ 22-0562

Brian Grady, Development Services, calls RZ 22-0562.

☑Isabelle Albert, applicant rep, requests continuance.

Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0562 to September 19, 2022.

C.4. RZ 22-0698

Brian Grady, Development Services, calls RZ 22-0698.

David Wright, applicant rep, requests continuance.

Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0698 September 19, 2022.

D.13. RZ 22-0856

Brian Grady, Development Services, calls RZ 22-0856.

Mark Bentley, applicant rep, requests continuance.

Susan Finch, ZHM, calls proponents/opponents/continues RZ 22-0856.

B.1. RZ 19-0521

Brian Grady, Development Services, reviews RZ 19-0521.

🛂 Susan Finch, ZHM, announces withdrawal of RZ 19-0521.

- Brian Grady, Development Services, continues review of 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.2. MM 22-0087

- Brian Grady, Development Services, calls RZ 22-0087.
- Kami Corbett, applicant rep, presents testimony/submits exhibits.
- Brian Grady, Development Services, staff report/questions to applicant rep.
- EKami Corbett, applicant rep, answers Development Services questions.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant/closes MM 22-0087.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0423

- Brian Grady, Development Services, calls RZ 22-0423.
- David Wright, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0423.

C.2. RZ 22-0456

- Brian Grady, Development Services, calls RZ 22-0456.
- David Wright, applicant rep, presents testimony.

- ☑ Isis Brown, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Isis Brown, Development Services, answers ZHM questions and continues staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0456.

C.5. RZ 22-0789

- Brian Grady, Development Services, calls RZ 22-0789.
- 🛂 Jeffrey Peck, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0789

C.6. RZ 22-0829

- 🛂 Brian Grady, Development Services, calls RZ 22-0829.
- 🖺 Ruth Londono, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0829.

C.7. RZ 22-0980

- Brian Grady, Development Services, calls RZ 22-0980.
- Tu Mai, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.

- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0980.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-0075

- Brian Grady, Development Services, calls RZ 22-0075.
- Kami Corbett, applicant rep, presents testimony.
- Isabelle Albert, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- ☑Isabelle Albert, applicant rep, answers ZHM questions/continues testimony.
- lacksquare Susan Finch, ZHM, questions to applicant rep.
- Isabelle Albert, applicant rep, answers ZHM questions/continues testimony.
- Abbey Naylor, applicant rep, presents testimony.
- Israel Monsanto, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Israel Monsanto, Development Services, answers ZHM questions/continues staff report.
- Brian Grady, Development Services, revised staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Development Services.
- 🛂 Jillian Massey, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls proponents.
- William Place, proponent, presents testimony/submits exhibits.
- Susan Finch, ZHM, questions to proponent.
- ☑William Place, proponent, answers ZHM questions.
- 🖺 Susan Finch, ZHM, calls opponents.

- 🛂 James Anderson, opponent, presents testimony.
- Ethel Hammer, opponent, presents testimony.
- 🖺 Susan Finch, ZHM, calls opponents/Development Services.
- Susan Finch, ZHM, questions to Development Services.
- 🖺 Kami Corbett, applicant rep, gives rebuttal.
- Abbey Naylor, applicant rep, gives rebuttal, submits exhibit.
- Kami Corbett, applicant rep, continues rebuttal.
- Susan Finch, ZHM, questions to applicant rep.
- 🖺 Kami Corbett, applicant rep, answers ZHM questions.
- Brian Grady, Development Services, statement for the record.
- Kami Corbett, applicant rep, responds to Development Services.
- Brian Grady, Development Services, provides clarification.
- Kami Corbett, applicant rep, continues rebuttal.
- Mac McCraw, applicant rep, closes rebuttal.
- Susan Finch, ZHM, closes RZ 22-0075.
- Susan Finch, ZHM, breaks.
- 🛂 Susan Finch, ZHM, resumes hearing.

C.3. RZ 22-0557

- Brian Grady, Development Services, calls RZ 22-0557.
- Susan Finch, ZHM, oath.
- Marco Raffaele, applicant rep, presents testimony.
- ☑ Isis Brown, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- 🛂 Isis Brown, Development Services, answers ZHM questions.

- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0557

D.2. MM 22-0089

- 🛂 Brian Grady, Development Services, calls RZ 22-0089.
- Michael Brooks, applicant rep, presents testimony/submits exhibits.
- Rebecca Kert, applicant rep, continues testimony.
- Michael Brooks, applicant rep, continues testimony.
- Timothy Lampkin, Development Services, staff report.
- Susan Finch, ZHM, statement to Development Services.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Barbara Fite, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents/Development Services/applicant rep.
- Michael Brooks, applicant rep, concludes testimony.
- Susan Finch, ZHM, closes MM 22-0089.

D.3. RZ 22-0420

- Brian Grady, Development Services, calls RZ 22-0420 and notes expedited review for the record.
- EKami Corbett, applicant rep, presents testimony/submits exhibits.
- Sam Ball, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- 🛂 Sam Ball, Development Services, answers ZHM questions.
- 🛂 Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0420.

D.4. RZ 22-0442

- Brian Grady, Development Services, calls RZ 22-0442.
- ☑Isabelle Albert, applicant rep, presents testimony/submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- Isabelle Albert, applicant rep, answers ZHM questions.
- 🛂 Susan Finch, ZHM, calls Development Services.
- Tania Chapela, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0442.

D.5. RZ 22-0443

- Brian Grady, Development Services, calls RZ 22-0443.
- Rebecca Kert, applicant rep, presents testimony/submits exhibits.
- Michelle Heinrich, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- Michelle Heinrich, Development Services, provides additional information.
- Susan Finch, ZHM, closes RZ 22-0443.

D.6. MM 22-0477

- Brian Grady, Development Services, calls MM 22-0477.
- Wesley Mills, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.

🛂 Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0477.

D.8. MM 22-0670

Brian Grady, Development Services, calls MM 22-0670 and notes expedited review for the record.

Brian Smith, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

Brian Smith, applicant rep, presents testimony.

Israel Monsanto, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0670.

D.9. RZ 22-0683

Brian Grady, Development Services, calls RZ 22-0683.

Nicole Neugebauer, applicant rep, presents testimony/submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Nicole Neugebauer, applicant rep, answers ZHM questions.

Sam Ball, Development Services, staff report.

🛂 Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0683.

D.10. MM 22-0782

Brian Grady, Development Services, calls MM 22-0782.

David Mechanik, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

- David Mechanik, applicant rep, answers ZHM questions.
- Tania Chapela, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- David Mechanik, applicant rep, answers ZHM questions.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0782.

D.11. RZ 22-0832

- Brian Grady, Development Services, calls RZ 22-0832.
- Ken Tinkler, applicant rep, presents testimony.
- Matthew Femal, applicant rep, presents testimony.
- Tania Chapela, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Brian Grady, Development Services, corrects the record.
- Susan Finch, ZHM, questions to Development Services.
- Tania Chapela, Development Services, answers ZHM questions.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services.
- Brian Grady, Development Services, statement for the record.
- Susan Finch, ZHM, questions to applicant rep.
- Matthew Femal, applicant rep, answers ZHM questions/presents rebuttal.
- Susan Finch, ZHM, questions to applicant rep.
- Ken Tinkler, applicant rep, answers ZHM questions.
- Susan Finch, ZHM, closes RZ 22-0832.

D.12. RZ 22-0834

- Brian Grady, Development Services, calls RZ 22-0834.
- Mark Bentley, applicant rep, presents testimony.
- Russell Ottenberg, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Russell Ottenberg, applicant rep, answers ZHM questions.
- Mark Bentley, applicant rep, continues testimony.
- Timothy Lampkin, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Timothy Lampkin, Development Services, answers ZHM.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0834.

D.14. MM 22-0862

- Brian Grady, Development Services, calls MM 22-0862.
- Susan Finch, ZHM, oath.
- Elise Batsel, applicant rep, presents testimony/submits exhibits.
- Steve Henry, applicant rep, continues testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Steve Henry, applicant rep, answers ZHM questions.
- Elise Batsel, applicant rep, continues testimony.
- Sam Ball, Development Services, staff report.
- 🛂 Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Max Forgey, opponent, presents testimony.

- Charles Bothe, opponent, presents testimony.
- Elizabeth Belcher, opponent, presents testimony.
- Susan Finch, ZHM, calls opponents/Development Services.
- Brian Grady, Development Services, questions for Planning Commission.
- 🛂 Jillian Massey, Planning Commission, answers Development Services.
- Brian Grady, Development Services, statement for the record.
- Susan Finch, ZHM, calls applicant rep.
- Elise Batsel, applicant rep, calls Steve Henry, applicant rep.
- Steve Henry, applicant rep, gives rebuttal.
- Elise Batsel, applicant rep, gives rebuttal.
- Susan Finch, ZHM, closes MM 22-0862.

ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.

Rezoning Application:

RZ PD 22-0420

Zoning Hearing Master Date:

July 25, 2022

BOCC Land Use Meeting Date:

August 13, 2022

1.0 APPLICATION SUMMARY

Applicant:

TC Florida Development Inc.

(C/O John Grandoff)

FLU Category:

Light Industrial - IL

Service Area:

Urban

Site Acreage:

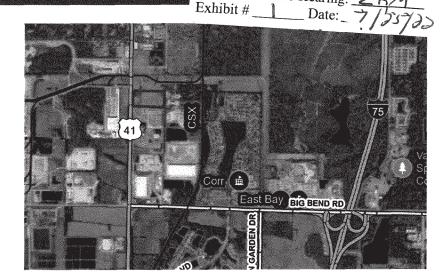
18.64 +/-

Community Plan Area:

Gibsonton

Overlay:

None



Application No.

Entered at Public Hearing:

Name: Kosa

Introduction Summary:

The applicant is seeking to rezone an 18.64 acre property from Agricultural Industrial (AI) to Planned Development (PD) to allow for the development of a 180,000-160,000 square-foot industrial use warehouse.

