

Rezoning Application:

PD 22-0444

Zoning Hearing Master Date:
6/13/2022

BOCC Land Use Meeting Date: 8/25/2022



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Tyler Hudson & Gardner Brewer
Hudson, P.A.

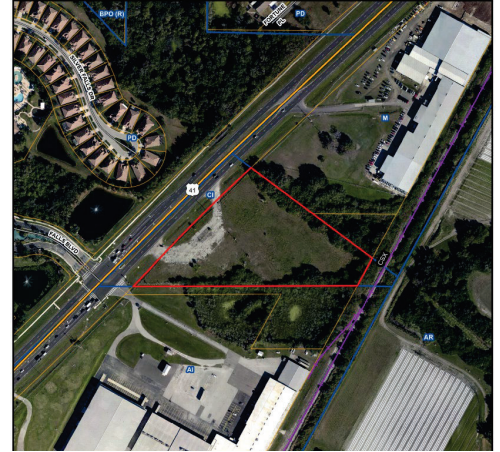
FLU Category: LI (Light Industrial)

Service Area: Urban

Site Acreage: 6.19

Community
Plan Area: Apollo Beach

Overlay: None



Introduction Summary:

The request is to rezone a 6.19-acre property located at 5801 North U.S. Highway 41 in Apollo Beach from CI (Commercial Intensive) to Planned Development. The proposal is for a 147,000-square-foot four-story self-storage facility and an additional two buildings comprising 9,000-square-feet and 12,000-square-feet of enclosed RV and boat storage.

Development Standards:

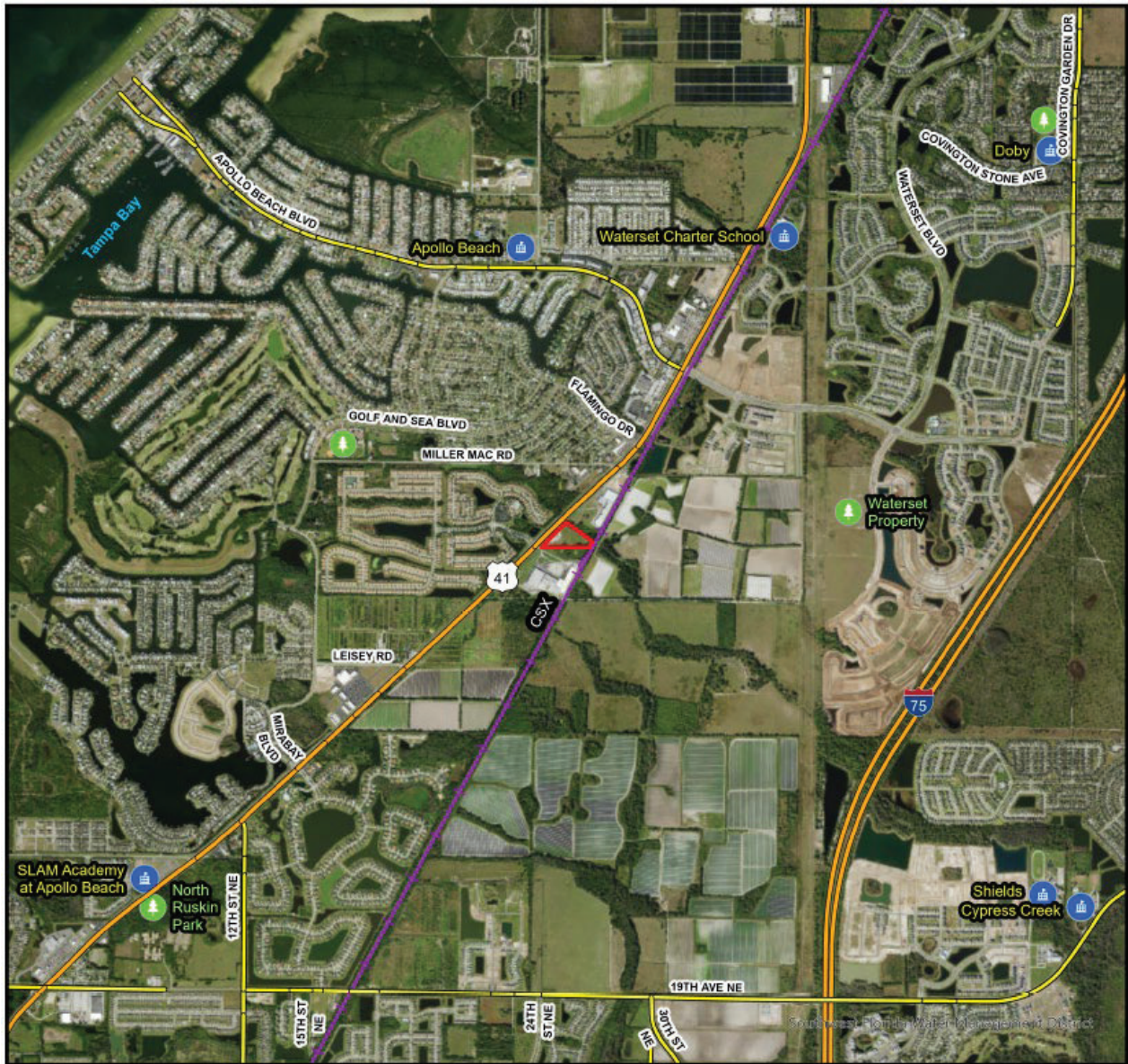
	Current CI Zoning	Proposed PD
Density / Intensity	0.30 FAR	0.62 FAR
Lot Size / Lot Width	Minimum 20,000 sf / 100'	Minimum 6.19 acres / Approximately 650'
Setbacks/Buffering and Screening	30' Front Rear/Sides: 2 ft. for every ft. over 20 ft.	30' Front Setback Rear: 20' ft. with Type "B" buffer Side (North): Rear: 15' ft. with Type "B" buffer Side (South): Rear: 20' ft. with Type "B" buffer
Height	50'	50'

Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	Waiver of additional setback of 2 feet for every foot over 20 feet for the front, rear and side yard setbacks.
Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



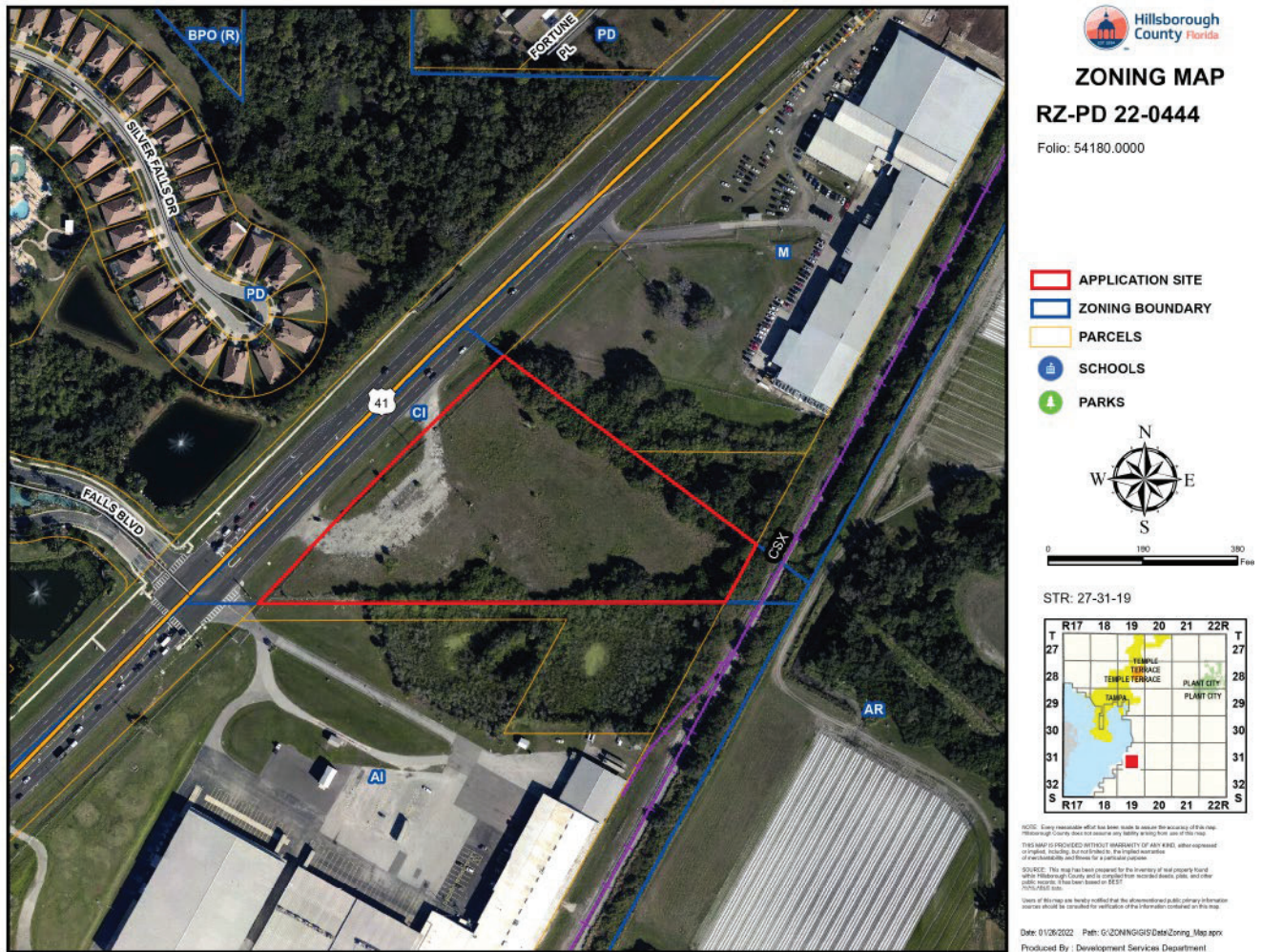
Context of Surrounding Area:

The approximately 6.31-acre subject site is located on the east side US Highway 41, south of Mac Miller Road. The subject site is located in the Urban Service Area. It falls within the limits of the Southshore Areawide Systems Plan and the Apollo Beach Community Plan. The subject site is located in the Coastal High Hazard Area.

To the southeast of the subject site is a CSX right-of-way. The property is bounded by US HWY 41 to the north, agricultural land to the west, industrial zoned property to the east. The parcel is currently vacant.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

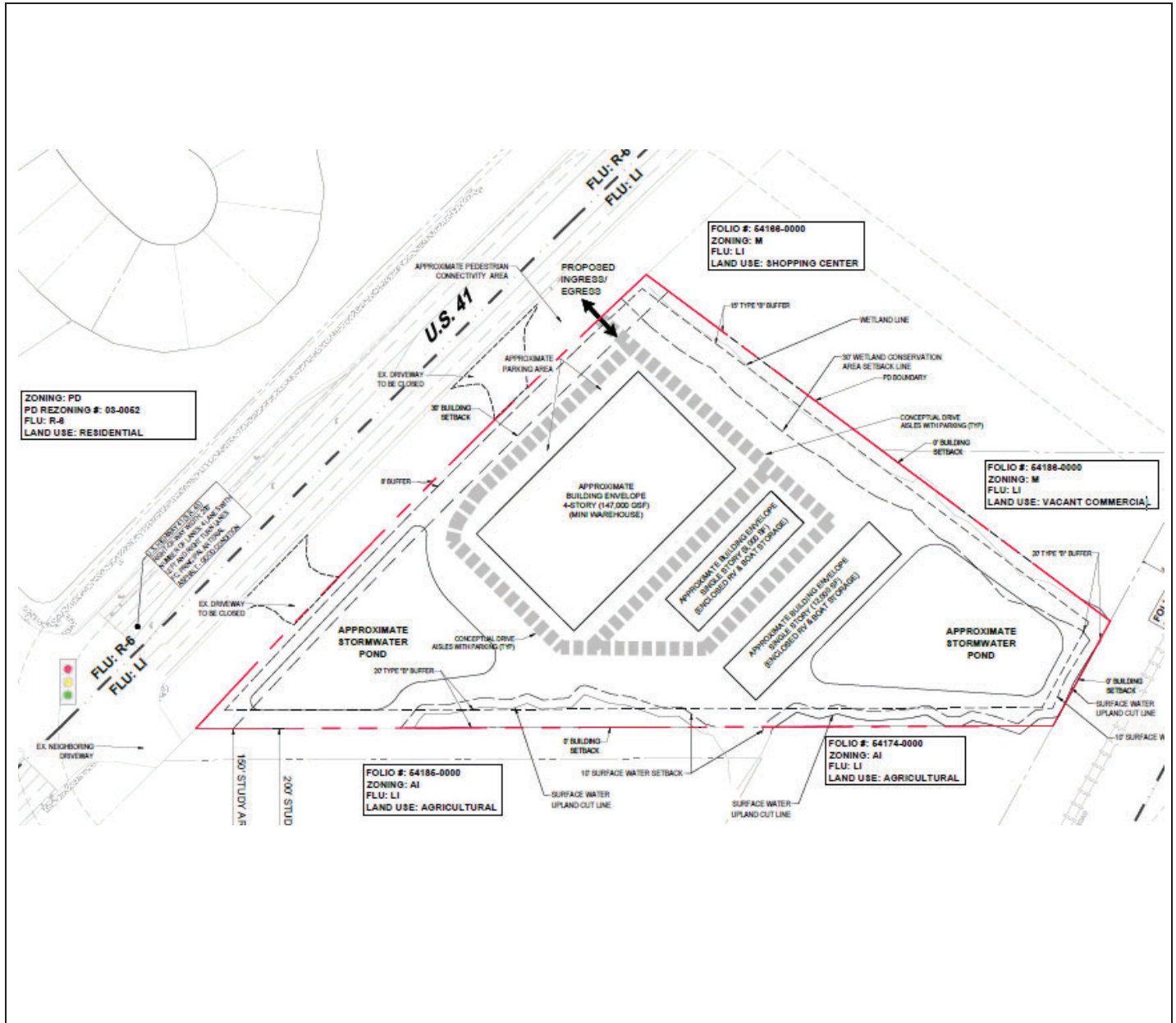


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	Minimum 20,000 sq. ft.	Manufacturing, processing, intensive commercial	Warehouse / Distribution
South	AI (Ag. Industrial)	Minimum 1 acre	Agriculture and related uses. New residential not allowed.	Agricultural Packing Facility
East	CSX ROW & AR	Minimum 5 acre (AR)	Agricultural/ SF (AR)	Agricultural
West	PD 03-0052/ 10-0395	Per PD	Single-family home	U.S. 41 Right-of-way and Single-family Subdivision

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

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

Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,776	393	367
Proposed	254	17	29
Difference (+/-)	(-) 10,522	(-) 376	(-) 338

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Does Not Meet LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (W. Windhorst Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:				
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Impact/Mobility Fees:

Self-Storage/Mini-Warehouse

(Per 1,000 s.f.)