Zoning:	Existing	Proposed
District(s)	Al	PD
Typical General Use(s)	Agricultural	Light industrial uses, including warehousing, distribution, light manufacturing, and outdoor storage Warehousing, With or Without Distribution Center
Acreage	18.64 +/-	18.64 +/-
Density/Intensity	1 du/ga	F.A.R.: 0.5
Mathematical Maximum*	18	405,972 sf

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	Al	PD
Lot Size / Lot Width	43,560 sf/150'	NA/NA
Catharda / Duffanian and	50' Front	25' Front (west)
Setbacks/Buffering and Screening	50' Rear	50' Front (south)
	15' Sides	20' Side (north and east)
Height	50'	50′

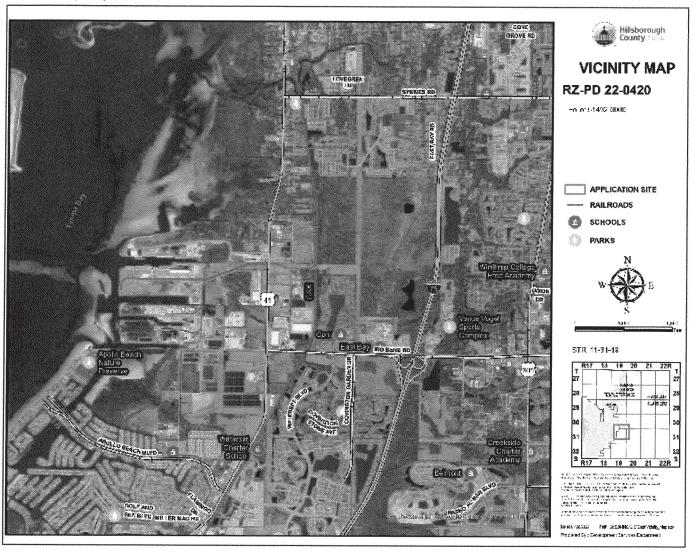
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation:	Development Services Recommendation:
	·

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

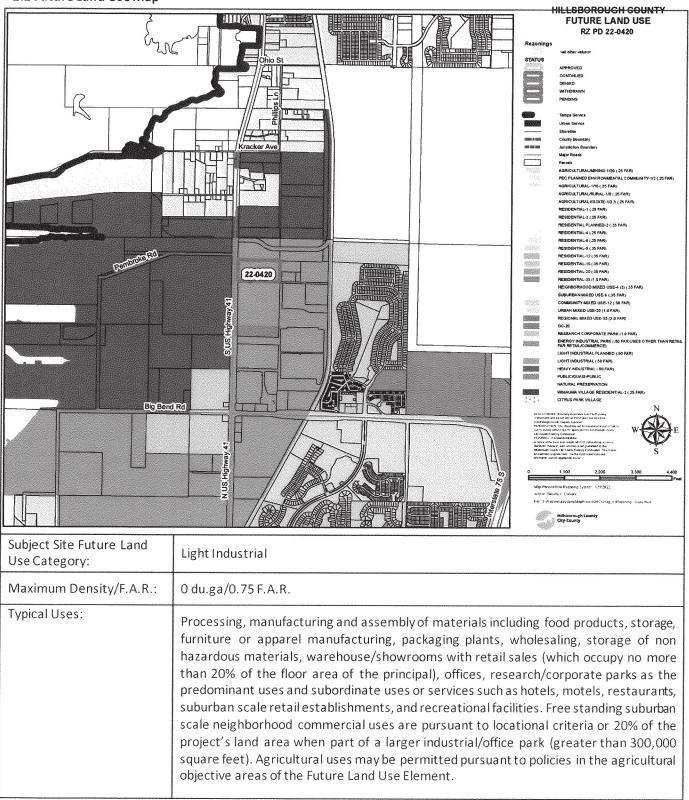
The surrounding area consists of a mix of uses including light industrial, light manufacturing, warehouse, storage, livestock pasture, vacant land, and a solid waste transfer station. The adjacent properties are zoned AI to the north and south, M to the east, and the PD to the west is developed for manufacturing purposes.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

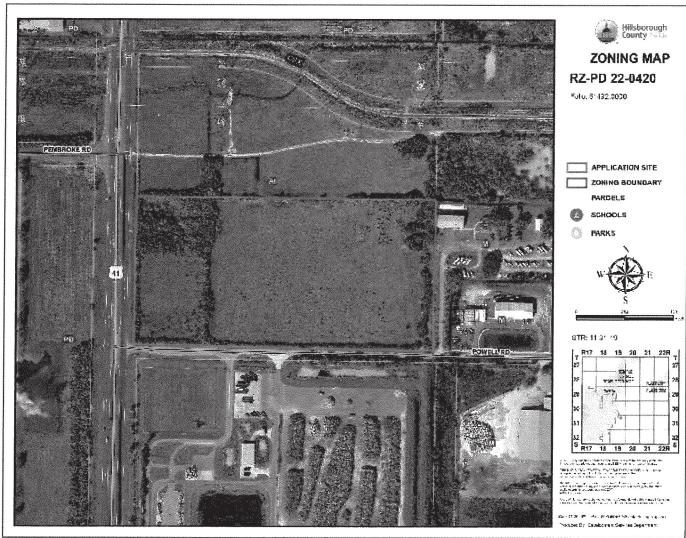


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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

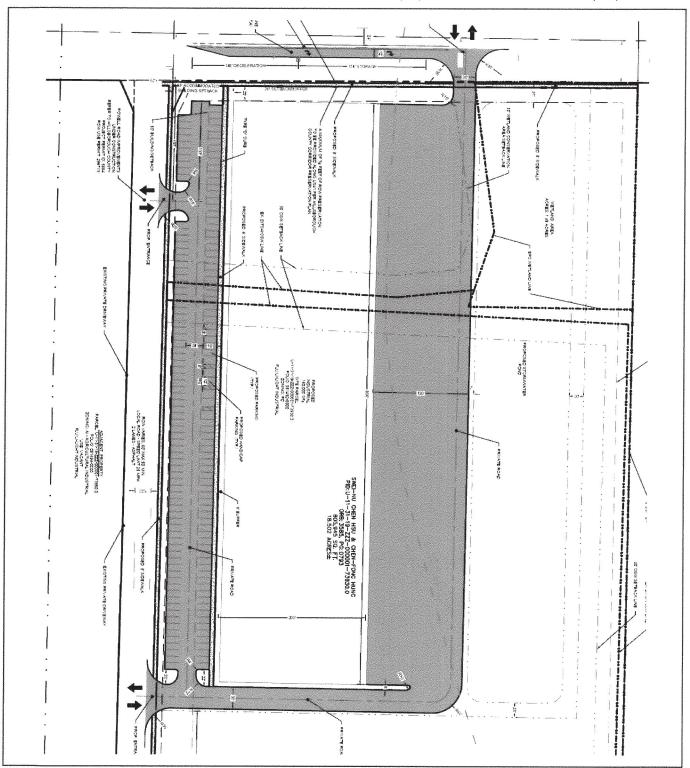


		Ad	jacent Zonings and Uses	
		Maximum Density/F.A.R. Permitted by Zoning		
Location:	Zoning:	District:	Allowable Use:	Existing Use:
North	Al	1 du/ga	Agriculture and related uses	Agriculture (pasture)
South	Al	1 du/ga	Agriculture and related uses	Solid Waste Transfer Station
East	М	0 du/ga 0.75 F.A.R.	Manufacturing, Processing or Assembling Uses, Intensive Commercial Uses, and Other Industrial Uses	Warehouse and Outdoor Storage
West	PD	0 du/ga 0.40 F.A.R.	Manufacturing, Processing or Assembling Uses, Intensive Commercial Uses, and Other Industrial Uses Except Junk Yards, Flea Markets, Slaughter Houses, or hazardous waste transfer facilities.	Manufacturing, Wallboard

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2.0 LAND USE MAP SET AND SUMMARY DATA

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



ZHM HEARING DATE:

July 25, 2022

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

Adjoining Roadways (c	heck if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠ Sufficient ROW Width	 ⊠ Corridor Preservation Plan Site Access ImprovementsSubstandard Road ImprovementsOther
Powell Rd.	County Local - 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 Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generat	ion \square Not applicable for this reques	t	
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	794	112	101
Difference (+/-)	(+) 785	(+) 111	(+) 100

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	Х	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:			A THE CONTRACTOR CONTR	Annual Conference on the Conference of the Confe

Design Exception/Administrative Variance \square Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Powell Rd. – Substandard Road	Design Exception Requested	Approvable	
Powell Rd. – Number of Access Connections	Administrative Variance	Annequable	
rowell Na Namber of Access Conflections	Requested	Approvable	
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 □ No	□ Yes ⊠ No	⊠ Yes □ No	Wetland Impact Conceptual Authorization (attached)
Natural Resources	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	□ Significan ⊠ Coastal H ⊠ Urban/Su	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scer to ELAPP property	nic Corridor	
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	FDOT Report (Attached)
Service Area/ Water & Wastewater ⊠ Urban ☐ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	South County Service Area Statement of Record
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9-12 □N/A	□ Yes ⊠ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees: Urban Mobility, South Light Industrial (Per 1,000 s.f.) Mobility: \$3,807 * 160 = \$609,120 Fire: \$57 * 160 = \$9,120	Fire - 160,000	sflight industrial		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	☐ Yes ☐ No	

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the predominance of industrial planned developments, manufacturing zonings and industrial uses within the immediate vicinity, staff finds the proposed planned development zoning district compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

APPLICATION NUMBER:

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6.0 PROPOSED CONDITIONS

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

1. Modify all reference to internal "Private Road" to read "Private Driveway". Staff notes that roadways would be subject to Transportation Technical Manual Typical Section standards, while private driveways/parking lots are subject to Typical Detail – 2 and other applicable (but different) standards.

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- 2. Modify the site data table, building labels, and other plan notes (including note 1), ensure all references are consistent. to replace the any reference to the proposed use as "Industrial" to match other more restrictive references, i.e. "Warehouse". Staff notes that per the LDC the term "Warehouse" is defined, as is the term "Industrial, Heavy" which applies to certain facilities; however, "Industrial" as a use is not a defined zoning use and could be interpreted to mean a wide variety of things, which were not studied or considered the transportation analysis or Design Exception/AV request.
- 3. Revise Note 3. The words "this project" appear to be missing after the word "for".
- 4. Delete Note 4. Staff notes that PDs are site plan controlled zoning district and only minor changes are permitted at the time of plat/site/construction plan review without going through the PD modification process.
- 5. Delete Note 5. Instead, rename the "Parking Summary" table to "Proposed Parking" and in addition to the information shown, show the calculations of the number of spaces required based on the size of the proposed use, and the number of spaces proposed to be provided. Add a note underneath the table indicating that all parking and drive aisles will comply with Section 6.05.02.K. and applicable Transportation Technical Manual standards.

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

- 1. The development shall be limited to those non-heavy industrial uses, including but not limited to, warehousing, distribution, light manufacturing, and open storage, provided that none of the uses exceed a parking ratio of 1.0 per 1,000 sq. ft. GFA per LDC Section 6.05.02 nor a cumulative transportation impact of 794 average daily trips, 112 AM and 101 PM peak hour trips, Permitted uses shall be limited to a warehouse and distribution with a maximum of 160,000 square feet of gross floor area. Together with each increment of development or change of use, the developer shall submit a cumulative trip generation and paring analysis demonstrating compliance with the above standards.
- Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 3. Building setbacks shall be as follows.

Front – west: 25 feet Front – south: 50 feet

Sides - north and east: 20 feet

4. The project shall be permitted, as depicted on the submitted site plan, to allow:

The maximum building height permitted shall be 50 feet;

The maximum floor area ratio permitted shall be 0.50;

The maximum impervious surface ratio permitted shall be 0.70; and

The maximum building coverage permitted shall be 50%.

 Water distribution system improvements will need to be completed prior to connection to the County's water system for a warehouse and distribution use. No building permits for the warehouse and distribution facility shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 - South County APPLICATION NUMBER: PD 22-0420

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Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.

- 6. 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.
- 7. 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.
- 8. 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).
- 9. 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.
- 10. An evaluation of the property identified mature trees warranting preservation that may include Grand Oaks. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
- 11. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
- 13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. Modifications to the approved GSP will be allowed in order to preserve Grand Oaks and other trees and/or Natural Resources requirements.
- 17. 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.
- 18. Project access shall be limited to one (1) vehicular connection to US 41 and two (2) vehicular connections to Powell Rd.

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R(OCC LUM MEETING DATE:	August 13, 2022	Case Reviewer: Sam Ball		
19.	9. If RZ 22-0420 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022) which was found approvable by the County Engineer (on May 2, 2022) for the Powell Rd. substandard road improvements. As Powell Rd. is a substandard local roadway, the developer will be required to make certain improvements to Powell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct the following improvements between the eastern property boundary and US 41:				
	19.1 Widen Powell Rd	. as necessary, to ensu	re there are 11-foot wide travel lanes;		
	19.2 Stabilize the sho stabilized width o		rth and south sides of the roadway such that they have a minimum		
		hes along the south siding back slopes; and,	e of Powell Rd. as necessary such that there are 4:1 front slopes which		
	19.4 Regrade/constru back slopes.	ict ditches on the north	side of Powell Rd. such that they have both 4:1 front slopes and 4:1		
20.	3, 2022) from the Sec	tion 6.04.03.1. requiren as found approvable by	er will approve a Section 6.04.02.B. Administrative Variance (dated April nents regarding number of allowable access connections to Powell Rd. / the County Engineer (on May 2, 2022), will permit the construction of		
21.		onstruct a northbound shall be subject to FDO	to eastbound right turn lane on US 41 into the project access. The T review and approval.		
22.	transportation networnetwork and external or part of the subject granted as provided in	rk and external access p access points, if site co Planned Development	C, the certified PD general site plan shall expire for the internal points, as well as for any conditions related to the internal transportation instruction plans, or equivalent thereof, have not been approved for all within 5 years of the effective date of the PD unless an extension is action, re-certification of the PD General Site Plan shall be required in ection 5.03.07.C.		
23.	Development Code (Lotherwise, References	DC) regulations, the m s to development stand	an are in conflict with specific zoning conditions and/or the Land nore restrictive regulation shall apply, unless specifically conditioned lards of the LDC in the above stated conditions shall be interpreted as inary site plan/plat approval.		

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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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ZHM HEARING DATE: July 25, 2022

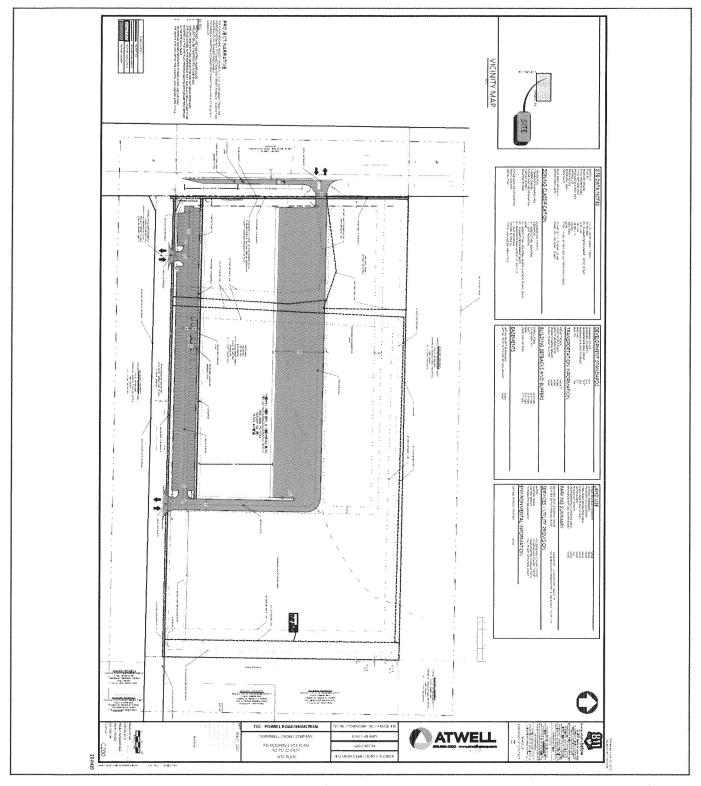
BOCC LUM MEETING DATE: August 13, 2022 Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

July 25, 2022 August 13, 2022

Case Reviewer: Sam Ball

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 22-0420

ZHM HEARING DATE: July 25, 2022

BOCC LUM MEETING DATE: August 13, 2022 Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 7/16/2022		
REVI	EWER: James Ratliff, AICP, PTP	AGENCY/DEPT: Transportation		
PLAN	INING AREA: GB	PETITION NO: RZ 22-0420		
Abandani/pingagaperonalisani/pan				
	This agency has no comments.			
	This agency has no objection.			
X	This agency has no objection, subject to the listed or attached conditions.			
	This agency objects for the reasons set forth below.			

CONDITIONS OF APPROVAL

- 1. 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.
- 2. Project access shall be limited to one (1) vehicular connection to US 41 and two (2) vehicular connections to Powell Rd.
- 3. If RZ 22-0420 is approved, the County Engineer will approve a Design Exception (dated April 3, 2022) which was found approvable by the County Engineer (on May 2, 2022) for the Powell Rd. substandard road improvements. As Powell Rd. is a substandard local roadway, the developer will be required to make certain improvements to Powell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct the following improvements between the eastern property boundary and US 41:
 - a. Widen Powell Rd. as necessary, to ensure there are 11-foot wide travel lanes;
 - b. Stabilize the shoulders on both the north and south sides of the roadway such that they have a minimum stabilized width of 2-feet;
 - c. Regrade the ditches along the south side of Powell Rd. as necessary such that there are 4:1 front slopes which tie into the existing back slopes; and,
 - d. Regrade/construct ditches on the north side of Powell Rd. such that they have both 4:1 front slopes and 4:1 back slopes.
- 4. If RZ 22-0420 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 3, 2022) from the Section 6.04.03.I. requirements regarding number of allowable access connections to Powell Rd. The variance, which was found approvable by the County Engineer (on May 2, 2022), will permit the construction of two (2) access connections to Powell Rd.
- 5. The developer shall construct a northbound to eastbound right turn lane on US 41 into the project access. The design of such access shall be subject to FDOT review and approval.

Other Conditions

- Prior to PD site plan certification, the applicant shall revise the PD site plan to:4
 - Modify all reference to internal "Private Road" to read "Private Driveway". Staff notes
 that roadways would be subject to Transportation Technical Manual Typical Section
 standards, while private driveways/parking lots are subject to Typical Detail 2 and
 other applicable (but different) standards.
 - Modify the site data table, building labels, and other plan notes (including note 1), to replace the any reference to the proposed use as "Industrial" to match other more restrictive references, i.e. "Warehouse". Staff notes that per the LDC the term "Warehouse" is defined, as is the term "Industrial, Heavy" which applies to certain facilities; however, "Industrial" as a use is not a defined zoning use and could be interpreted to mean a wide variety of things, which were not studied or considered the transportation analysis or Design Exception/AV request.
 - o Revise Note 3. The words "this project" appear to be missing after the word "for".
 - Delete Note 4. Staff notes that PDs are site plan controlled zoning district and only minor changes are permitted at the time of plat/site/construction plan review without going through the PD modification process.
 - O Delete Note 5. Instead, rename the "Parking Summary" table to "Proposed Parking" and in addition to the information shown, show the calculations of the number of spaces required based on the size of the proposed use, and the number of spaces proposed to be provided. Add a note underneath the table indicating that all parking and drive aisles will comply with Section 6.05.02.K. and applicable Transportation Technical Manual standards.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone an +/- 18.64 ac. parcel from Agricultural Industrial (AI) to Planned Development (PD). The applicant is seeking entitlements for up to 160,000 s.f. of light industrial uses.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the potential trips generated by development permitted under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Information show below is based upon data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips AM PM	
AI, 1 single-family detached dwelling unit (ITE LUC 210)	9	1	1

Proposed Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips AM PM	
PD, 160,000 s.f. warehouse (ITE LUC 110)	794	112	101

Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	vvay volume	AM	PM
Difference	(+) 785	(+) 111	(+) 100

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Powell Rd. is a publicly maintained, 2-lane, undivided, substandard, dead end, local roadway characterized by +/- 20-22 feet of pavement in above average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle facilities present on Powell Rd. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of Powell Rd. east of the proposed project.