Mobility: \$653 * 168 = \$109,704

Fire: \$32 * 168 = \$5,376

Urban Mobility, South Fire - 4 story 147,000 s.f. self storage facility, with additional 9,000 s.f. and 12,000 s.f. RV/Boat Storage facilities; total of 168,000 s.f. storage/mini-warehouse

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 6.31-acre subject site is located on the east side US Highway 41, south of MacMiller Road. The subject site is located in the Urban Service Area. It falls within the limits of the Southshore Areawide Systems Plan and the Apollo Beach Community Plan. The subject site is vacant. Directly west across U.S. 41, is a 233.7-acre residential development. PD 03-0052 (as modified by 10-0395) approved a development of single-family detached, single-family attached, villa, duplex, and quadraplex dwelling units. Staff notes, that the Falls Boulevard entrance to the residential subdivision (shown below) is catercorner to the proposed mini-warehouse.



Located to the immediate north/northeast is a warehouse distribution facility on property zoned Manufacturing. To the immediate south there appears to be an agricultural packing and distribution facility on property zoned Agricultural Intensive. The applicant is proposing a 15-foot buffer with Type "B" screening on the north property boundary with folio 54186.0000 and a 20-foot buffer with Type "B" screening on the south side adjacent to folio 54185.000. The buffer on the proposed south PD boundary exceeds the LDC Sec. 6.06.06, requirement for a 15-foot buffer with Type "B" screening, pursuant to existing adjacent use and proposed use.

The applicant is not proposing any open storage. Open storage which constitutes the principal use of a site shall be considered a Group 6 use and the entire site shall be buffered in accordance with 6.06.06.A and 6.06.06.C of the Land Development Code. In that instance, no buffering would be required since the adjacent uses are Group 6.

It should be noted, Mini Warehouses are an allowable use in the CG, CI and M zoning districts, pursuant to Section 2.02.02, Allowable Uses in Zoning Districts. However, the maximum FAR in the CI zoning district is 0.3; whereas, the proposed project is requesting a 0.62 FAR. The M zoning district would allow a maximum FAR of 0.75; however, the applicant would have to comply with the additional 60-foot setback due to the required 2-foot setback for every foot over 20 feet in height resulting in a minimum 60 feet setback.

The property lies within the City of Tampa Water Service Area and the City of Tampa Wastewater Service Area. The subject property contains wetland areas, which have not been delineated, and surveys have not been received or approved by EPC. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11, prior to the issuance of land alteration permits or other development. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems. An 8-inch water main exists approximately 300 feet from the site and is located north of the subject property within the east right-of-way of N. U.S. Highway 41. A 6-inch wastewater force main exists approximately 180 feet from the site and is located west of the subject property within the west right-of-way of N. U.S. Highway 41.

The subject property contains wetland areas, which have not been delineated, and surveys have not been received or approved by EPC. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11, prior to the issuance of land alteration permits or other development.

The applicant is proposing a maximum building height of 50 feet consistent with the Commercial General zoning classification. AI (Agricultural Industrial) also allows a maximum building height of 50 feet. The M zoning located to the north of the subject property allows a building height up to 110 feet.

Waiver Requested:

The applicant proposed a maximum height of 50 feet for the proposed mini-warehouse buildings. The applicant requests a waiver of additional setback of 2 feet for every foot over 20 feet to allow for greater flexibility in locating the structures in appropriate locations. Staff finds the waiver request supportable. The applicant is proposing a maximum 50-foot building height with no additional setback. Staff find the waiver supportable. The applicant has not requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

Vehicular and pedestrian access is proposed to be to/from US 41 via one (1) access connection. All existing access driveways will be closed. FDOT staff reviewed the project at a preapplication meeting and did not note any issues/request conditions that would need to be included within the proposed conditions of zoning approval.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

5.2 Recommendation

Based on the above considerations, staff finds that with the proposed conditions, the proposed Mini-warehouse and RV/Boat Storage to be **approvable**.

6.0 PROPOSED CONDITIONS

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

- Remove the "CI" references to maximum and minimum in the site data table in its entirety or otherwise replace with the information in the "proposed standard" column for the PD variation and delete the extra column.

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 29, 2022.

1. The site shall be developed as depicted on the site plan, and subject to the conditions listed below.
2. A maximum of 168,000 sf of development shall be allowed including 21,000 sq. ft. for enclosed RV/Boat storage spaces and 147,000 sq. ft. of mini-warehouse.
3. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein. Notwithstanding building setbacks delineated or noted in the Project Data Table, the following setbacks shall be provided from the PD boundaries.
 - 3.1 Minimum Front Yard: Minimum 30 ft. building setback with an additional 8 ft. buffer
 - Minimum Side Yard (North): 15 ft feet with Type "B" Screening abutting folio 54186.0000
 - Minimum Rear Yard (East): 20 feet with Type "B" Screening abutting folio 54159.0000
 - Minimum Side Yard (South): 20 feet landscape buffer with Type "B" Screening abutting folio 54185.0000.
4. Maximum building height shall be 50 feet.
5. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. The project shall be served by one (1) access connection to US 41 as generally shown on the PD site plan. All existing driveway connections shall be removed and re-sodded.
8. 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.
9. 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.
10. 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).

11. 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.
12. 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.
13. If the notes and/or graphics 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.
14. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
15. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Jun 6 2022 14:07:16

APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

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

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

APPLICATION NUMBER: MM 22-0444

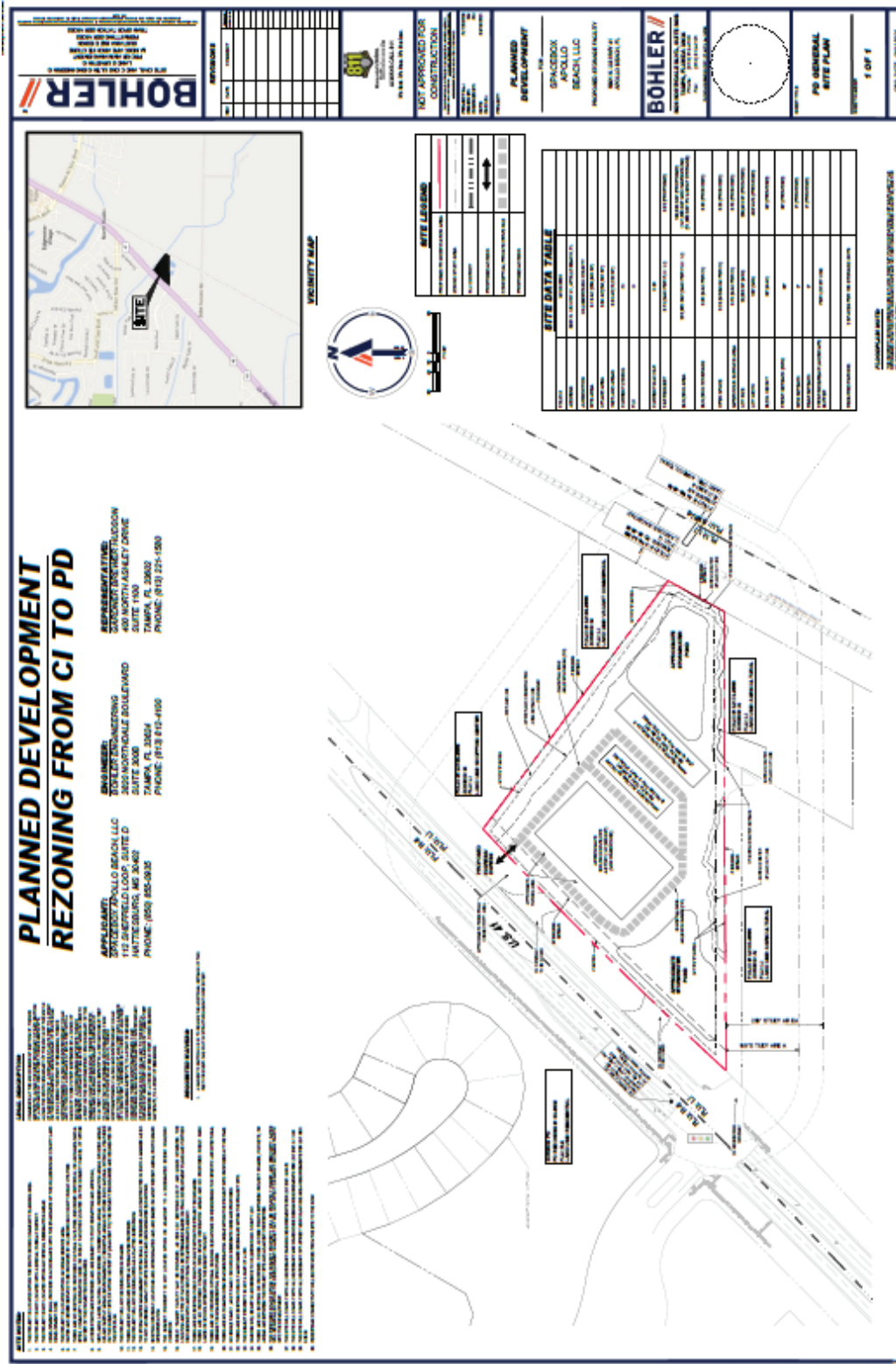
ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/5/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/South

PETITION NO: RZ PD 22-0444

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by one (1) access connection to US 41 as generally shown on the PD site plan. All existing driveway connections shall be removed and resodded.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 6.19-acre parcel from Commercial Intensive (CI) to Planned Development (PD). The applicant is seeking entitlements to allow a 168,000 s.f. of mini-warehouse and enclosed boat/RV storage uses.

Consistent with the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter for the subject property which indicates that given the project generates fewer than 50 peak hour trips, no transportation analysis was required to support the proposed zoning modification. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 20,890 s.f. Medical Office Uses (ITE LUC 720)	727	58	72
CG, 50,000 sf Supermarket Uses (ITE LUC 850)	5,339	191	462
CG, 10,000 sf Fast Food Restaurant w/ Drive-Thru Uses (ITE LUC 934)	4,710	402	327
Total Trips	10,776	651	861
Less Internal Capture	Not Available	-78	-270
Less Pass-By Trips	Not Available	-180	-224
Net New External Trips	10,776	393	367

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 168,000 s.f. Mini-Warehouse and Enclosed Storage Uses (ITE LUC 151)	254	17	29

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 10,522	(-) 376	(-) 338

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 41 is a 4-lane, divided, principal arterial roadway (owned and maintained by the Florida Department of Transportation). The facility is characterized by +/- 11-foot wide travel lanes in good condition. Along the project's frontage, the roadway lies within a +/- 200-foot wide right-of-way. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of the roadway in the vicinity of the proposed project. There are +/- 5-foot side sidewalks along the north/west side of US 41 in the vicinity of the proposed project (as well as a small length of sidewalk on the south side of US 41 immediately south of the project, which ties into the pedestrian crosswalk at the signalized intersection of US 41 and Cascade Falls Ln.).

Along the project's frontage, US 41 is shown as a future 6-lane facility on the Hillsborough County Corridor Preservation Plan. Given the existing right-of-way is wide enough to accommodate a future 6-lane roadway, no right-of-way preservation was required.

SITE ACCESS AND CONNECTIVITY

Vehicular and pedestrian access is proposed to be to/from US 41 via one (1) access connection. All existing access driveways will be closed. FDOT staff reviewed the project at a preapplication meeting and did not note any issues/request conditions that would need to be included within the proposed conditions of zoning approval.

ROADWAY LEVEL OF SERVICE

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	19 th Ave. NE	Apollo Beach Blvd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
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Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,776	393	367
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Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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

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

Application number:	RZ-PD 22-0444
Hearing date:	June 13, 2022
Applicant:	Spacebox Apollo Beach, LLC
Request:	Rezone to Planned Development
Location:	5801 N. 41 Highway, Apollo Beach
Parcel size:	6.19 acres +/-
Existing zoning:	CI
Future land use designation:	LI (0.75 FAR)
Service area:	Urban
Community planning area:	Apollo Beach Community Plan Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application:

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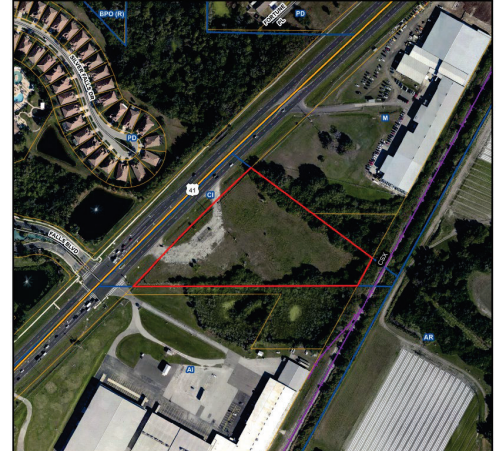
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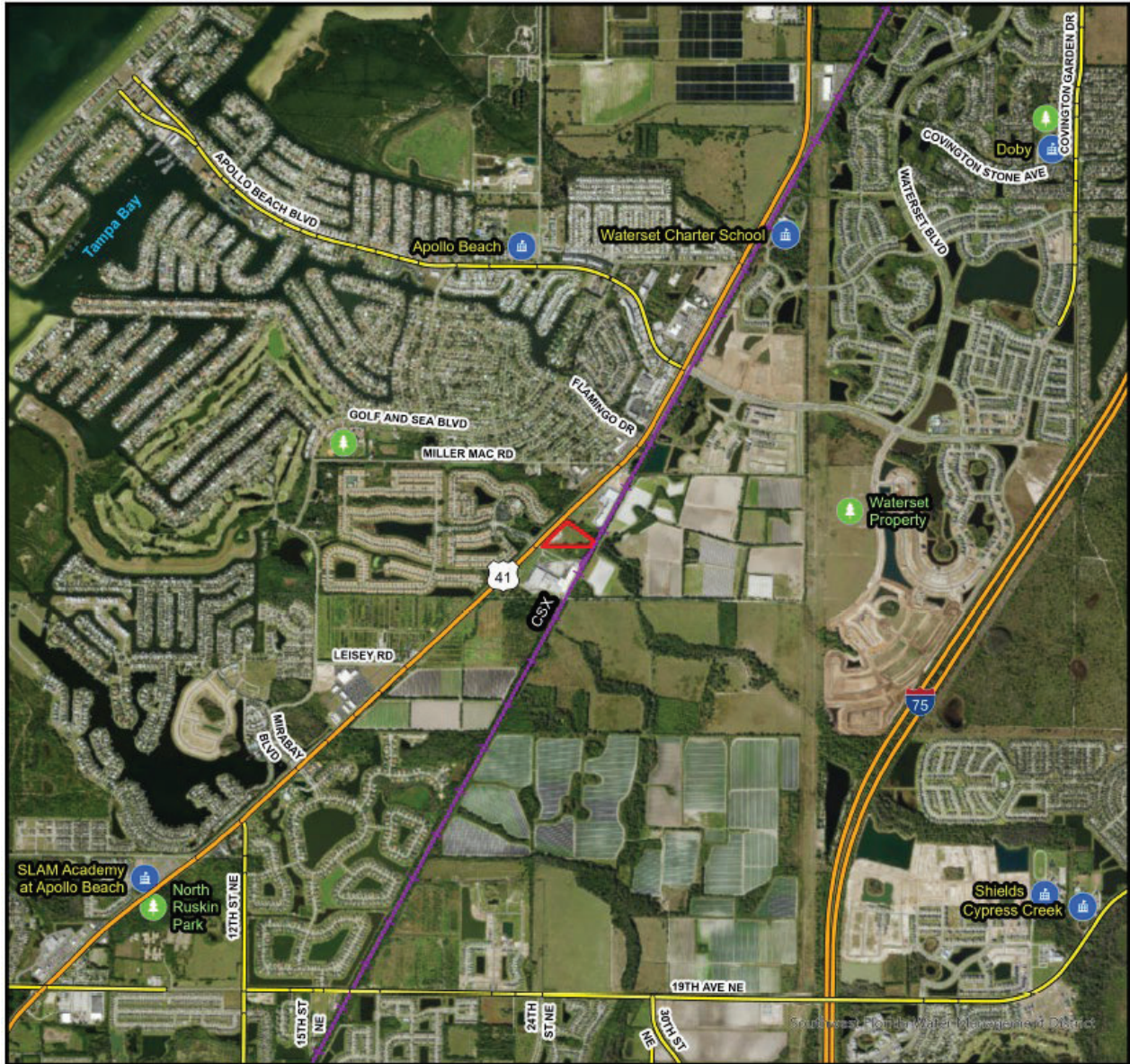
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Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	Waiver of additional setback of 2 feet for every foot over 20 feet for the front, rear and side yard setbacks.
Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



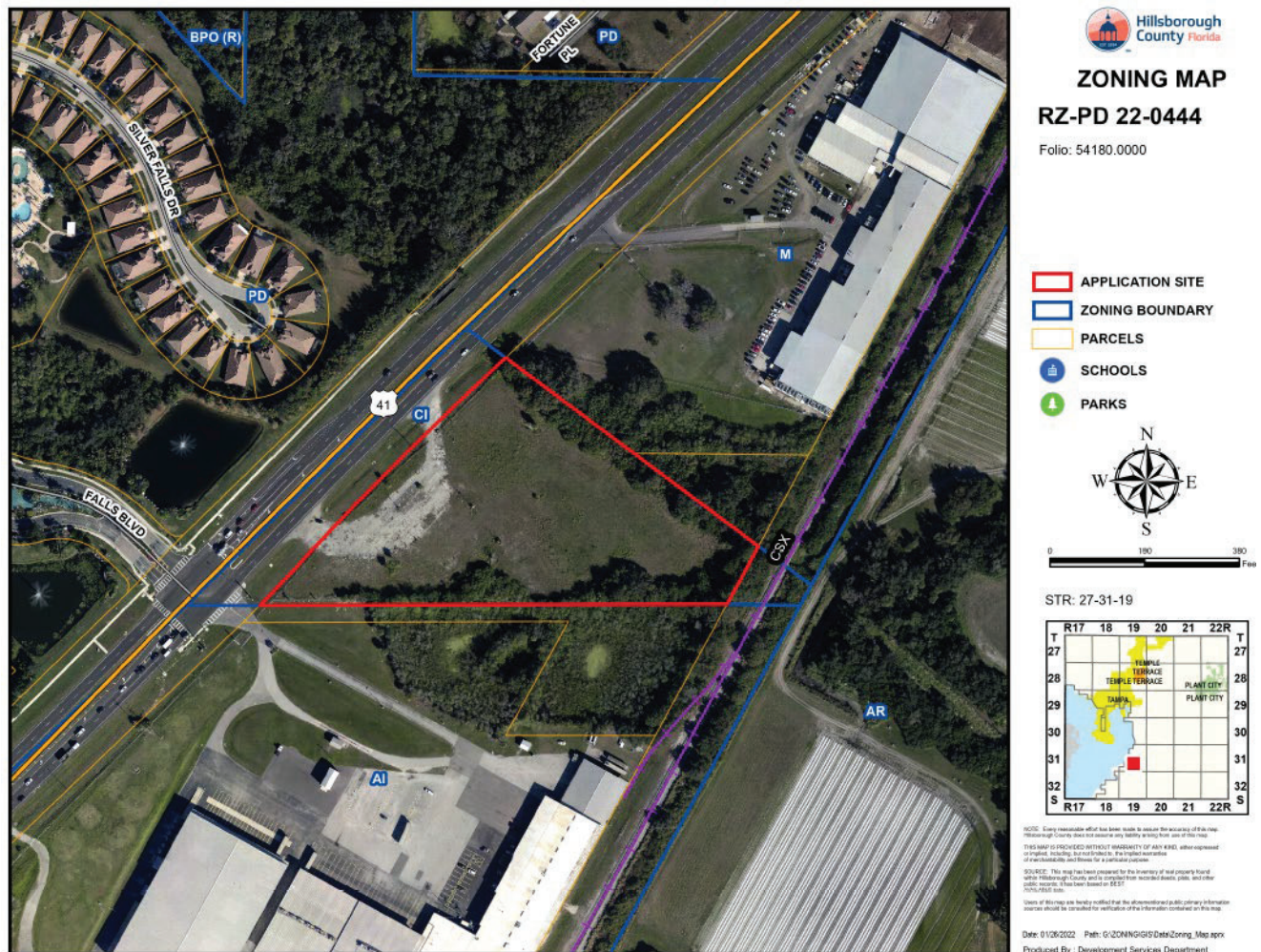
Context of Surrounding Area:

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To the southeast of the subject site is a CSX right-of-way. The property is bounded by US HWY 41 to the north, agricultural land to the west, industrial zoned property to the east. The parcel is currently vacant.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

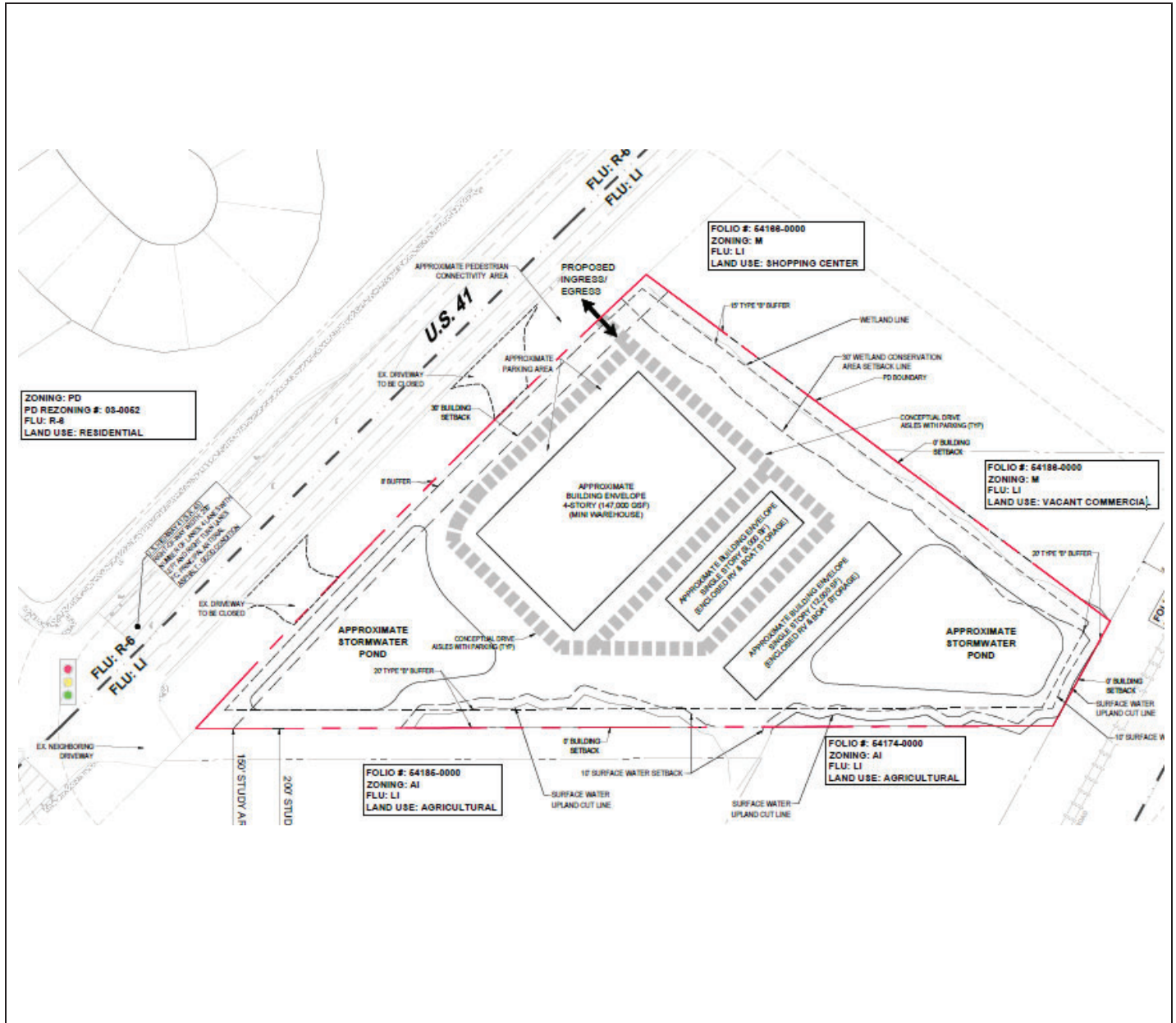


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	Minimum 20,000 sq. ft.	Manufacturing, processing, intensive commercial	Warehouse / Distribution
South	AI (Ag. Industrial)	Minimum 1 acre	Agriculture and related uses. New residential not allowed.	Agricultural Packing Facility
East	CSX ROW & AR	Minimum 5 acre (AR)	Agricultural/ SF (AR)	Agricultural
West	PD 03-0052/ 10-0395	Per PD	Single-family home	U.S. 41 Right-of-way and Single-family Subdivision

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

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

Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,776	393	367
Proposed	254	17	29
Difference (+/-)	(-) 10,522	(-) 376	(-) 338

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Does Not Meet LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area				
<input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (W. Windhorst Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

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Impact/Mobility Fees:

Self-Storage/Mini-Warehouse
(Per 1,000 s.f.)

Mobility: \$653 * 168 = \$109,704

Fire: \$32 * 168 = \$5,376

Urban Mobility, South Fire - 4 story 147,000 s.f. self storage facility, with additional 9,000 s.f. and 12,000 s.f. RV/Boat Storage facilities; total of 168,000 s.f. storage/mini-warehouse

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 6.31-acre subject site is located on the east side US Highway 41, south of MacMiller Road. The subject site is located in the Urban Service Area. It falls within the limits of the Southshore Areawide Systems Plan and the Apollo Beach Community Plan. The subject site is vacant. Directly west across U.S. 41, is a 233.7-acre residential development. PD 03-0052 (as modified by 10-0395) approved a development of single-family detached, single-family attached, villa, duplex, and quadraplex dwelling units. Staff notes, that the Falls Boulevard entrance to the residential subdivision (shown below) is catercorner to the proposed mini-warehouse.



Located to the immediate north/northeast is a warehouse distribution facility on property zoned Manufacturing. To the immediate south there appears to be an agricultural packing and distribution facility on property zoned Agricultural Intensive. The applicant is proposing a 15-foot buffer with Type "B" screening on the north property boundary with folio 54186.0000 and a 20-foot buffer with Type "B" screening on the south side adjacent to folio 54185.000. The buffer on the proposed south PD boundary exceeds the LDC Sec. 6.06.06, requirement for a 15-foot buffer with Type "B" screening, pursuant to existing adjacent use and proposed use.

The applicant is not proposing any open storage. Open storage which constitutes the principal use of a site shall be considered a Group 6 use and the entire site shall be buffered in accordance with 6.06.06.A and 6.06.06.C of the Land Development Code. In that instance, no buffering would be required since the adjacent uses are Group 6.