US 41 is a 4-lane, divided, principal arterial roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 12-foot wide travel lanes in average condition. Adjacent to the project the roadway lies within a +/- 180-foot wide right-of-way. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of US 41 in the vicinity of the proposed project. There are no sidewalks on US 41 in the vicinity of the proposed project.

US 41 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. FDOT has not identified the need for additional right-of-way along the project's frontage.

SITE ACCESS AND CONNECTIVITY

The project is proposing one full access (1) connection to US 41 and two (2) full access connections to Powell Rd.

FDOT staff reviewed the project and advised that the full median opening at the Powell Rd. and US 41 intersection was planned to be closed in a 2009 PD&E Study; however, FDOT staff indicated they were unaware of any recent plans related thereto. If such closure was effectuated in the future, Powell Rd. would be a right-in/right-out access and all southbound traffic would be required to U-turn at the Pembrook Rd. median opening.

The applicant worked with FDOT to ensure the access to US 41 was placed as far north as possible without impacting wetlands in the northwest corner of the site. FDOT indicated a variety of design/construction requirements, including a requirement that the developer construct a northbound right turn lane with keyhole bicycle facility at the US 41 project access. Staff has included a condition regarding the required turn lane.

Cross access to the adjacent project to the north is not required pursuant to Section 6.04.03.Q. Staff notes that parcel is owned by Tampa Electric and contains a major electrical transmission facility and is itself bifurcated by a CSX owned railway running through the parcel. Cross access to the east is not required, as Powell Rd. is a Class 7 roadway.

REQUESTED DESIGN EXCEPTION - POWELL RD.

As Powell Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Powell Rd. (dated April 3, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 2, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane, Rural Local and Collector Roadways) include:

1. The developer will be permitted to widen the pavement such that the travel lanes are 11-feet in width in lieu of the 12-foot wide lanes required per TS-7;

- 2. The developer will be permitted to reduce the overall right-of-way width from the 96 feet required per TS-7 and utilize the existing 50 feet;
- 3. The developer will be permitted allow the ditches on the south side to tie back into their existing (non-compliance grades, rather than the maximum 4:1 slopes required pursuant to TS-7; and,
- 4. The developer will be permitted to provide 2-foot wide unpaved shoulders, rather than the 8 feet wide stabilized shoulders (of which 5 feet are required to be paved) pursuant to TS-7.

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

REQUESTED ADMINISTRATIVE VARIANCE - POWELL RD.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 3, 2022) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways and the maximum trip generation potential of the subject parcel, the LDC requires (and permits) only one (1) access connections for the subject PD.

The applicant is proposing three (3) access connections to serve the proposed project. Applicants are permitted an additional access on other roadways where such access can meet Section 6.04.07 spacing standards; however, the applicant is asking for two (2) connections to Powell Rd. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on May 2, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Powell Rd. is not a regulated roadway. As such, no information for the facility is included in the Hillsborough County 2020 Level of Service Report.

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

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 41	Big Bend Rd.	Symmes Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From:

Williams, Michael

Sent:

Monday, May 2, 2022 7:26 PM

To:

Michael Yates; vcastro@palmtraffic.com

Cc:

Tirado, Sheida; Ball, Fred (Sam); Ratliff, James; Steady, Alex; PW-CEIntake

Subject:

FW: PD 22-0420 DE and AV Review

Attachments:

22-0420 DEReg 04-04-22.pdf; 22-0420 AVReg 04-04-22.pdf

Importance:

High

Michael/Vicki -

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-0420 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>

Sent: Friday, April 29, 2022 9:09 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG>

Subject: PD 22-0420 DE and AV Review

Importance: High

Hello Mike,

The attached DE and AV are approvable to me, please include the following people in your email:

myates@palmtraffic.com
BallF@hillsboroughcounty.org
SteadyA@hillsboroughcounty.org
RatliffJa@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE sheitharchers Transportation Review Manager Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



April 03, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Powell Road Industrial (22-0420)

Design Exception – Powell Road
Palm Traffic Project No. T21095

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 160,000 square feet of general light industrial located east of US 41 and north of Powell Road, as shown in Figure 1. This request is made based on our virtual meeting on March 04, 2022 with Hillsborough County staff.

The project proposes to have one (1) right-in/right-out access to US 41 and two (2) full accesses to Powell Road. Powell Road is identified in the Hillsborough County Functional Classification Map as a local roadway and was identified during our meeting as a substandard road. Powell Road does not have a posted speed limit, so it was assumed to have a design speed of 35 mph with approximately 47 AM peak hour trip ends and 115 PM peak hour trip ends (approximately 800 daily trip ends). Powell Road currently has 10-foot travel lanes, in approximately 50 feet of right of way. No sidewalk or bike lanes currently exist on either side of Powell Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Powell Road from US 41 to the east property boundry. The requested exceptions to the TS-7 typical section and the justification are as follows:

- 1. Right of Way TS-7 requires 96 feet of right of way. The existing right of way is approximately 50 feet along Powell Road.
- 2. Lane Width TS-7 has 12-foot travel lanes. The existing roadway has 10-foot travel lanes. According to Table 210.2.1 of the 20202 Florida Design Manual, 11-foot travel lanes are acceptable for Suburban (C3)/Urban General (C4) roadways.
- 3. Shoulders TS 7 has 8-foot shoulder with 5 foot paved. The existing roadway has little to no shoulders along the subject section. A 2-foot unpaved shoulder will be provided on the north and south side of Powell Road from the eastern property boundary to US 41.
- 4. Drainage Ditch TS-7 has drainage ditches on both side of the road. There are existing ditches along Powell Road, however, the side slope, depth and width do not meet the TS-7 standards. The proposed section provides a 4:1 front slope along the southside of Powell Road and ties into the existing back slope. On the northside of Powell Road, a 4:1 front slope and 4:1 back slope ditch will be added from the eastern property boundary to US 41.

Mr. Michael Williams, P.E. April 03, 2022 Page 2

5. Sidewalk - TS-7 has sidewalk on both sides of the roadway. Since the project is located on the northside of Powell Road, a 5-foot sidewalk will be provided on the northside of Powell Road from the eastern property boundary to US 41.

The proposed typical section is shown in Figure 2. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro Castro Date: 2022.04.03 16:10:43

Digitally signed by Vicki L

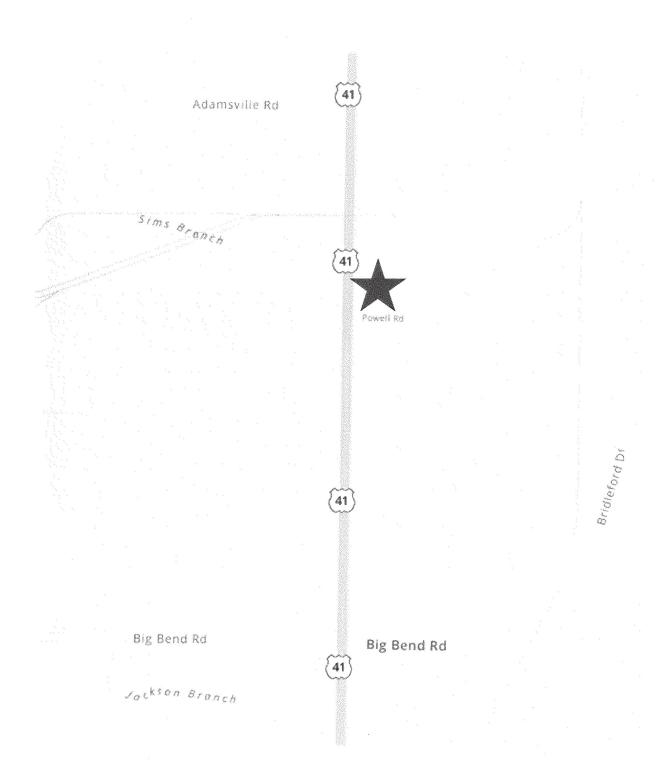
Vicki L Castro, P.E.

Principal			WINDOWAL ENGINEER		
Based on the	information provided by the	applicant, this request is:			
	Disapproved	Approved with Conditions	Approved		
If there are a	ny further questions or you n	eed clarification, please contact Sheida L. Tii	rado, P.E.		
			Sincerely,		

-04'00'

Michael J. Williams Hillsborough County Engineer

FIGURE 1. LOCATION MAP



HILL SBOROUGH PROPERTY - EXISTING GROUND SOD TO NORWAL WATER LEVEL 2', UNIPAVED SHLDR## MAX WAX 25, Ž CUT AND REMOVE" 12" WILL & SLOPE VARIES ---ZZ. SLOPE VARIES SLOPE VA EXISTING RIGHT-OF-WAY ±20' EXISTING PAVEMENT Z. 2' UNPAVED SHOULDER -6% MAX 25 5' -7'±-PROP. 5' SW ALONG FRONTAGE OF SITE PROP. DITCH 4:1 MAX

S

- COMBINE EXISTING PARALLEL DITCHES

MATCH EXISTING PAVEMENT SLOPE

**COMPACTED

PROPOSED SECTION

4:1 MAX

(LOOKING EAST)