It should be noted, Mini Warehouses are an allowable use in the CG, CI and M zoning districts, pursuant to Section 2.02.02, Allowable Uses in Zoning Districts. However, the maximum FAR in the CI zoning district is 0.3; whereas, the proposed project is requesting a 0.62 FAR. The M zoning district would allow a maximum FAR of 0.75; however, the applicant would have to comply with the additional 60-foot setback due to the required 2-foot setback for every foot over 20 feet in height resulting in a minimum 60 feet setback.

The property lies within the City of Tampa Water Service Area and the City of Tampa Wastewater Service Area. The subject property contains wetland areas, which have not been delineated, and surveys have not been received or approved by EPC. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11, prior to the issuance of land alteration permits or other development.

The applicant is proposing a maximum building height of 50 feet consistent with the Commercial General zoning classification. AI (Agricultural Industrial) also allows a maximum building height of 50 feet. The M zoning located to the north of the subject property allows a building height up to 110 feet.

Waiver Requested:

The applicant proposed a maximum height of 50 feet for the proposed mini-warehouse buildings. The applicant requests a waiver of additional setback of 2 feet for every foot over 20 feet to allow for greater flexibility in locating the structures in appropriate locations. Staff finds the waiver request supportable. The applicant is proposing a maximum 50-foot

building height with no additional setback. Staff find the waiver supportable. The applicant has not requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

Vehicular and pedestrian access is proposed to be to/from US 41 via one (1) access connection. All existing access driveways will be closed. FDOT staff reviewed the project at a preapplication meeting and did not note any issues/request conditions that would need to be included within the proposed conditions of zoning approval.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

5.2 Recommendation

Based on the above considerations, staff finds that with the proposed conditions, the proposed Mini-warehouse and RV/Boat Storage to be **approvable**.

6.0 PROPOSED CONDITIONS

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


- Remove the "CI" references to maximum and minimum in the site data table in its entirety or otherwise replace with the information in the "proposed standard" column for the PD variation and delete the extra column.

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 29, 2022.

1. The site shall be developed as depicted on the site plan, and subject to the conditions listed below.
2. A maximum of 168,000 sf of development shall be allowed including 21,000 sq. ft. for enclosed RV/Boat storage spaces and 147,000 sq. ft. of mini-warehouse.
3. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein. Notwithstanding building setbacks delineated or noted in the Project Data Table, the following setbacks shall be provided from the PD boundaries.
 - 3.1 Minimum Front Yard: Minimum 30 ft. building setback with an additional 8 ft. buffer
 - Minimum Side Yard (North): 15 ft feet with Type "B" Screening abutting folio 54186.0000
 - Minimum Rear Yard (East): 20 feet with Type "B" Screening abutting folio 54159.0000
 - Minimum Side Yard (South): 20 feet landscape buffer with Type "B" Screening abutting folio 54185.0000.
4. Maximum building height shall be 50 feet.
5. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. The project shall be served by one (1) access connection to US 41 as generally shown on the PD site plan. All existing driveway connections shall be removed and re-sodded.
8. 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.
9. 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.
10. 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).

11. 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.
12. If the notes and/or graphics 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.
13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
14. 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.

Zoning Administrator Sign Off:


J. Brian Grady
Mon Jun 6 2022 14:07:16

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on June 13, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Alex Schaler spoke on behalf of the applicant. Ms. Schaler presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Mr. Tim Lampkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Lampkin stated Development Services Department had nothing further.

Applicant Rebuttal

Ms. Schaler presented rebuttal testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

The hearing officer closed the hearing RZ-PD 22-0444.

C. EVIDENCE SUBMITTED

Mr. Grady submitted into the record at the hearing a revised staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 6.19 acres of vacant land at 5801 N. US 41 Highway in Apollo Beach.
2. The Subject Property is designated LI on the Future Land Use Map and is zoned Commercial Intensive.
3. The Subject Property is located within the boundaries of the Apollo Beach Community Plan and the Southshore Systems Plan and is within the Urban Services Area. The Subject Property is in the Coastal High Hazard Area.
4. The applicant is requesting to rezone the Subject Property to Planned Development to allow a 147,000-square-foot, four-story self-storage facility and two additional buildings comprising 9,000-square-feet and 12,000-square-feet of enclosed RV and boat storage.
5. The applicant is requesting waiver of the additional 2-foot setback for each foot over 20 feet in height for the front, rear, and side yard setbacks to allow greater flexibility in appropriately locating the proposed structures on the Subject Property. The applicant is proposing a maximum 50-foot building height with no additional setback. Development Services staff found the waiver request supportable.
6. The applicant is requesting waiver of the Commercial Locational Criteria. The applicant's justifications for the waiver include that the proposed use is compatible with the adjacent light industrial uses, the proposed FAR of 0.62 is less than the maximum FAR of 0.75, self-storage with RV and Boat storage is comparable to a manufacturing or industrial use, and the proposed use would serve the daily needs of residents in the surrounding area. The applicant also states the proposed use differs from typical neighborhood serving commercial uses and is like a residential support use because it will provide storage services for area residents. The applicant further states the proposed use may limit potential contamination to existing agricultural industrial uses by limiting a heavy industrial use presence.
7. Planning Commission staff found the waiver request inconsistent because self-storage is a commercial general use subject to Commercial Locational Criteria. Planning Commission staff found the applicant's waiver justifications are contradictory in that the applicant contends the proposed use will serve surrounding residents' daily needs, but also states the use will be infrequently visited and will not serve residents' daily needs. Planning Commission staff found the proposed use is not considered a residential support use. Planning Commission staff do not support the waiver and recommend the Board of County Commissioners not grant the applicant a waiver to Commercial Locational Criteria.
8. The Subject Property is bounded from the southwest to the northeast by US Highway 41, which is a 4-lane divided roadway. Across US Highway 41 to the east are residential subdivisions zoned PD. The Dimare Ruskin Inc. plant abuts the

Subject Property to the south on property zoned AI and is in use for vegetable packing and distribution. Plants of Ruskin DBA AltMed Florida, abuts the Subject Property to the northeast on property zoned M and is in use for medical cannabis cultivation. The CSX railroad right-of-way abuts the Subject Property to the east. Across the railroad to the east are lands zoned AR and in agricultural use.

9. Development Services staff found the proposed PD rezoning for self-storage warehouse and RV-boat storage approvable with the conditions enumerated in the staff report based on the applicant's general site plan submitted March 29, 2022.
10. Planning Commission staff found the proposed rezoning does not meet the intent of Future Land Use (FLU) Policy 1.4 for compatibility, FLU Objective 8, and FLU Policies 8.1 and 8.2 because the proposal would introduce a neighborhood serving commercial use not scaled to the existing character of the surrounding area and the Subject Property does not meet Commercial Locational Criteria, which the LI Future Land Use category requires. Planning Commission staff further found the proposed use does not meet the intent of FLU Objective 26 and Policy 26.5, which seek to restrict non-industrial land uses in industrial FLU categories for securing longer term economic development. Planning Commission staff found the self-storage use would generate few employment opportunities in a FLU category that anticipates greater employment opportunities, would diminish future opportunities for job creation and employment for nearby residents. Planning Commission staff noted the Apollo Beach Community Plan identifies a need for greater well-paying employment and seeks to ensure professional and well-paying employment opportunities in the area.
11. Planning Commission staff found the proposed rezoning inconsistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and inconsistent with the Apollo Beach Community Plan vision.

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

The proposed request for rezoning to Planned Development is not in compliance with, and does not further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning to Planned

Development is not consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

G. SUMMARY

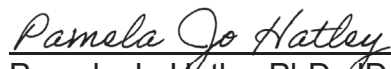
The applicant is requesting to rezone the Subject Property to Planned Development to allow a 147,000-square-foot, four-story self-storage facility and two additional buildings comprising 9,000-square-feet and 12,000-square-feet of enclosed RV and boat storage.

The applicant is requesting a waiver of the additional 2-foot setback for each foot over 20 feet in height for the front, rear, and side yard setbacks to allow greater flexibility in appropriately locating the proposed structures on the Subject Property. The applicant is proposing a maximum 50-foot building height with no additional setback. Development Services staff found the waiver request supportable.

The applicant is requesting waiver of the Commercial Locational Criteria. Planning Commission staff do not support the waiver and recommend the Board of County Commissioners not grant the applicant a waiver to Commercial Locational Criteria.

H. RECOMMENDATION

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


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

July 6, 2022
Date:

Hearing Transcript

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, 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

Reported via Cisco Webex Videoconference by:

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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
June 13, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D9:

Application Number:	RZ-PD 22-0444
Applicant:	Spacebox Apollo Beach, LLC
Location:	5801 N. 41 Hwy
Folio Number:	054180.0000
Acreage:	6.19 acres, more or less
Comprehensive Plan:	LI
Service Area:	Urban
Existing Zoning:	CI 82-0074
Request:	Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-9, Rezoning Application RZ-PD 22-0444. The
3 applicant is Spacebox Apollo Beach, LLC. The
4 request is to rezone from CI to Planned
5 Development.

6 Tim Lampkin will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER HATLEY: All right.
9 Applicant.

10 MS. SCHALER: Good evening. Alex Schaler,
11 400 North Ashley Drive. I have a PowerPoint to be
12 pulled up. Thanks.

13 I'm here on behalf of the applicant, Safebox
14 Self-Storage, and you can go ahead and move over to
15 the next one. Thanks. Site details located right
16 along North Highway 41.

17 As you can see, the northeast area is a
18 manufacturing facility; a warehouse to the
19 southwest. There is a produce wholesaler. Mainly
20 agricultural uses over to the east. The site is
21 currently vacant. Next slide.

22 The development proposal before you tonight
23 includes a 147,000-square-foot mini-warehouse
24 facility as the main facility. There are two
25 ancillary buildings to the rear of the site;

1 12,000 square feet, 9,000 square feet. Those are
2 enclosed boat-RV storage buildings.

3 We have access to the site up in the north
4 corner. As you can see, that dark, black arrow.
5 The two existing driveways to the site will be
6 closed. There are wetlands on-site, but there are
7 no wetland or wetland buffer impacts proposed with
8 the application. Next slide.

9 This is a rendering at the facility.
10 Rendering from a different view. Next slide. It's
11 important to note that a lot of the applications
12 that come before you are not client with LDC
13 Section 6.11.60. We're very proud that we've
14 complied with all of these specific standards for
15 mini warehousing.

16 The boat-RV storage is also less than
17 20 percent of the main building square footage. So
18 no mini warehousing specific waivers are requested
19 with this application. Next slide.

20 Staff has found this application approvable.
21 Next slide. This is a list of the Department's
22 reviewing the application. All finding consistent
23 with the exception of the Planning Commission.

24 Development Services on the front page of
25 the staff report has this listed as

1 non-supportable, but as Tim will mention in his
2 report that is incorrect. Development Services is
3 supporting this application, and I plan to use the
4 rest of the time for my presentation to delve into
5 Planning Commission's inconsistency and state some
6 of our interpretation of the various policies that
7 were cited in their staff report. Next slide.

8 So starting with surrounding compatibility,
9 Policy 1.4, I've split it into three different
10 sections, color-coded on the screen that we will go
11 into detail in the following slides. Go to the
12 next one.

13 The first part of Policy 1.4 states that
14 compatibility is defined as a characteristic of
15 different uses near or adjacent to each other in
16 harmony. As mentioned in one of my previous
17 slides, our parcel is located where the yellow star
18 is.

19 Mixed-use warehouse to the northeast,
20 produce wholesaler to the southwest, and
21 agricultural uses covering the east side. It is
22 our view that the self-storage facility would be in
23 harmony with these surrounding uses in the direct
24 vicinity.

25 The second lists some elements affecting

1 compatibility, and I have those broken out into a
2 chart on the slide as well. Height, scale, mass,
3 and bulk, it is our interpretation that a
4 self-storage would be in congruence with the
5 surrounding facilities in those terms.

6 Pedestrian or vehicular traffic is very
7 minimal for a self-storage facility. Circulation
8 access parking, the access point is proposed off of
9 41 as is the case with the surrounding developments
10 as well.

11 Landscaping, lighting, noise, odor, as well
12 as architectural will be reviewed during the site
13 civil and architectural building permit process.

14 The third component of Policy 1.4 states
15 that compatibility does not mean the same as, and
16 we feel that that's important because although
17 self-storage is not technically classified as an
18 industrial use per the Land Development Code, it is
19 consistent and compatible with the surrounding land
20 uses as well as Light Industrial as a whole.

21 And that brings me to the next point that
22 compatibility with the Light Industrial Future Land
23 Use that was also cited in Planning Commission
24 staff report as Policy 8.1 and, again, color-coded
25 two different sections of Policy 8.1 on the screen

1 that I'd like to explain further on the next
2 slides.

3 The first one states, again, some different
4 specific categories. It says, Building-type,
5 residential density, functional use, and the
6 physical composition of the land as it relates to
7 establishing the LI Future Land Use Category.

8 So as mentioned, the building type will be a
9 very similar self-storage facility. It's an
10 upscale nice-quality-looking facility, but it is
11 compatible with industrial type of buildings.

12 Residential density is not applicable in the
13 industrial future land use. The functional use of
14 the property, again, especially with RV and boat
15 storage, self-storage does function a lot as
16 industrial when it's often viewed as more of an
17 industrial use where a gray area between commercial
18 and industrial.

19 In the physical composition of the land,
20 this parcel doesn't differentiate from the parcels
21 to the north or to the south. The second part of
22 Policy 8.1 states that each category is a range of
23 potentially permissible uses and are intended to be
24 illustrative of the character of uses permitted
25 within the land use designation.

1 It's important to note that LDC Section
2 2.02.01 explains industrial districts and it has
3 the industrial districts are designed primarily to
4 provide for manufacturing, processing, assembly,
5 warehousing, intensive commercial, and other
6 related uses.

7 We feel that a mini-warehousing facility is
8 classified as another related use given its
9 compatibility to warehousing assembly, processing,
10 manufacturing, the rest of the definitions in the
11 industrial land use category.