ROAD

POWELL

FIGURE 2. PROPOSED TYPICAL SECTIONS

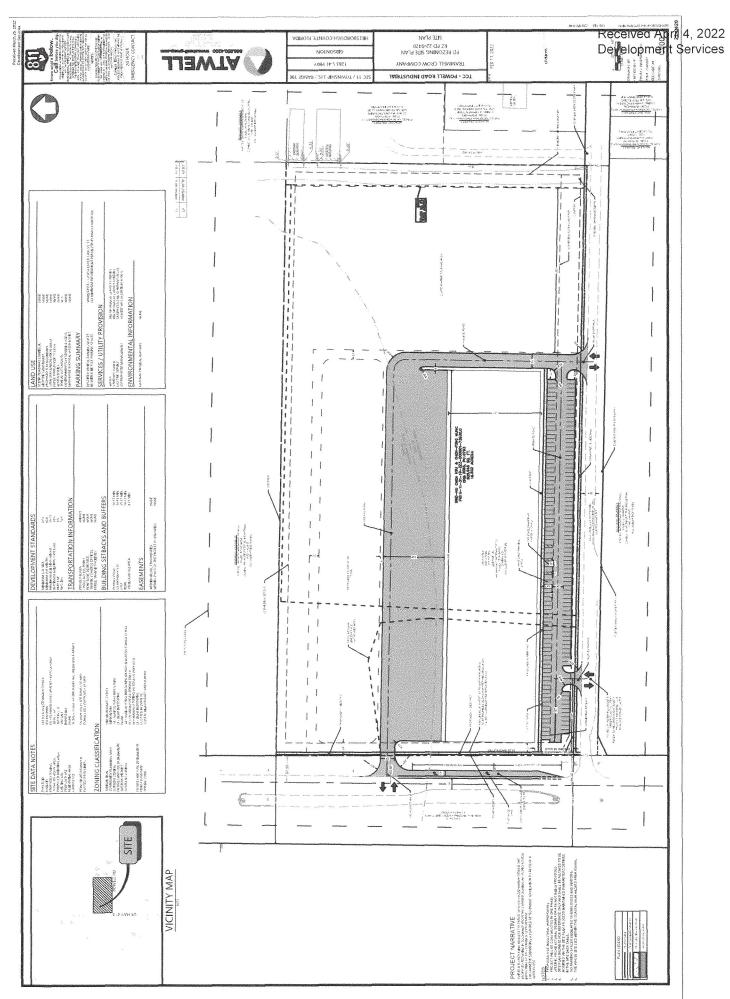
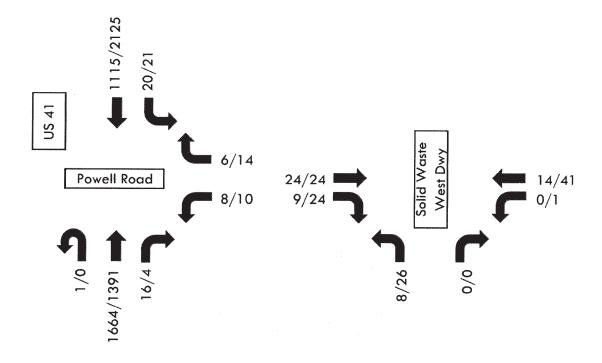


Table 1. Estimated Project Traffic

				AM	Peak	Hour	PM	Peak	Hour
	ITE		Daily	Tri	p Ends	(1)	Tri	p Ends	(1)
Land Use	LUC	<u>Size</u>	Trip Ends (1)	<u>In</u>	<u>Out</u>	Total	<u>ln</u>	<u>Out</u>	Total
General Light Industrial	110	160,000 SF	664	55	8	63	7	44	51

⁽¹⁾ Source: ITE <u>Trip Generation</u>, 10th Edition, 2017.

Figure 4. Peak Season Traffic



1

<u>Legend</u>
XX/XX - AM/PM Peak Season Traffic



April 3, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard
Tampa, FL 33602

RE: Powell Road Industrial (22-0420)
Administrative Variance Request – Number of Access Points
Palm Traffic Project No. T21095

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.1 (number of access points) in association with the proposed development of up to 160,000 square feet of general light industrial. This request is made based on the virtual meeting on March 4, 2022 with Hillsborough County staff.

The project proposes to have one (1) right-in/right-out access to US 41 and two (2) full accesses to Powell Road.

This request is for a variance to the number of driveways criteria of the LDC Section 6.04.03.1 – Number of Access Points. Based on the code, the maximum driveway connections would be one. The justification for this variance is as follows:

- 1. All three driveways are vital to the access and circulation for the property.
- 2. The one main driveway to US 41 will be restricted to right-in/right-out access and will primarily serve trucks to the loading dock in the rear of the facility. The eastern full access on Powell Road will primarily serve truck traffic and provide circulation around the building on the eastern portion of the building. The eastern full access on Powell Road will also provide a means of ingress and egress for the vehicular traffic using the parking in the front of the building without creating a dead-end parking isle. The western full access to Powell Road is critical for ingress and egress to the front parking as not to create a dead-end drive isle. Due to the large compensation storage area to the east, the building has been reduced from 248,000 square feet to the 160,000 square feet, and therefore cannot provide the circulation driveway along the western side of the building.

Justification must address Section 6.04.02.B.3 criteria (a) and (b) – if applicable, (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

Due to the access on US 41 being limited to right-in/right-out and the large compensating storage area on the eastern portion of the property, have caused the building area to be reduced by 35 percent. The two full access driveways on Powell

400 North Tampa Street, 15th Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

Mr. Michael Williams, P.E. April 3, 2022 Page 2

Road are necessary for the function of the site and to provide reasonable access to the site. Additionally, the fire requirements do not allow for parking isle dead ends greater than 150 feet. And with the wetland/storage compensation area requirements it is not possible to have a pass through on the westside of the building.

b) The variance would not be detrimental to the public health, safety and welfare.

Powell Road is a low volume local roadway. The two proposed accesses on Powell Road have been placed approximately 600 feet apart and at both ends of the parking field to allow for safe ingress/egress and site circulation. Additionally, with the limited access on US 41 and the large, required compensation storage area, all the accesses are required to provide the public with the safest access to the parcel. In addition, a detailed intersection analysis was conducted of the driveways to demonstrate they will operate at an acceptable level of service.

c) Without the variance, reasonable access cannot be provided.

With the truck traffic and large compensation storage area and access to US 41 limited to right-in/right-out all the driveways are vital to the circulation within and access to the property.

Sincerely, Palm Traffic

> Vicki L Castro

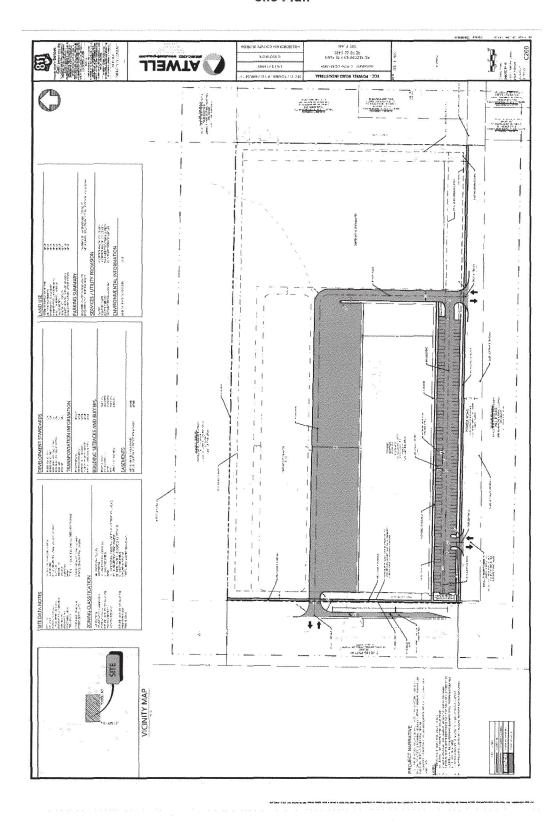
Vicki L Castro, P.E. Principal Digitally signed by Vicki L Castro Date: 2022.04.03 16:06:14

-04'00'

Based on the information provided by the applicant, this request is:	
Disapproved	Approved
If there are any further questions or you need clarification, please contact S	Sheida Tirado, P.E.
	Sincerely

Michael J. Williams Hillsborough County Engineer

Site Plan



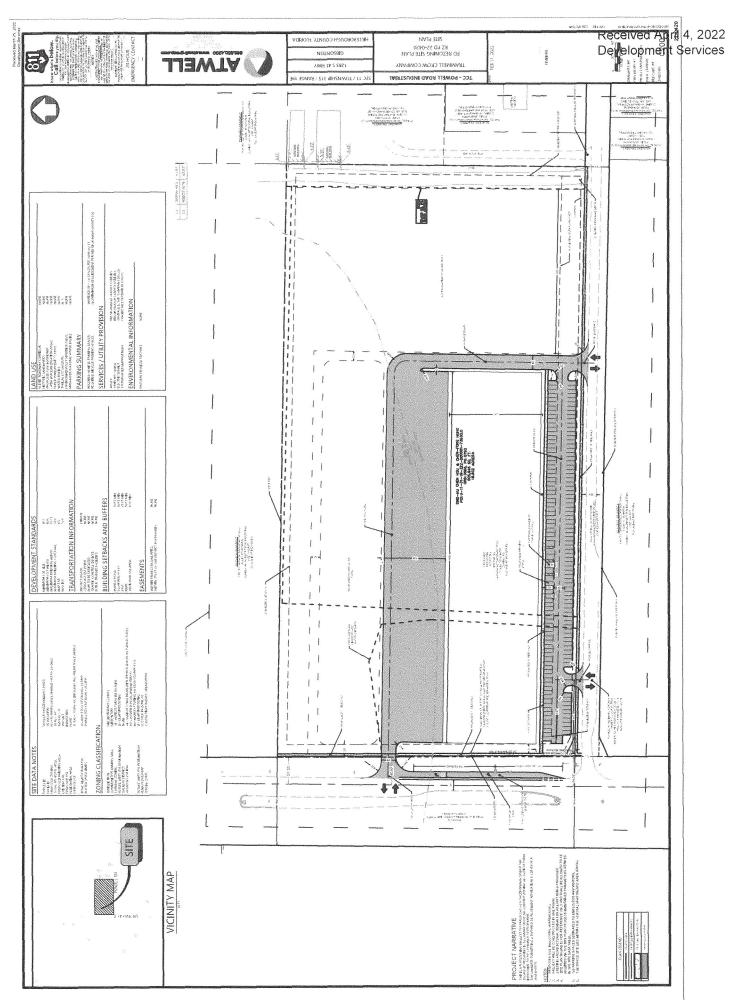


Table 3. Estimated Volume to Capacity Ratio

		Peak	M Peak Ho Season + F to Capaci	roject	Peak	M Peak Ho Season + F to Capaci	roject
Intersection	Direction	Left	Through	Right	Left	Through	Right
US 41 and	WB	0.19	*	*	0.35	*	*
Powell Road	NB	*	*	*	*	*	*
	SB	0.12	*	•	0.05	*	44
US 41 and	WB	-		0.00	50F		0.01
Driveway A	NB	-	*	*	988	*	*
Powell Road and	EB	0.02	*	- *	0.00	*	- *
Driveway B	WB	Nex	*		de	*	
	SB	0.01	**	0.01	0.03	-	0.03
Powell Road and	EB	0.01	*		0.00	*	_
Driveway C	WB	44	*	*	-	*	*
	SB	0.00		0.00	0.01	-	0.01