12 In addressing commercial locational
13 criteria, our application has requested a waiver to
14 commercial locational criteria. And policies 21 --
15 22.1 and 22.2, applied commercial locational
16 criteria to neighborhood-serving commercial uses.

17 Although self-storage facility can be viewed
18 as a neighborhood-serving commercial use as it is
19 directly implied, the established definition of
20 neighborhood-serving commercial use is stated as
21 retail, commercial, and office development serving
22 the daily needs of one or several contiguous
23 neighborhoods.

24 We feel that although some people will use a
25 self-storage facility their specific unit for a

1 daily use, such as somebody using it for an
2 occupation, which I'll dive into in a second, the
3 majority of people running out of self-storage
4 units are not visiting the facility every single
5 day over an consistent timeline.

6 Apollo Beach Community Plan was also
7 addressed in Planning Commission staff report
8 specifically as it relates to employment in goal
9 No. 7.

10 And we feel as if employment in the overall
11 community can't be evaluated by a single
12 development and that that definition of
13 professional and well paying are very subjective in
14 nature, they cannot be miserable. They're not
15 quantifiable.

16 And if you were to ask a demographic group,
17 varying demographic groups, they probably have
18 different answers of what qualifies for
19 professional and well paying. Various
20 professionals use storage units as mentioned to
21 scale up their businesses.

22 So when that from an employment, it's
23 definitely helpful for people like pharmaceutical
24 reps, alcohol distribution, people who need climate
25 control storage for their specific products.

1 The design, construction, and maintenance of
2 the overall production of the facility will,
3 obviously, leave some employment in the area and
4 the management will cultivate job opportunities for
5 the time to come throughout the facility.

6 And I'm going to save this slide for my
7 rebuttal, and I will pass it over to staff and
8 check in with the clerk.

9 HEARING MASTER HATLEY: Thank you.

10 All right. Development Services.

11 MR. LAMPKIN: Hello. Tim Lampkin,
12 Development Services. I'm going to bring up the
13 PowerPoint.

14 All right. The site location is located in
15 Apollo Beach. It's approximately 6.2 acres. It's
16 located on the east side of 41. Oops. Sorry. The
17 Future Land Use is Light Industrial. The property
18 is located in the Urban Service Area.

19 Typical uses include residential, suburban
20 scale neighborhood, manufacturing assembly, storage
21 of nonhazardous materials, warehouses, show rooms
22 with retail sales, offices, research corporate
23 parks, recreational facilities.

24 To the north of the site is a gas station --
25 I'm sorry. Wrong slide. To the north of the

1 development is a Light Industrial use and to the
2 south is an Agricultural Industrial use. To the
3 north is a warehouse distribution center and to the
4 south is an Agricultural -- appears to be an
5 Agricultural packing facility.

6 West is the CSX -- I'm sorry. East is the
7 CSX line and right-of-way and beyond the CSX is
8 agricultural property. Across -- west across 41 is
9 a PD. It's a single-family subdivision. Here
10 is -- oops. Sorry. Covering some of the type --
11 sorry about that.

12 The proposal is for 147,000-square-foot,
13 four-story, self-storage facility and an additional
14 two buildings comprising 9,000 square feet and
15 12,000 feet of enclosed RV and boat storage.

16 The applicant is proposing a 15-foot buffer
17 with Type B screening on north boundary here and
18 the 20-foot buffer with Type B screening here along
19 the south side.

20 The buffer -- staff notes that the buffer on
21 the proposed south PD boundary exceeds the LDC
22 requirement of 6.06.06 requires only a 15-foot
23 buffer with Type B.

24 Development Services also notes that mini
25 warehouses are an allowable use in the CG, the CI,

1 and the M zoning districts pursuant to sections
2 2.02.02 allowable uses in zoning districts.

3 However, the maximum FAR in the CI zoning
4 district is 0.3; whereas, the proposed project is
5 requesting a 0.62 FAR. The Light Industrial zoning
6 district will allow a maximum FAR of 0.75.

7 However, the applicant would then have to
8 comply with the additional 60-foot setback, the
9 required 2-foot setback, and they are requesting a
10 waiver which staff finds supportable of the
11 two-for-one requirement.

12 And the applicant has not requested a
13 variation from the general site development
14 requirements found in part 6.06.06 buffering and
15 screening requirements.

16 The Planning Commission did find that it
17 does not meet the locational criteria, and that
18 concludes my presentation, unless there are any
19 questions.

20 And the applicant is correct. There was a
21 typo on page 1. It says not supportable. It
22 should be supportable. It came from a different
23 report.

24 HEARING MASTER HATLEY: Yep. I think we
25 have an updated staff report that was distributed.

1 Thank you.

2 All right. Planning Commission, please.

3 MS. LIENHARD: Thank you. Melissa Lienhard,
4 Planning Commission staff.

5 The subject property is located in the Light
6 Industrial Future Land Use Category. It is in the
7 Urban Service Area and also located within the
8 limits of the Apollo Beach Community Plan and the
9 Southshore Areawide Systems Plan.

10 The applicant is requesting to rezone the
11 subject site from Commercial Intensive to a Planned
12 Development to permit the development of
13 147,000-square-foot four-story self-storage
14 facility with two enclosed buildings for RV and
15 boat storage and then a 9,000 square feet and
16 12,000 square feet.

17 The proposed rezoning does not meet the
18 intent of Policy 1.4 of the Future Land Use Element
19 of the Comprehensive Plan, which is policy
20 direction related to compatibility.

21 Per that policy direction, compatibility
22 does not mean the same as. Rather it refers to the
23 sensitivity of development proposals in maintaining
24 the character of existing development.

25 The proposed rezoning would propose a

1 commercial use that is not scaled to the existing
2 character of the surrounding area and does not meet
3 commercial locational criteria.

4 The subject site does not meet commercial
5 locational criteria as defined in our Objective 22
6 of the Future Land Use Element as it is not located
7 within the required distance from a qualifying
8 intersection node.

9 The nearest qualifying intersection is
10 identified at Mac Miller Road and U.S. Highway 41
11 and is located at approximately 1800 linear feet,
12 which is greater than 900-foot distance as required
13 per Policy 22.2.

14 The applicant has requested a waiver to the
15 criteria as permitted by Future Land Use Element
16 Policy 22.8. The waiver dated March 29th of this
17 year states that the proposed use is compatible
18 with the adjacent Light Industrial uses, and that
19 the applicant is proposing an FAR of .62 instead of
20 the maximum of .75 for greater compatibility.

21 The applicant also contends that although
22 the proposed use is not inherently classified as a
23 manufacturing or industrial use. It is comparable
24 as it includes RV and boat storage.

25 The applicant also contends that as per

1 Policy 22.7, the proposed self-storage would serve
2 the daily needs of the residents of the surrounding
3 area where there is apparent demand for such
4 services.

5 In addition, a memorandum submitted by the
6 applicant dated March 20 -- I'm sorry, May 24th,
7 2022, the applicant contends that the intent of
8 Objective 22 and Policy 22.2 is to scale
9 neighborhood-serving commercial uses and that the
10 proposed use is not technically a
11 neighborhood-serving use as it does not serve the
12 daily needs of residents due to the frequent
13 trips -- the frequency of trips generated.

14 The applicant contends that mini warehouse
15 differs from typical neighborhood-serving
16 commercial uses and does not typically further a
17 pattern of strip commercial development.

18 The Planning Commission staff has reviewed
19 the waiver request and the memorandum and finds the
20 request inconsistent for the following reasons:
21 Self-storage is a Commercial General use and
22 subject to commercial locational criteria
23 regardless of the applicant's interpretation of
24 such uses.

25 The waiver request and the memorandum

1 contradict each other. In one instance, the
2 applicant contends the use and service of daily
3 needs of the residents and on the other, it will be
4 an infrequently visited site that will not serve as
5 the daily needs of the residents.

6 Moreover, the use is not considered to be
7 residential support use as per the Comprehensive
8 Plan. Per Future Land Use Element Policy 17.1,
9 residential support uses include -- oh, I'm sorry.
10 I totally just lost my train of thought here. Just
11 one moment.

12 Policy 17.1, residential support uses
13 include uses like churches, day cares, schools, and
14 mini warehouse is not one of those uses.
15 Therefore, Future Land Use Element Policy 17.1 does
16 not apply to the proposed mini-storage use.

17 Finally, per Policy 31.5 of the Future Land
18 Use Element, the Land Development Code addresses
19 and limits activities that have potential to
20 contaminate soil and water.

21 Future Land Use Element Policy 31.5 is not
22 applicable to the proposed request of mini
23 warehouse in a Light Industrial Future Land Use
24 Category.

25 The Planning Commission staff has reviewed

1 the waiver request and recommends that the Board of
2 County Commissioners not grant the applicant a
3 waiver to locational criteria.

4 The proposed rezoning does not meet the
5 intent of Objective 26 and Policy 26.5 of the
6 Future Land Use Element. These seek to restrict
7 nonindustrial land uses, industrial Future Land Use
8 categories for securing longer term economic
9 development.

10 The applicant submitted a memorandum, again,
11 dated May 24th of this year outlining consistency
12 with these policies by stating that mini-warehouse
13 uses when coupled with RV and boat parking are more
14 industrial in nature and not commercial and could
15 whole or simply be considered as more akin to
16 industrial uses.

17 The proposed use would intensify in
18 neighborhood-serving commercial use that does not
19 meet commercial locational criteria and would
20 generate few employment opportunities in a Future
21 Land Use Category that anticipates greater
22 employment opportunities.

23 Moreover, in conversations with Economic
24 Development Staff of Hillsborough County regarding
25 this rezoning, staff concurred that the continued

1 trend of reducing significant job-generating
2 commercial, office, and industrial land available
3 in south county diminishes future opportunities to
4 accommodate job creation for nearby residents and
5 the intended benefits of having nearby employment
6 in the area.

7 This raises concerns for Planning Commission
8 staff as the area is within the limits of the
9 adopted Apollo Beach Community identified a need
10 for greater well-paying employment.

11 The subject site is located in the
12 Southshore Areawide Systems Plan which defers to
13 the land development pattern preferred by smaller
14 community plans, which in this case is Apollo
15 Beach.

16 Goal 7 of the Apollo Beach Community Plan
17 seeks to ensure professional and well-paying
18 employment opportunities in the area. By the
19 applicant's own admission, the proposed use would
20 not generate a high number of well-paying
21 employment opportunities, but they would be greater
22 than what currently exists.

23 Planning Commission cites this argument
24 lacking and non-keeping with the long-range vision
25 of the Comprehensive Plan. Therefore, the proposed

1 use is inconsistent with the vision of the
2 community plan.

3 And based upon those considerations,
4 Planning Commission staff finds the proposed
5 Planned Development inconsistent with the Future of
6 Hillsborough Comprehensive Plan for unincorporated
7 Hillsborough County. Thank you.

8 HEARING MASTER HATLEY: Thank you. All
9 right.

10 Is there anyone here or online who wishes to
11 speak in support of this application? I don't see
12 anyone.

13 Is there anyone here or online that wishes
14 to speak in opposition to this application? All
15 right. I don't see anyone.

16 Development Services, anything further?

17 MR. GRADY: Nothing further.

18 HEARING MASTER HATLEY: All right.

19 Applicant.

20 MS. SCHALER: Alex Schaler, 400 North Ashley
21 Drive again.

22 Can you pull up the last slide? Three
23 points I wanted to close out with just to
24 summarize. The first being, we understand that
25 we're not meeting commercial locational criteria.

1 We have submitted a waiver request for that.
2 We have both an expansive waiver justification
3 memo, as well as a supplemental memo that we had
4 submitted after that. As staff had mentioned, both
5 citing justification for our request.

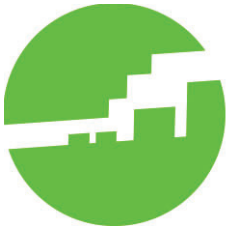
6 The second item is that staff did find this
7 application overall approvable. The third point is
8 that I have had the pleasure of representing a vast
9 majority of storage developers in Hillsborough
10 County and the region.

11 And the biggest issue that we face as a
12 whole are self-storage developers face themselves
13 is neighborhood opposition from abutting
14 residential developments. This site makes sense
15 for self-storage. I conclude with that. Thank
16 you.

17 HEARING MASTER HATLEY: All right. Thank
18 you.

19 All right. This will close the hearing then
20 on Rezoning-PD 22-0444.

21
22
23
24
25



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 13, 2022 Report Prepared: June 1, 2022	Petition: PD 22-0444 5801 N 41 Highway <i>East side of US Highway 41 N, south of Mac Miller Road, west of the CSX Train tracks</i>
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Light Industrial (0.75 FAR)
Service Area:	Urban
Community Plan:	Apollo Beach, Southshore Areawide Systems
Requested Zoning:	Commercial Intensive (CI) to a Planned Development (PD) to permit the development of a 147,000 square foot four (4) story self-storage facility with two (2) enclosed buildings for RV and boat parking/storage that are 9,000 square feet and 12,000 square feet
Parcel Size (Approx.):	6.31 +/- acres (274, 863.6 square feet)
Street Functional Classification:	North US Highway 41 – Arterial Mac Miller Road - Collector
Locational Criteria:	Does not meet (Mac Miller Road and US N 41 Highway), a waiver has been submitted.
Evacuation Zone:	Evacuation Zone A



Context

- The +/- 6.31 acre subject site is located on the east side US Highway 41, south of Mac Miller Road. The subject site is located in the Urban Service Area (USA). It falls within the limits of the Southshore Areawide Systems Plan and the Apollo Beach Community Plan. The subject site is located 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. LI is located to the north and south of the subject site. To the east is Suburban Mixed Use-6 (SMU-6) and to the west is Residential-6 (RES-6)
- The subject site is zoned Commercial Intensive (CI). Manufacturing (M) is located to the north and Agricultural Industrial (AI) is located directly to the south. To the east is Agricultural Rural (AR) and to the west and south are Planned Development (PD) zoning districts. Further north are Commercial General (CG) zoning districts along with Business Professional Office (BPO) and Residential Single Family Conventional-6 (RSC-6).
- The subject site is currently vacant. Agricultural uses are located to the south and light commercial uses are located to the north. To the west are single family residential uses and to the east are also agricultural uses.
- The applicant is requesting to rezone the subject site from Commercial Intensive (CI) to a Planned Development (PD) to permit the development of a 147,000 square foot four (4) story self-storage facility with two (2) enclosed buildings for RV and boat parking/storage that are 9,000 square feet and 12,000 square feet, respectively.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

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.

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

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.*

AGRICULTURE - NATURAL RESOURCE PROTECTION

Objective 31: *Protect the natural resources necessary to sustain agricultural activities.*

Policy 31.5: *The County's land development regulations shall address and limit activities which have the potential to contaminate water, soil, or crops.*

Community Design Component

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

Policy 9-1.2: *Avoid "strip" development patterns for commercial uses.*

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.*

Livable Communities Element: Apollo Beach Community Plan

7. Support Economic Development

- *Preserve areas with a future land use designation of Light Industrial near Big Bend Road and U.S. Highway 41.*
- *Collaborate with public and private entities to ensure professional and well-paying employment is available in the area.*
- *Balance agricultural and agricultural-related uses' need for protection from incompatible uses while acknowledging the market conditions affecting their continued viability.*

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Commercial Intensive (CI) to a Planned Development (PD) to permit the development of a 147,000 square foot four (4) story self-storage facility with two (2) enclosed buildings for RV and boat parking/storage that are 9,000 square feet and 12,000 square feet. The subject site is in the Urban Service Area and falls within the limits of the Southshore Areawide Systems Community Plan and the Apollo Beach Community Plan.

The proposed rezoning does not meet the intent of Policy 1.4 of the Future Land Use Element (FLUE) of the Comprehensive Plan. According to 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.”. The proposed rezoning would propose a neighborhood serving commercial use that is not scaled to the existing character of the surrounding area and it does not meet Commercial Locational Criteria which is required in the LI Future Land Use Category.

The proposed rezoning does not meet the intent of Objective 8, Policies 8.1 and 8.2 that require proposed land uses to meet the intent of the Future Land Use category, Goals, Objectives, and Policies of the Comprehensive Plan. The subject site’s Future Land Use Classification is Light Industrial (LI). Freestanding neighborhood serving commercial uses are subject to Commercial Locational Criteria in the Light Industrial Future Land Use Category.

The subject site does not meet Commercial Locational Criteria as defined in Objective 22, Policies 22.1, and 22.2 of the FLUE, as it is not located within the required distance from a qualifying intersection node. The nearest qualifying intersection is identified at Mac Miller Road and US N 41 Highway and is located at approximately 1800 linear feet which is greater than the 900-foot distance as required per Policy 22.2. The applicant has requested a waiver to Commercial Locational Criteria as permitted by FLUE Policy 22.8. The waiver (dated March 29th, 2022) states that the proposed use is compatible with the adjacent light industrial uses, and that the applicant is proposing an FAR of 0.62 instead of the maximum of 0.75 for greater compatibility. The applicant also contends that although the proposed use is not inherently classified as a manufacturing/industrial use, it is comparable as it includes RV and Boat Storage. The applicant also contends that as per Policy 22.7, the proposed self-storage would serve the daily needs of the residents of the surrounding area where there is apparent demand for such services.

In addition, in a memorandum submitted by the applicant dated May 24th, 2022, the applicant contends that the intent of Objective 22 and Policy 22.2 is to scale neighborhood serving commercial use and that the proposed use is not technically a neighborhood serving commercial use as it does not serve the daily needs of residents due to the frequency of trips generated. The applicant contends that mini-warehouse differs from typical neighborhood serving commercial uses and does not typically further a pattern of strip commercial development. The memorandum also contends that the proposed use is like a residential support use by providing storage uses for residents. The memorandum also states that the proposed use may limit potential contamination to the southern agricultural industrial existing use by limiting a heavy industrial use presence adjacent to it and meets the intent of Policy 31.5.

Planning Commission Staff have reviewed the waiver request and the memorandum and finds the request inconsistent for the following reasons: self-storage is a commercial general use and subject to Commercial Locational Criteria regardless of the applicant’s interpretation of such uses. The waiver request and memorandum contradict each other. In one instance the applicant contends the use will serve the daily needs of the residents,

and on the other, it will be an infrequently visited site that will not serve residents daily needs. Moreover, the use is not considered to be a residential support use as per the Comprehensive Plan. Per FLUE Policy 17.1, residential support uses includes uses like churches, daycares and schools and mini-warehouse is not one of them. Therefore, FLUE Policy 17.1 does not apply to the proposed mini-storage use. Finally, per Policy 31.5, the Land Development Code addresses and limits activities that have the potential to contaminate soil and water. FLUE Policy 31.5 is not applicable to the proposed request of mini storage in a Light Industrial Future Land Use category. Planning Commission staff have reviewed the waiver and do not support the waiver and recommends that the Board of County Commissioners not grant the applicant a waiver to Commercial Locational Criteria.

The proposed rezoning does not meet the intent of Objective 26 and Policy 26.5 that seek to restrict non-industrial land uses in industrial Future Land Use Categories for securing longer term economic development. The applicant submitted a memorandum (dated May 24th) outlining consistency with these policies by stating that mini-warehouse uses when coupled with RV and Boat Parking are more industrial in nature and not commercial and can wholistically be considered as more akin to industrial uses. The proposed use would intensify a neighborhood serving commercial use that does not meet commercial locational criteria and would generate few employment opportunities in a Future Land Use Category that anticipates greater employment opportunities. Moreover, in conversations with Economic Development Staff regarding this rezoning, staff concurred that “the continued trend of reducing significant job generating commercial/office/industrial land available in South County diminishes future opportunities to accommodate job creation for nearby residents and the attendant benefits of having nearby employment in the area.” This raises concerns for Planning Commission staff as the area is within the limits of an adopted Apollo Beach Community Plan that has identified a need for greater well-paying employment.

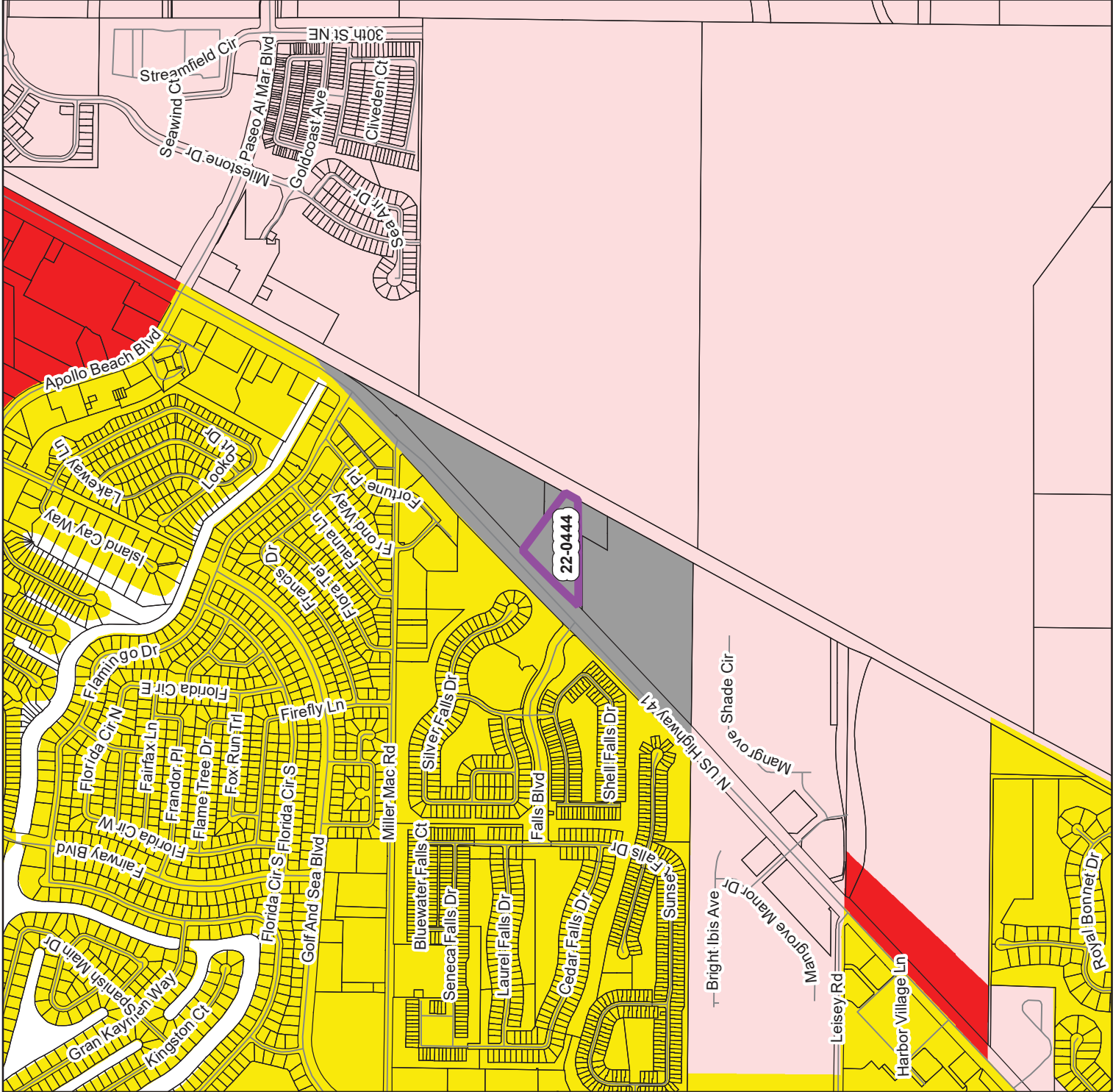
Goal 9 and Policy 9.1.2 of The Community Design Component (CDC) in the FLUE also contains policy direction about the prevention of strip commercial uses by scaling them to the existing character of the community. As the site does not meet Commercial Locational Criteria, it does not meet the intent of the Community Design Component.

The subject site is located in the Southshore Area Wide Systems Community Plan which defers to the land development pattern preferred by its smaller Community Plans, which in this case is the Apollo Beach Community Plan. Goal 7 of the Apollo Beach Community seeks to ensure professional and well-paying employment opportunities in the area. By the applicant’s own admission, the proposed use would not generate a high number of well-paying employment opportunities, but they would be greater than what currently exists. Planning Commission find this argument lacking and not in keeping with the long-range vision of the Comprehensive Plan. Therefore, the proposed use is inconsistent with the vision of the Community Plan.

Recommendation

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ PD 22-0444



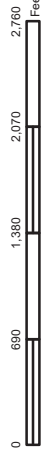
Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- 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)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map verify the accuracy of the information shown on this map with the official records of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the user of this map verify the accuracy of the information shown on this map with the official records of the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. It is the most current data and information, and the appropriate scale is 1:25,000.



Map Printed from Rezoning System: 2/4/2022
Author: Beverly F. Daniels
File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

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: Spacebox Storage Apollo Beach

Zoning File: PD (22-0444) Modification: None

Atlas Page: None Submitted: 07/22/22

To Planner for Review: 07/22/22 Date Due: ASAP

Contact Person: Tyler Hudson / Gardner Brewer Hudson, P.A. Phone: 813-221-9600/ landuse@gardnerbrewer.com

Right-Of-Way or Land Required for Dedication: Yes ☐ No ☒

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tim Lampkin Date: 7-25-22

Date Agent/Owner notified of Disapproval: _____

PLANNED DEVELOPMENT REZONING FROM CI TO PD

REPRESENTATIVE:
GARDNER BREWER HUDSON
400 NORTH ASHLEY DRIVE
SUITE 1100
TAMPA, FL 33602
PHONE: (813) 221-1580

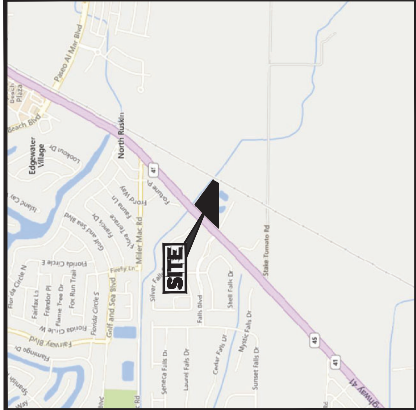
ENGINEER:
BOHLER ENGINEERING
3820 NORTHDALÉ BOULEVARD
SUITE 300B
TAMPA, FL 33624
PHONE: (813) 812-4100

APPLICANT:
SPACEBOX APOLLO BEACH, LLC
112 SHEFFIELD LOOP, SUITE D
HATTIESBURG, MS 30402
PHONE: (850) 855-0935

[illegible]

REQUESTED WAIVERS:

1. A WAIVER TO SECTION 6.01.01 TO REMOVE THE ADDITIONAL SETBACK OF TWO FEET FOR EVERY ONE FOOT OF STRUCTURE HEIGHT OVER 20 FEET.