Transportation Comment Sheet

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

Adjoining Roadwa	ys (check if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	☑ Corridor Preservation Plan☑ Site Access Improvements☐ Substandard Road Improvements☐ Other
Powell Rd.	County Local - 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 Improvements □ Substandard Road Improvements □ Other

Project Trip Generati	ion \square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	794	112	101
Difference (+/-)	(+) 785	(+) 111	(+) 100

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

		licable for this request Additional	Cross Access	Finding
Project Boundary	Primary Access	Connectivity/Access	CLOSS ACCESS	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:	***************************************			CONTRACTOR MANAGEMENT OF THE PROPERTY OF THE P

Road Name/Nature of Request	Туре	Finding
Powell Rd. – Substandard Road	Design Exception Requested	Approvable
Powell Rd. – Number of Access Connections	Administrative Variance Requested	Approvable

Transportation Comment Sheet

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

Application No. 16223-0420
Name: Kerni Corbett
Entered at Public Hearing: 214M
Exhibit # 2 Date: 7125722

RZ-PD 22-0420

Applicant: TC Florida Development, Inc.

Representative: Kami Corbett, Esq.





AVAILABLE COMPETITIVE SITES SITE



Broker Contact Description

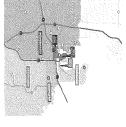
Availability Details Latitude: 27.904541
Longitude: R2.002028
Available Acres: 18.54 Acres(s)
Total Acres: Competitive Site

For Sale: Yes For Lease: No

Salo / Lease

Airport

International: Tempa later To International (miles): 8.3 Mile(s)



Tampa Bay EDC Eric Lindstrom Competitive Sites and Redevelopment Manager Kennedy Blvd., Suite 1750 101 East Kennedy Blvd., Suite 1750 Tampa, R. 13602 Eilindstrome@HCE.Gov.net www.tampabayedc..com



PO Box 1110, Tampa, FL 33601-1110 (813) 272-7232 | Fax: (813) 276-2638

ECONOMIC DEVELOPMENT

TAMPA BAY DEVELOPMENT

BOARD OF COUNTY COMMISSIONERS

Harry Cohen
Fen Hagen
Par Kemp
Gwerdohyn Gwern
Par Kemp
Gwerdohyn Gwern
Mariells Smith
Mariells Smith
Stack R. White
COUNTY ADMINISTRATOR
COUNTY ATTORNEY
COTHERNAL AUDITOR
PERKAL AUDITOR
PERKAL AUDITOR
PERKAL AUDITOR

Adam Gormly, Director Development Services

Lindsey Kimball, Director

FROM: ë

August 20, 2021

SUBJECT:

Expedited Priority Economic Development Project Powell Road Warehouse

The Economic Development Department (EDD) has determined that the New Season of Tampa Florida Interior Renovation Project, Folio 051492-0000, site plan attached as Erhibit A, located at 1283 541. HWY, Glisonton, Hillsobrough Country, Florida, 3334 is a Priority Economic Development Project (PED). The project meets the expedited permit timeframe eligibility requirements for a PED pursuant to Sec. 4.1.5.1.2 Hillsborough County Land Development Code. The PED status of the project qualifies it for

If you have any questions or concerns, please feel free to contact me or Eric Lindstrom, Competitive Eliss and Redevelopment Wanager at <u>Indistruction Belliabour constructions</u> or Jonah Katz, Senior Coordinator, Competitive Stee Analyst at Katzi @hillsboroughcounty.org

inclusion in the County's Navigation Program.

Attachment: Exhibit A

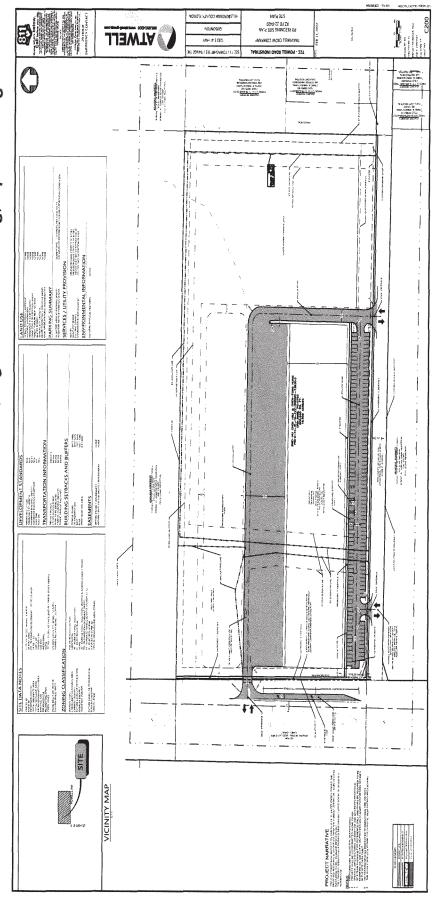
ü

Wesley Roe: Project Coordination Manager, Development Services Chris Eagew, Vice President, Transmell Crow Heather Tank. Executive Manager, Permitting and Plan Review Heather Tank. Executive Manager, Permitting and Plan Review Firic Lindstorn, Economic Development
Jonah Katz, Economic Development
Jaksa Petrovic Economic Development
Evan Cook, Economic Development
Danielle Morreda, Economic Development
Danielle Morreda, Economic Development

HCFLGOV.NET

160,000 square feet - Light Industrial Uses

Warehouse, Distribution, Light Manufacturing, Open Storage



Key Staff Findings

- Planning Commission finds proposal COMPATIBLE AND CONSISTENT with Future of Hillsborough Comprehensive Plan
- Consistent with intent Policy 1.4 Compatibility with Surrounding Area
- Consistent with Objective 8 Meets Intent of LI Category
- Consistent Objective 26 & Policy 26.5 Long Term Economic Development Security
- Consistent with Policy 6.3 Coastal Management Element
- DSD Staff recommends APPROVAL, with conditions
- Compatible with the Nearby Development Patterns
- EPC Conceptual Approval Sufficient Justification for Wetland Impacts

THANK YOU

Questions?

COMMISSION

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



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeL eeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Rick Muratti, Esq. LEGAL DEPT
Reginald Sanford, MPH AIR DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

June 3, 2022

Swei- Nu Hsu <u>jamesyhsu@verizon.net</u> 17672 Hellenbrook Ln. Hunnington Beach, CA 92649

Owner:

NU-SWEI CHEN HSU & CHEN-FONG HUNG

EPC Review Number:

74773

Type of Permit / Authorization:

WETLAND IMPACT CONCEPTUAL

AUTHORIZATION

Project Address:

1283 S 41 HWY, GIBSONTON, FL

STR:

11-31S-19E

Folio:

051492-0000

Dear Swei- Nu Hsu:

The staff of the Environmental Protection Commission of Hillsborough County (EPC) has completed a review of the subject application submitted on May 12, 2022 by Swei- Nu Hsu (Applicant) to impact wetlands in Hillsborough County. The impacts consist of 1.48 acres of permanent wetland impact for development of the Powell Road Warehouse Project.

In accordance with the Wetland rule, Chapter 1-11, Rules of the EPC, the Applicant demonstrated sufficient justification for the wetland impact in that the proposed impact is necessary for the construction of the proposed development and mitigation will be provided. Therefore, the EPC Executive Director authorizes wetland/other surface water (OSW) impacts subject to the conditions and comments enumerated below:

1. Only those wetland impacts identified in the table below are authorized for impact:

Wetland ID	FLUCCS (Florida Land	Impact Acreage	Functional Loss	Mitigation Type
	Use, Cover and Forms			200 000
	Classification System)			
Wetland 619	619 (Exotic Wetland	1.48	To Be Determined	To Be Determined
	Hardwoods)			
OSW 511	510 (Streams and	1.07	Previously	No Mitigation
	Waterways)		Qualified for EPC	Required
			Noticed Exemption	•
Total Impacts		1.48 acres	TBD	
-		(excluding		
		exempt impacts)		

NU-SWEI CHEN HSU & CHEN-FONG HUNG June 3, 2022 Page 2 of 3

- 2. The proposed impact functional loss and the mitigation offered to compensate for the wetland impact is to be determined. Final authorization of the project shall be granted once the mitigation plan is approved by EPC staff.
- 3. Applicant must submit to EPC construction/development plans for this project. A copy of the EPC approved mitigation plan must be included in the construction plans for the proposed development, prior to a recommendation of construction plan approval by EPC staff.
- 4. Prior to a recommendation of construction plan approval, staff of the EPC must receive an executed Wetland Impact Approval and Mitigation Agreement submitted and signed by the owner/developer. As this document will be recorded in the Public Records of Hillsborough County, EPC staff must receive recording fees to cover the cost of this transaction. The recording fee must be received in the form of a check or money order and made payable to the Hillsborough County Clerk of the Circuit Court. Personal checks will not be accepted. The fee for recording the document is \$10.00 for the first page and \$8.50 for each additional page. If the party responsible for ensuring the success of the mitigation area, or their agent, has an account with the Hillsborough County Clerk's Office, the account number may be provided to EPC staff for the purposes of the recording. The Wetland Impact Approval and Mitigation Agreement form is available for downloading at epchc.org.
- 5. Prior to the impact of wetlands on site, EPC staff must receive a financial surety in the amount of the certified cost estimate for the mitigation area(s) plus 10%. This financial surety must name EPC as the beneficiary and may be in the form of a letter of credit, performance bond or escrow agreement. The financial surety amount must be entered into item "g" of the Approval and Mitigation Agreement. If the owner/developer elects to use an escrow agreement, the language in the agreement must be reviewed by EPC legal counsel prior to acceptance.
- 6. Pursuant to Chapter 1-11, a recorded designation in the Official Records of Hillsborough County as a permanent conservation easement as defined in section 704.06, Florida Statutes, must be placed over mitigation areas cumulatively exceeding 0.5 acre in size and all wetland areas proposed for preservation as mitigation. If a conservation easement ("easement") is required pursuant to Chapter 1-11, the easement, attached legal description and appropriate recording fees must be submitted with the Mitigation Completion Report. The conservation easement form is available upon request
- 7. This is not final agency action for onsite mitigation. Under no circumstance may wetland impacts occur until EPC staff has received the executed Wetland Impact Approval and Mitigation Agreement (a/k/a final agency action) and the recording fees, and only after such time as the applicant has taken sufficient title interest in the subject property. The Wetland Impact Approval and Mitigation Agreement contains notice of rights for parties to appeal; an appeal would impact the effective date of final agency action.
 - Also, this is not final agency action for mitigation banking credit. Under no circumstance may wetland impacts occur until EPC staff has authorized the mitigation. Once the mitigation is proposed by the Applicant and approved of by EPC, final agency action entitled, Wetland Impact and Mitigation Authorization, will issue that contains notice of rights that explains how parties may appeal the action; an appeal would impact the effective date of the final agency action.
- 8. This conceptual authorization is valid for a period of five years from the date of the original conceptual authorization letter (expiration date June 3, 2027). If the site plans are altered or the time period for the allotted impact expires the Applicant may not conduct the impacts and a revised approval will be required.