[illegible]

VICINITY MAP



SITE LEGEND	
PROPOSED PMODIFICATION AREA	
ZONING STUDY AREA	
FLU DISTRICT	
PROPOSED ACCESS	
CONCEPTUAL PRIVATE DRIVE LAYOUT	
PROPOSED ACCESS	

SITE DATA TABLE	
TOWER #	54950000
ADDRESSES	807IN, US HWY 41, ANCHORAGE, AK
DESCRIPTION	HILLSBOROUGH COUNTY
SECTION	61AC (208.84 SQ)
SITE AREA	514AC (208.84 SQ)
PLAN AND AREA	514AC (208.84 SQ)
PERMITS AND AREAS	0.36 AC (208.84 SQ)
CURRENT ZONING	CU
USE	LI
CURRENT FIRM	0.36
REQUEST	0.75 (MAXIMUM PER CU)
DESIGN AREA	202.84 (SQ. FT. PER AC. LI)
BUILDING COVERAGE	0.36 (MAX. PER CU)
POPPED SPACE	0.25 (MINIMUM PER CU)
IMPROVED SURFACE AREA	0.36 (MAX. PER CU)
LOT AREA	2000.00 (SQ. FT.)
LOT WIDTH	100' (MIN)
BLDG HEIGHT	50' (MAX)
FRONT SETBACK (MIN)	30'
SIDE SETBACK	0'
REAR SETBACK	0'
FRONT PORCHES OR FILL IN LANDSCAPE BUFFER	PER LOT (BY USE)
REQUIRED PARKING	2 SPACES PER 100 STORAGE UNITS

FLOODPLAIN NOTE:
THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "AE" (FLOOD ELEVATION = 9.07 NAVD83) AND "C" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 12050A0944, REISED AUGUST 28, 2010 FOR HILLSBOROUGH COUNTY, FLORIDA.

DETERMINED FROM THE FLOOD
HILLSBOROUGH COUNTY, FL ORF

■ RH
2020
29



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/5/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/South

PETITION NO: RZ PD 22-0444

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by one (1) access connection to US 41 as generally shown on the PD site plan. All existing driveway connections shall be removed and resodded.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 6.19-acre parcel from Commercial Intensive (CI) to Planned Development (PD). The applicant is seeking entitlements to allow a 168,000 s.f. of mini-warehouse and enclosed boat/RV storage uses.

Consistent with the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter for the subject property which indicates that given the project generates fewer than 50 peak hour trips, no transportation analysis was required to support the proposed zoning modification. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 20,890 s.f. Medical Office Uses (ITE LUC 720)	727	58	72
CG, 50,000 sf Supermarket Uses (ITE LUC 850)	5,339	191	462
CG, 10,000 sf Fast Food Restaurant w/ Drive-Thru Uses (ITE LUC 934)	4,710	402	327
Total Trips	10,776	651	861
Less Internal Capture	Not Available	-78	-270
Less Pass-By Trips	Not Available	-180	-224
Net New External Trips	10,776	393	367

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 168,000 s.f. Mini-Warehouse and Enclosed Storage Uses (ITE LUC 151)	254	17	29

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 10,522	(-) 376	(-) 338

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 41 is a 4-lane, divided, principal arterial roadway (owned and maintained by the Florida Department of Transportation). The facility is characterized by +/- 11-foot wide travel lanes in good condition. Along the project's frontage, the roadway lies within a +/- 200-foot wide right-of-way. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of the roadway in the vicinity of the proposed project. There are +/- 5-foot side sidewalks along the north/west side of US 41 in the vicinity of the proposed project (as well as a small length of sidewalk on the south side of US 41 immediately south of the project, which ties into the pedestrian crosswalk at the signalized intersection of US 41 and Cascade Falls Ln.).

Along the project's frontage, US 41 is shown as a future 6-lane facility on the Hillsborough County Corridor Preservation Plan. Given the existing right-of-way is wide enough to accommodate a future 6-lane roadway, no right-of-way preservation was required.

SITE ACCESS AND CONNECTIVITY

Vehicular and pedestrian access is proposed to be to/from US 41 via one (1) access connection. All existing access driveways will be closed. FDOT staff reviewed the project at a preapplication meeting and did not note any issues/request conditions that would need to be included within the proposed conditions of zoning approval.

ROADWAY LEVEL OF SERVICE

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	19 th Ave. NE	Apollo Beach Blvd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,776	393	367
Proposed	254	17	29
Difference (+/-)	(-) 10,522	(-) 376	(-) 338

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

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

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

Transportation Comment Sheet

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.
SECRETARY

MEMORANDUM

DATE: February 11, 2022

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Richard Perez, Hillsborough County
Daniel Santos, FDOT
Tyler Hudson, Gardner Brewer Hudson

SUBJECT: RZ-PD 22-0444, 5801 N US 41, Apollo Beach

This project is on a state road, US 41. This site was reviewed at a Pre-Application meeting with FDOT on 3/2/21. The FDOT Pre-Application Finding is attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Finding



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, 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.fl.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)

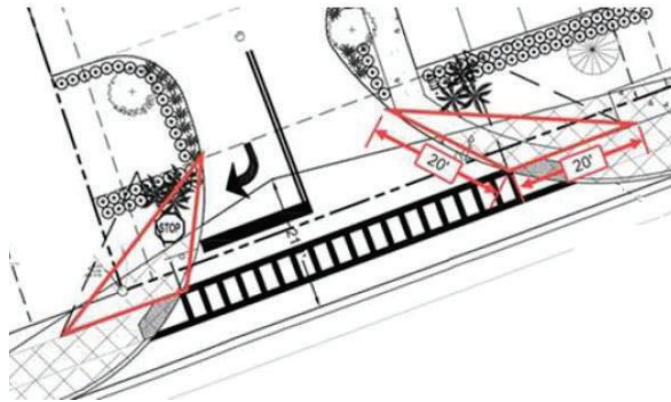


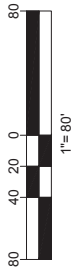
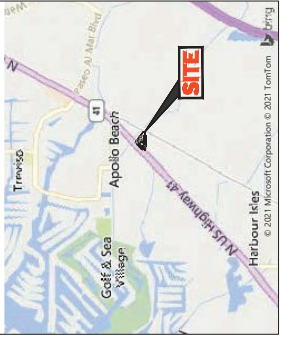
TABLE 1

ESTIMATED PROJECT TRIP ENDS

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends (1)</u>	<u>AM Peak Hour</u> <u>Trip Ends (1)</u>			<u>PM Peak Hour</u> <u>Trip Ends (1)</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Mini-Warehouse	151	111,285 SF	168	7	4	11	9	10	19

(1) Source: ITE Trip Generation, 10th Edition, 2017

VICINITY MAP

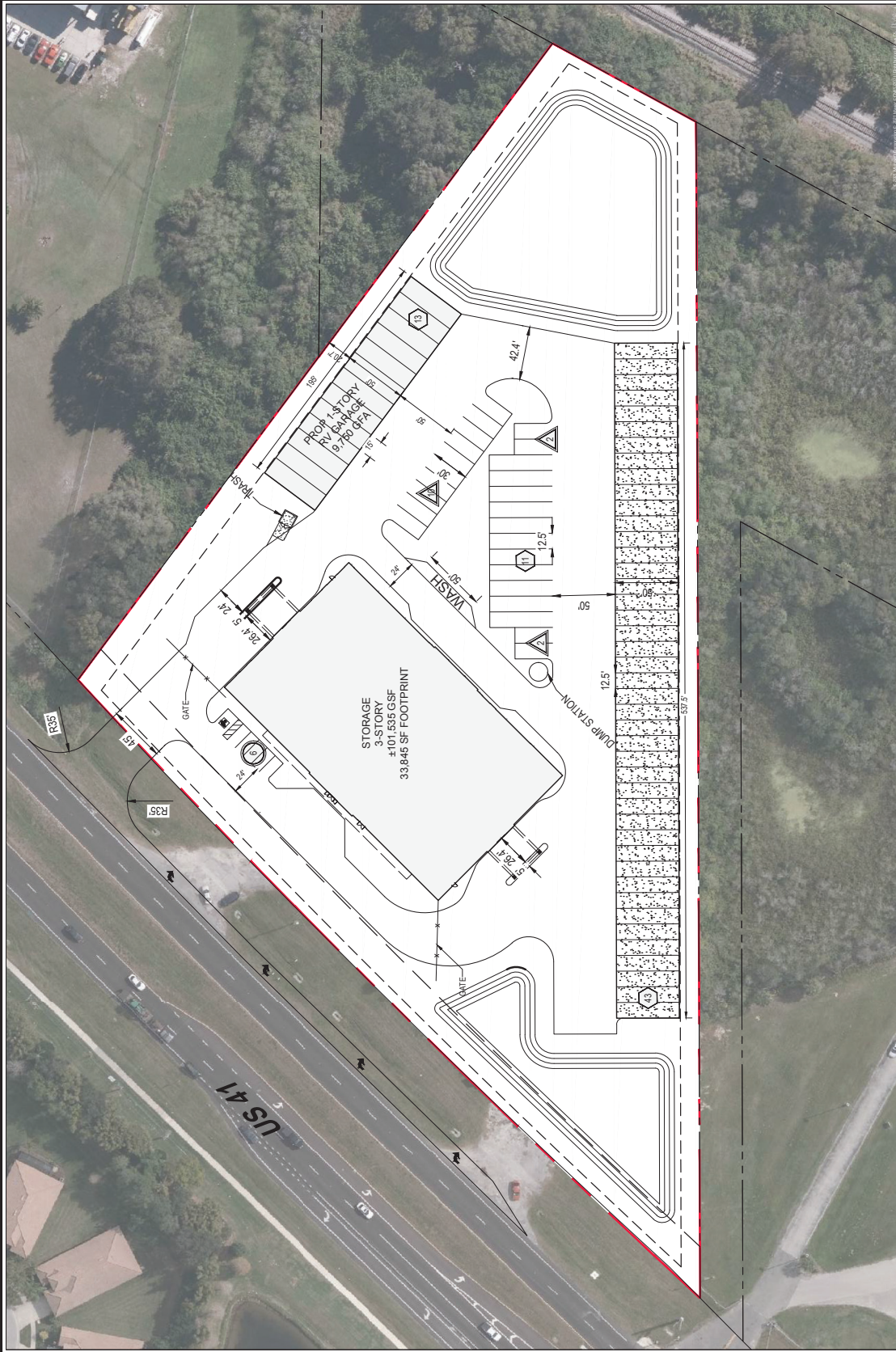


SITE DATA TABLE

JURISDICTION	INDIAN RIVER COUNTY
SITE AREA	6.91 AC (275,129 SF)
BUILDING AREA	±111,285 SF
CURRENT ZONING	C1 (FLU/LU)
MAX FAR	0.30 - 32,539 SF (0.75- 266,041 SF)
FRONT SETBACK (ROW)	
SIDE SETBACK	
REAR SETBACK	
FRONT/SIDE/REAR YARD	
BUFFER	
PARKING PROVIDED (8x20)	6 (ADA)
RV GARAGE SPACE (60x15)	13
RV COVERED SPACE (60x12.5)	43
RV SURFACE SPACES (60x12.5)	11
RV SURFACE SPACES (30x12.5)	14

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER. THE CONCEPT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONCEPT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONCEPT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
2. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL USE ONLY. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONCEPT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



CONCEPT PLAN 'A'

5813 US-41
APOLLO BEACH, FL 33572
HILLSBOROUGH COUNTY

BOHLER

3820 NORTHDAL BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

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. DeLeeuw 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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 04/18/2022	COMMENT DATE: 02/15/2022
PETITION NO.: 22-0444	PROPERTY ADDRESS: 5801 N U.S. Hwy 41, Apollo Beach, FL 33572
EPC REVIEWER: Chantelle Lee	FOLIO #: 054180-0000
CONTACT INFORMATION: (813) 627-2600 X 1358	STR: 27-31S-19E
EMAIL: leec@epchc.org	
REQUESTED ZONING: CI to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	2/14/2022
WETLAND LINE VALIDITY	No prior validity
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Other Surface Water/Wetland Conservation Area runs along northern, eastern, and southern property boundary
<p>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:</p> <ul style="list-style-type: none">• 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/	

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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 subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Cl/mst

cc: Paige York, paigeyork@gmail.com
Tyler Hudson and Gardner Brewer Hudson, landuse@gardnerbrewer.com

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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: Spacebox Apollo Beach, LLC

PETITION NO: 22-0444

LOCATION: 5801 N 41 Hwy

FOLIO NO: 54180.0000

Estimated Fees:

Self-Storage/Mini-Warehouse

(Per 1,000 s.f.)

Mobility: \$653 * 168 = \$109,704

Fire: \$32 * 168 = \$5,376

Project Summary/Description:

Urban Mobility, South Fire - 4 story 147,000 s.f. self storage facility, with additional 9,000 s.f. and 12,000 s.f. RV/Boat Storage facilities; total of 168,000 s.f. storage/mini-warehouse

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

PETITION NO.: PD22-0444 **REVIEWED BY:** Randy Rochelle **DATE:** 2/15/2022

FOLIO NO.: 54180.0000

WATER

- ☒ The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A ___ inch water main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☒ The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A ___ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.



VERBATIM TRANSCRIPT

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BOARD OF COUNTY COMMISSIONERS

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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

Reported via Cisco Webex Videoconference by:

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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
June 13, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D9:

Application Number:	RZ-PD 22-0444
Applicant:	Spacebox Apollo Beach, LLC
Location:	5801 N. 41 Hwy
Folio Number:	054180.0000
Acreage:	6.19 acres, more or less
Comprehensive Plan:	LI
Service Area:	Urban
Existing Zoning:	CI 82-0074
Request:	Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-9, Rezoning Application RZ-PD 22-0444. The
3 applicant is Spacebox Apollo Beach, LLC. The
4 request is to rezone from CI to Planned
5 Development.

6 Tim Lampkin will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER HATLEY: All right.
9 Applicant.

10 MS. SCHALER: Good evening. Alex Schaler,
11 400 North Ashley Drive. I have a PowerPoint to be
12 pulled up. Thanks.

13 I'm here on behalf of the applicant, Safebox
14 Self-Storage, and you can go ahead and move over to
15 the next one. Thanks. Site details located right
16 along North Highway 41.

17 As you can see, the northeast area is a
18 manufacturing facility; a warehouse to the
19 southwest. There is a produce wholesaler. Mainly
20 agricultural uses over to the east. The site is
21 currently vacant. Next slide.

22 The development proposal before you tonight
23 includes a 147,000-square-foot mini-warehouse
24 facility as the main facility. There are two
25 ancillary buildings to the rear of the site;

1 12,000 square feet, 9,000 square feet. Those are
2 enclosed boat-RV storage buildings.