NU-SWEI CHEN HSU & CHEN-FONG HUNG June 3, 2022 Page 3 of 3

- 9. The EPC Executive Director may revoke this authorization in accordance with Section 1-2.052, Rules of the EPC.
- 10. This Conceptual Authorization is not a final agency action and that decision will be issued in the above-referenced Wetland Impact Approval and Mitigation Agreement if all criteria are met. The notice exemption determination is final agency action and subject to challenge by any aggrieved party. The below Notice of Rights only applies to the noticed exemption determination described in paragraph 11 above. A separate Notice of Rights will be included with the Wetland Impact Approval and Mitigation Agreement

General Comments/ Conditions:

- This applies only to the development proposal as submitted, and in no way does it provide EPC
 approval to any other aspect of the EPC review process. In addition, this approval does not imply
 exemption from obtaining all proper permits from other governmental agencies.
- 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.

Thank you for your cooperation. If you require additional information, please contact Chris Stiens at stiensc@epchc.org. or at (813) 627-2600, extension 1225.

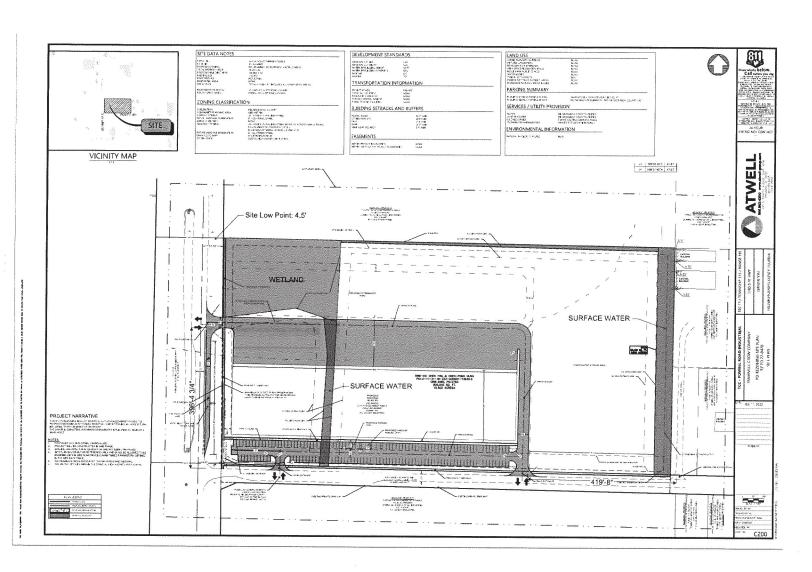
Sincerely,

Janet D. Lorton, Executive Director Environmental Protection Commission

of Hillsborough County

Attachment: Approved Wetland Impact Plan

ec: Terracon Consultants, Inc, Agent - <u>brennan.hagan@terracon.com</u>
Bdedekind@trammellcrow.com



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:)
ZONE HEARING MASTER HEARINGS)))
	2

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, July 25, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:20 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Christina M. Walsh, RPR
Executive Reporting Service
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Clearwater, FL 33762
(800) 337-7740

	Page 162
1	HILLSBOROUGH COUNTY, FLORIDA
2	BOARD OF COUNTY COMMISSIONERS
3	ZONING HEARING MASTER HEARINGS July 25, 2022
4	ZONING HEARING MASTER: SUSAN FINCH
5	
	D3:
6	Application Number: RZ-PD 22-0420 Applicant: Kami Corbett; Hill Ward
7	Henderson Location: 1283 S. 41 Hwy
8	Folio Number: 051492.0000
9	Acreage: 18.50 acres, more or less Comprehensive Plan: LI
10	Service Area: Urban Existing Zoning: AI
11	Request: Rezone to Planned Development
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Page 163 MR. GRADY: The next item is agenda item D-3 1 2 Rezoning-PD 22-0420. The applicant is Kami Corbett with Hill, Ward, Henderson. The request is to rezone from AI to Planned 5 Development. Sam Ball will provide staff 6 recommendation after presentation by the applicant. I will note for the record, Madam Hearing Officer, 8 this is going to be subject to an expedited review and will be heard at the August 25th BOCC land use 10 meeting as opposed to -- as opposed to September that the other items on the agenda are proceeding 11 12 to. And I believe your recommendation will be due 13 on the 10th. Correct? 14 HEARING MASTER FINCH: Correct. 15 MR. GRADY: August 10th. 16 MS. CORBETT: Kami Corbett with Hill Ward 17 Henderson. Thank you for that, Mr. Grady. 18 Could I ask which version of the staff report she's working from? We had a couple of 19 20 last-minute clarifications. 21 HEARING MASTER FINCH: I have one that was 22 handed to me this evening. 23 MS. CORBETT: Okay. 24 HEARING MASTER FINCH: And it has a revision date of created 8/17/21 at the lower left-hand 25

Page 164 1 corner. MS. CORBETT: And does that include the distribution light manufacturing -- the first page maybe? 4 5 HEARING MASTER FINCH: Under proposed? 6 MS. CORBETT: Yes. 7 HEARING MASTER FINCH: It says, Light 8 Industrial uses, comma, including warehousing, distribution, light manufacturing, and outdoor 10 storage. 11 MS. CORBETT: Okay. Thank you. I just wanted to confirm. Next slide, please. 12 13 Here representing -- as you saw, TC Florida Development, which is a development arm of Trammell 14 15 Crow. This is the subject property. Just a 16 general orientation, it is South County east of 41. 17 You have the aerial on the left is a far-away slide 18 and the aerial on the right shows the current area. 19 You can see it's definitely an industrial area now. 20 And a lot of these properties that are 21 around here are actually zoned for M uses, but 22 because this property is located in the Coastal 23 High-Hazard Area, the Comp Plan requires a PD 24 rezoning in this instance. Next slide. 25 This site was identified as a competitive

Page 165 site by the Tampa Hillsborough EDC or Tampa Bay EDC 1 2 and Hillsborough County. It's a priority economic development project. So it is a site that was specifically targeted and marketed for this type of 5 use. Next slide. 6 And it's a very straightforward plan. asking for 160,000 square feet of Light Industrial 8 uses to include warehousing distribution, light 9 manufacturing, open storage, and those types of 10 That are generally consistent with the M zoning district that it's surrounding. Next slide. 11 12 Again, all reviewing agencies have no 13 objection. They found it consistent and compatible 14 with the surrounding area. Meets the intent of the 15 LI Future Land Use Category that it's a part of. 16 It provides a long-term economic development 17 security by protecting the Light Industrial, and we're consistent with coastal management element 18 Policy 6.3 for having the PD. 19 20 And then also there you will see some 21 wetland impacts on the site plan. Those have been 22 conceptually approved with justification for 23 impacts in that -- I'll put the conceptual approval 24 from EPC into the record. 25 That's just kind of a weird, unusual

Page 166

situation where it's -- actually, if you want to go
back to the site plan, show you where it is. Kind
of in that upper -- back to the site plan. You see

4 it up in that sort of upper left-hand corner and

5 left-hand corner of what I'm looking at.

But on the -- basically the western boundary of the property, there's a wetland designation area that you see when you look at that site plan. That actually was a house that had an artesian well that got disturbed and uncapped and sort of just formed this wetland area that's on the site.

And you'll see that we're not really impacting it with development, but we are impacting it with stormwater storage. Because this site is in the Coastal High-Hazard Area and we have floodplain compensation we have to put on-site and stormwater, so this couldn't be commingled here like sometimes they can.

So we did need to comingle with the wetland.

Again, not a pristine wetland, sort of manmade

wetland through construction. And our civil

engineer is here to answer any questions if you

have any about that. But other than that, I don't

have any other information unless you have any

questions.

Page 167 HEARING MASTER FINCH: I didn't have any 1 2 questions. MS. CORBETT: We respectfully request your 4 approval. 5 HEARING MASTER FINCH: Thank you so much. All right. Development Services, please. 6 7 MR. BALL: Good evening. Sam Ball with 8 Hillsborough County Development Services. 9 The request is to rezone an 18.64-acre 10 property located at the northeast corner of South Highway 41 and Powell Road from Agricultural 11 12 Industrial to Planned Development to allow the site 13 to be developed for 160,000 square feet of 14 industrial use. 15 The surrounding zoning development 16 pattern consists of a mix of light use mix of uses, 17 including light industrial, light manufacturing, 18 warehouse storage, livestock pasture, vacant land, 19 and solid waste transportation. 20 The adjacent properties are zoned AI to the 21 north and south, M to the east, and PD to the west 22 is developed Manufacturing purposes. If PD 22-420 23 is approved as proposed, the property would be 24 developed with 0.199 floor area ratio. The 25 building would be limited to 50 feet in height.

Page 168 The proposed yard setback and buffers are 1 20 feet to the north and west, 25 feet to the east, and 50 feet from the Powell Road right-of-way. Impervious surface area is more than 70 percent, and building coverage will be restricted to 5 6 50 percent. If approved, the county engineer would -- if 8 PD 22-0420 is approved, the county engineer will approve a design exception, which is found approvable by county engineer on May 2nd for the 10 Powell Road substandard road improvements. 11 12 As Powell Road is a substandard local 13 roadway, the developer will be required to make 14 certain improvements consistent with design 15 exception. 16 If part of Rezoning 22-0420 is approved, 17 county engineer will approve a Section 6.4.02.B 18 administrative variance from Section 6.4.03.I requirements regarding the number of allowable 19 20 access connections to Powell Road. 21 The variance was found approved by the 22 county engineer on May 2nd of 2022 will permit the 23 construction of two access connections to Powell 24 Road. 25 Permitted uses will be limited to

Page 169 warehousing, distribution, light manufacturing, 1 open storage with a maximum of 160 square feet of gross floor area provided that none of the uses 4 exceed a parking ratio of one space per thousand 5 square feet gross floor area or cumulative 6 transportation impact of 794 average daily trips, 7 112 a.m. and 101 peak hour trips. 8 Based on the light industrial Future Land 9 Use Classification, the surrounding zoning development pattern proposed uses, and development 10 standards for Planned Development zoning district, 11 12 staff finds the request approvable subject to 13 conditions. 14 That concludes my presentation. 15 available for any questions. 16 HEARING MASTER FINCH: Mr. Ball, just a 17 quick question. When you were talking, I was just 18 noticing the change in the staff report. 19 revised staff report that I received tonight shows 20 a reduction from 180,000 square feet to 160. 21 And I was just looking at the zoning 22 conditions, and I don't see any maximum square 23 footage noted unless I've missed it. 24 MR. BALL: Condition 1, it's at -- it's just 25 past where the --

Page 170 1 HEARING MASTER FINCH: I'm sorry. Yes. Now 2 that you said that, I see it instantly. Okay. apologies. Thank you. I appreciate it. That was 4 my only question. 5 Go to Planning Commission. MS. MASSEY: This is Jillian Massey with 6 Planning Commission staff. As noted, the subject site is located in the Light Industrial Future Land Use Category. It's in 9 the Urban Service Area and within the limits of the 10 Southshore Areawide Systems Community Plan. 11 12 The subject site is surrounded by the Light 13 Industrial Future Land Use Category on all sides. 14 West of U.S. Highway 41 and further north of the 15 subject site is designated as Heavy Industrial. 16 Further east transitions to a Community 17 Mixed-Use-12. There's a small parcel of Public, 18 slash, Quasi-Public to the south along U.S. 19 Highway 41. 20 Policy 1.4 of the Future Land Use Element 21 states that compatibility does not mean the same as 22 that of refers to the sensitivity of the 23 development proposals and maintaining the character 24 of the existing development. 25 In this case, the rezoning from AI to PD to

Page 171 permit Industrial Warehouse would maintain the 1 overall industrial and manufacturing character of the area. The subject site meets the intent of Objective 16 and Policy 16.2 and 16.3 regarding the 5 6 protection of adjacent land uses through various mitigation measures in the transition of uses. The proposed rezoning also meets the intent of Objective 26 and Policy 26.5 that seek to 9 restrict nonindustrial uses and industrial and 10 employment areas for securing longer term economic 11 12 development. 13 Industrial warehouses are permitted use in 14 the Light Industrial category, and the applicant 15 has not proposed any commercial or retail uses 16 on-site. The proposed rezoning, therefore, 17 conforms to the desired land use pattern. 18 The request is consistent with the economic 19 development objectives of the Southshore Areawide 20 Systems Plan which seeks to identify and market areas suitable for economic development. 21 22 The subject site is located within an area 23 suitable of economic development, and the proposed 24 rezoning meets the intent of the community plan.

Executive Reporting Service

And based upon these considerations, Planning

25

	Page 172
1	Commission staff finds that the proposed Planned
2	Development is consistent with the Future of
3	Hillsborough Comprehensive Plan for unincorporated
4	Hillsborough County subject to the conditions of
5	proposed by the Development Services Department.
6	And that concludes my testimony. Thank you.
7	HEARING MASTER FINCH: Thank you.
8	Is there anyone in the room or online that
9	would like to speak in support of this application?
10	Seeing no one, is there anyone in opposition
11	who would like to testify? No one.
12	All right. Mr. Grady, anything else?
13	MR. GRADY: Nothing further.
14	HEARING MASTER FINCH: Ms. Corbett, you have
15	the last word.
16	MS. CORBETT: Nothing further. Thank you.
17	HEARING MASTER FINCH: All right. Thank you
18	then.
19	We'll close Rezoning 22-0420 and go to the
20	next case.
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25	

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING HEARINGS	MASTER)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, June 13, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:56 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

	Page 12
1	This application is out of order to be heard and is
2	being continued to the July 25th, 2022, Zoning
3	Hearing Master Hearing.
4	Item A-9, Rezoning-PD 22-0181. This
5	application is out of order to be heard and is
6	being continued to the July 25th, 2022, Zoning
7	Hearing Master Hearing.
8	Item A-10, Major Mod Application 22-0221.
9	This application is continued by the applicant to
10	the July 25th, 2022, Zoning Hearing Master Hearing.
11	Item A-11, Rezoning-PD 22-0369. This
12	application is being continued by staff to the
13	July 25th, 2022, Zoning Hearing Master Hearing.
14	Item A-12, Rezoning-PD 22-0420. This
15	application is being continued by the applicant to
16	the July 25th, 2022, Zoning Hearing Master Hearing.
17	Item A-13, Rezoning-PD 22-0433. This
18	application is being continued by the applicant to
19	the July 25th, 2022, Zoning Hearing Master Hearing.
20	Item A-14, Rezoning-PD 22-0461. This
21	application is being continued by the applicant to
22	the July 25th, 2022, Zoning Hearing Master Hearing.
23	Item A-15, Major Mod Application 22-0477.
24	This application is being continued by the
25	applicant to the July 25th, 2022, Zoning Hearing

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, May 16, 2022

TIME:

Congluding at 10:14 p.m.

Concluding at 10:14 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Clearwater, FL 33762
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Page 12 applicant to the June 13, 2022, Zoning Hearing 1 Master Hearing. 3 Item A-18, Rezoning-PD 22-0420. application is being continued by the applicant to 4 the June 13, 2022, Zoning Hearing Master Hearing. 5 6 Item A-19, Rezoning-PD 22-0433. application is being continued by the applicant to 8 the June 13, 2022, Zoning Hearing Master Hearing. 9 Item A-20, Rezoning-PD 22-0442. application is being continued by the applicant to 10 the June 13, 2022, Zoning Hearing Master Hearing. 11 12 Item A-21, Rezoning-PD 22-0443. 13 application is being continued by the applicant to the June 13, 2022, Zoning Hearing Master Hearing. 14 15 Item A-22, Rezoning-PD 22-0444. 16 application is out of order to be heard and is 17 being continued to the June 13, 2022, Zoning 18 Hearing Master Hearing. 19 Item A-23, Rezoning-Standard 22-0453. 20 application is being continued by the applicant to 21 the August 15, 2022, Zoning Hearing Master Hearing. 22 Item A-24, Rezoning-PD 22-0461. 23 application is being continued by the applicant to 24 the June 13, 2022, Zoning Hearing Master Hearing. 25 Item A-25, Major Mod Application 22-0477.

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:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, April 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 7:37 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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

Page 11 Item A-20, Rezoning-PD 22-0420. 1 This 2 application is being continued by the applicant to the May 16, 2022, Zoning Hearing Master Hearing. Item A-21, Rezoning-Standard 22-0423. 4 5 application is out of order to be heard and is being continued to the May 16, 2022, Zoning Hearing 6 Master Hearing. 8 Item A-22, Rezoning-PD 22-0433. application is out of order to be heard and is 9 being continued to the May 16, 2022, Zoning Hearing 10 11 Master Hearing. 12 Item A-23, Rezoning-PD 22-0441. This 13 application is being continued by the applicant to 14 the May 16, 2022, Zoning Hearing Master Hearing. 15 Item A-24, Rezoning-PD 22-0422 [0442]. This 16 application is out of order to be heard and is 17 being continued to the May 16, 2022, Zoning Hearing 18 Master Hearing. 19 Item A-25, Rezoning-PD 22-0443. 20 application is being continued by the applicant to 21 the May 16, 2022, Zoning Hearing Master Hearing. 22 Item A-26, Rezoning-PD 22-0444. 23 application is being continued by the applicant to 24 the May 16, 2022, Zoning Hearing Master Hearing. 25 Item A-27, Major Mod Application 22-0452.

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, March 14, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:07 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Executive Reporting Service
Ulmerton Business Center
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Clearwater, FL 33762
(800) 337-7740

Page 15 Item A-19, Rezoning-PD 22-0319. 1 2 application is out of order to be heard and is being continued to the April 18, 2022, Zoning Hearing Master Hearing. 4 5 Item A-20, Rezoning-PD 22-0420. This application is being continued by the applicant to 6 the April 18, 2022, Zoning Hearing Master Hearing. Item A-21, Rezoning-Standard 22-0422. application is being by the applicant to the 9 April 18, 2022, Zoning Hearing Master Hearing. 10 And item A-22, Rezoning-Standard 22-0423. 11 12 This application is out of order to be heard and is 13 being continued to the April 18, 2022, Zoning 14 Hearing Master Hearing. 15 That concludes all withdrawals and 16 continuances. 17 HEARING MASTER FINCH: All right. Thank you 18 so much, Mr. Grady. I appreciate it. 19 Let me start by going over our hearing 20 procedures today. The hearing consists of agenda 21 items that require a public hearing by a Zoning 22 Hearing Master. 23 I'll conduct the hearing on each agenda item 24 and will file a recommendation within 15 business 25 days following tonight's hearing. Those

PARTY OF RECORD

NONE