3 We have access to the site up in the north
4 corner. As you can see, that dark, black arrow.
5 The two existing driveways to the site will be
6 closed. There are wetlands on-site, but there are
7 no wetland or wetland buffer impacts proposed with
8 the application. Next slide.

9 This is a rendering at the facility.
10 Rendering from a different view. Next slide. It's
11 important to note that a lot of the applications
12 that come before you are not client with LDC
13 Section 6.11.60. We're very proud that we've
14 complied with all of these specific standards for
15 mini warehousing.

16 The boat-RV storage is also less than
17 20 percent of the main building square footage. So
18 no mini warehousing specific waivers are requested
19 with this application. Next slide.

20 Staff has found this application approvable.
21 Next slide. This is a list of the Department's
22 reviewing the application. All finding consistent
23 with the exception of the Planning Commission.

24 Development Services on the front page of
25 the staff report has this listed as

1 non-supportable, but as Tim will mention in his
2 report that is incorrect. Development Services is
3 supporting this application, and I plan to use the
4 rest of the time for my presentation to delve into
5 Planning Commission's inconsistency and state some
6 of our interpretation of the various policies that
7 were cited in their staff report. Next slide.

8 So starting with surrounding compatibility,
9 Policy 1.4, I've split it into three different
10 sections, color-coded on the screen that we will go
11 into detail in the following slides. Go to the
12 next one.

13 The first part of Policy 1.4 states that
14 compatibility is defined as a characteristic of
15 different uses near or adjacent to each other in
16 harmony. As mentioned in one of my previous
17 slides, our parcel is located where the yellow star
18 is.

19 Mixed-use warehouse to the northeast,
20 produce wholesaler to the southwest, and
21 agricultural uses covering the east side. It is
22 our view that the self-storage facility would be in
23 harmony with these surrounding uses in the direct
24 vicinity.

25 The second lists some elements affecting

1 compatibility, and I have those broken out into a
2 chart on the slide as well. Height, scale, mass,
3 and bulk, it is our interpretation that a
4 self-storage would be in congruence with the
5 surrounding facilities in those terms.

6 Pedestrian or vehicular traffic is very
7 minimal for a self-storage facility. Circulation
8 access parking, the access point is proposed off of
9 41 as is the case with the surrounding developments
10 as well.

11 Landscaping, lighting, noise, odor, as well
12 as architectural will be reviewed during the site
13 civil and architectural building permit process.

14 The third component of Policy 1.4 states
15 that compatibility does not mean the same as, and
16 we feel that that's important because although
17 self-storage is not technically classified as an
18 industrial use per the Land Development Code, it is
19 consistent and compatible with the surrounding land
20 uses as well as Light Industrial as a whole.

21 And that brings me to the next point that
22 compatibility with the Light Industrial Future Land
23 Use that was also cited in Planning Commission
24 staff report as Policy 8.1 and, again, color-coded
25 two different sections of Policy 8.1 on the screen

1 that I'd like to explain further on the next
2 slides.

3 The first one states, again, some different
4 specific categories. It says, Building-type,
5 residential density, functional use, and the
6 physical composition of the land as it relates to
7 establishing the LI Future Land Use Category.

8 So as mentioned, the building type will be a
9 very similar self-storage facility. It's an
10 upscale nice-quality-looking facility, but it is
11 compatible with industrial type of buildings.

12 Residential density is not applicable in the
13 industrial future land use. The functional use of
14 the property, again, especially with RV and boat
15 storage, self-storage does function a lot as
16 industrial when it's often viewed as more of an
17 industrial use where a gray area between commercial
18 and industrial.

19 In the physical composition of the land,
20 this parcel doesn't differentiate from the parcels
21 to the north or to the south. The second part of
22 Policy 8.1 states that each category is a range of
23 potentially permissible uses and are intended to be
24 illustrative of the character of uses permitted
25 within the land use designation.

1 It's important to note that LDC Section
2 2.02.01 explains industrial districts and it has
3 the industrial districts are designed primarily to
4 provide for manufacturing, processing, assembly,
5 warehousing, intensive commercial, and other
6 related uses.

7 We feel that a mini-warehousing facility is
8 classified as another related use given its
9 compatibility to warehousing assembly, processing,
10 manufacturing, the rest of the definitions in the
11 industrial land use category.

12 In addressing commercial locational
13 criteria, our application has requested a waiver to
14 commercial locational criteria. And policies 21 --
15 22.1 and 22.2, applied commercial locational
16 criteria to neighborhood-serving commercial uses.

17 Although self-storage facility can be viewed
18 as a neighborhood-serving commercial use as it is
19 directly implied, the established definition of
20 neighborhood-serving commercial use is stated as
21 retail, commercial, and office development serving
22 the daily needs of one or several contiguous
23 neighborhoods.

24 We feel that although some people will use a
25 self-storage facility their specific unit for a

1 daily use, such as somebody using it for an
2 occupation, which I'll dive into in a second, the
3 majority of people running out of self-storage
4 units are not visiting the facility every single
5 day over an consistent timeline.

6 Apollo Beach Community Plan was also
7 addressed in Planning Commission staff report
8 specifically as it relates to employment in goal
9 No. 7.

10 And we feel as if employment in the overall
11 community can't be evaluated by a single
12 development and that that definition of
13 professional and well paying are very subjective in
14 nature, they cannot be miserable. They're not
15 quantifiable.

16 And if you were to ask a demographic group,
17 varying demographic groups, they probably have
18 different answers of what qualifies for
19 professional and well paying. Various
20 professionals use storage units as mentioned to
21 scale up their businesses.

22 So when that from an employment, it's
23 definitely helpful for people like pharmaceutical
24 reps, alcohol distribution, people who need climate
25 control storage for their specific products.

1 The design, construction, and maintenance of
2 the overall production of the facility will,
3 obviously, leave some employment in the area and
4 the management will cultivate job opportunities for
5 the time to come throughout the facility.

6 And I'm going to save this slide for my
7 rebuttal, and I will pass it over to staff and
8 check in with the clerk.

9 HEARING MASTER HATLEY: Thank you.

10 All right. Development Services.

11 MR. LAMPKIN: Hello. Tim Lampkin,
12 Development Services. I'm going to bring up the
13 PowerPoint.

14 All right. The site location is located in
15 Apollo Beach. It's approximately 6.2 acres. It's
16 located on the east side of 41. Oops. Sorry. The
17 Future Land Use is Light Industrial. The property
18 is located in the Urban Service Area.

19 Typical uses include residential, suburban
20 scale neighborhood, manufacturing assembly, storage
21 of nonhazardous materials, warehouses, show rooms
22 with retail sales, offices, research corporate
23 parks, recreational facilities.

24 To the north of the site is a gas station --
25 I'm sorry. Wrong slide. To the north of the

1 development is a Light Industrial use and to the
2 south is an Agricultural Industrial use. To the
3 north is a warehouse distribution center and to the
4 south is an Agricultural -- appears to be an
5 Agricultural packing facility.

6 West is the CSX -- I'm sorry. East is the
7 CSX line and right-of-way and beyond the CSX is
8 agricultural property. Across -- west across 41 is
9 a PD. It's a single-family subdivision. Here
10 is -- oops. Sorry. Covering some of the type --
11 sorry about that.

12 The proposal is for 147,000-square-foot,
13 four-story, self-storage facility and an additional
14 two buildings comprising 9,000 square feet and
15 12,000 feet of enclosed RV and boat storage.

16 The applicant is proposing a 15-foot buffer
17 with Type B screening on north boundary here and
18 the 20-foot buffer with Type B screening here along
19 the south side.

20 The buffer -- staff notes that the buffer on
21 the proposed south PD boundary exceeds the LDC
22 requirement of 6.06.06 requires only a 15-foot
23 buffer with Type B.

24 Development Services also notes that mini
25 warehouses are an allowable use in the CG, the CI,

1 and the M zoning districts pursuant to sections
2 2.02.02 allowable uses in zoning districts.

3 However, the maximum FAR in the CI zoning
4 district is 0.3; whereas, the proposed project is
5 requesting a 0.62 FAR. The Light Industrial zoning
6 district will allow a maximum FAR of 0.75.

7 However, the applicant would then have to
8 comply with the additional 60-foot setback, the
9 required 2-foot setback, and they are requesting a
10 waiver which staff finds supportable of the
11 two-for-one requirement.

12 And the applicant has not requested a
13 variation from the general site development
14 requirements found in part 6.06.06 buffering and
15 screening requirements.

16 The Planning Commission did find that it
17 does not meet the locational criteria, and that
18 concludes my presentation, unless there are any
19 questions.

20 And the applicant is correct. There was a
21 typo on page 1. It says not supportable. It
22 should be supportable. It came from a different
23 report.

24 HEARING MASTER HATLEY: Yep. I think we
25 have an updated staff report that was distributed.

1 Thank you.

2 All right. Planning Commission, please.

3 MS. LIENHARD: Thank you. Melissa Lienhard,
4 Planning Commission staff.

5 The subject property is located in the Light
6 Industrial Future Land Use Category. It is in the
7 Urban Service Area and also located within the
8 limits of the Apollo Beach Community Plan and the
9 Southshore Areawide Systems Plan.

10 The applicant is requesting to rezone the
11 subject site from Commercial Intensive to a Planned
12 Development to permit the development of
13 147,000-square-foot four-story self-storage
14 facility with two enclosed buildings for RV and
15 boat storage and then a 9,000 square feet and
16 12,000 square feet.

17 The proposed rezoning does not meet the
18 intent of Policy 1.4 of the Future Land Use Element
19 of the Comprehensive Plan, which is policy
20 direction related to compatibility.

21 Per that policy direction, compatibility
22 does not mean the same as. Rather it refers to the
23 sensitivity of development proposals in maintaining
24 the character of existing development.

25 The proposed rezoning would propose a

1 commercial use that is not scaled to the existing
2 character of the surrounding area and does not meet
3 commercial locational criteria.

4 The subject site does not meet commercial
5 locational criteria as defined in our Objective 22
6 of the Future Land Use Element as it is not located
7 within the required distance from a qualifying
8 intersection node.

9 The nearest qualifying intersection is
10 identified at Mac Miller Road and U.S. Highway 41
11 and is located at approximately 1800 linear feet,
12 which is greater than 900-foot distance as required
13 per Policy 22.2.

14 The applicant has requested a waiver to the
15 criteria as permitted by Future Land Use Element
16 Policy 22.8. The waiver dated March 29th of this
17 year states that the proposed use is compatible
18 with the adjacent Light Industrial uses, and that
19 the applicant is proposing an FAR of .62 instead of
20 the maximum of .75 for greater compatibility.

21 The applicant also contends that although
22 the proposed use is not inherently classified as a
23 manufacturing or industrial use. It is comparable
24 as it includes RV and boat storage.

25 The applicant also contends that as per

1 Policy 22.7, the proposed self-storage would serve
2 the daily needs of the residents of the surrounding
3 area where there is apparent demand for such
4 services.

5 In addition, a memorandum submitted by the
6 applicant dated March 20 -- I'm sorry, May 24th,
7 2022, the applicant contends that the intent of
8 Objective 22 and Policy 22.2 is to scale
9 neighborhood-serving commercial uses and that the
10 proposed use is not technically a
11 neighborhood-serving use as it does not serve the
12 daily needs of residents due to the frequent
13 trips -- the frequency of trips generated.

14 The applicant contends that mini warehouse
15 differs from typical neighborhood-serving
16 commercial uses and does not typically further a
17 pattern of strip commercial development.

18 The Planning Commission staff has reviewed
19 the waiver request and the memorandum and finds the
20 request inconsistent for the following reasons:
21 Self-storage is a Commercial General use and
22 subject to commercial locational criteria
23 regardless of the applicant's interpretation of
24 such uses.

25 The waiver request and the memorandum

1 contradict each other. In one instance, the
2 applicant contends the use and service of daily
3 needs of the residents and on the other, it will be
4 an infrequently visited site that will not serve as
5 the daily needs of the residents.

6 Moreover, the use is not considered to be
7 residential support use as per the Comprehensive
8 Plan. Per Future Land Use Element Policy 17.1,
9 residential support uses include -- oh, I'm sorry.
10 I totally just lost my train of thought here. Just
11 one moment.

12 Policy 17.1, residential support uses
13 include uses like churches, day cares, schools, and
14 mini warehouse is not one of those uses.
15 Therefore, Future Land Use Element Policy 17.1 does
16 not apply to the proposed mini-storage use.

17 Finally, per Policy 31.5 of the Future Land
18 Use Element, the Land Development Code addresses
19 and limits activities that have potential to
20 contaminate soil and water.

21 Future Land Use Element Policy 31.5 is not
22 applicable to the proposed request of mini
23 warehouse in a Light Industrial Future Land Use
24 Category.

25 The Planning Commission staff has reviewed

1 the waiver request and recommends that the Board of
2 County Commissioners not grant the applicant a
3 waiver to locational criteria.

4 The proposed rezoning does not meet the
5 intent of Objective 26 and Policy 26.5 of the
6 Future Land Use Element. These seek to restrict
7 nonindustrial land uses, industrial Future Land Use
8 categories for securing longer term economic
9 development.

10 The applicant submitted a memorandum, again,
11 dated May 24th of this year outlining consistency
12 with these policies by stating that mini-warehouse
13 uses when coupled with RV and boat parking are more
14 industrial in nature and not commercial and could
15 whole or simply be considered as more akin to
16 industrial uses.

17 The proposed use would intensify in
18 neighborhood-serving commercial use that does not
19 meet commercial locational criteria and would
20 generate few employment opportunities in a Future
21 Land Use Category that anticipates greater
22 employment opportunities.

23 Moreover, in conversations with Economic
24 Development Staff of Hillsborough County regarding
25 this rezoning, staff concurred that the continued

1 trend of reducing significant job-generating
2 commercial, office, and industrial land available
3 in south county diminishes future opportunities to
4 accommodate job creation for nearby residents and
5 the intended benefits of having nearby employment
6 in the area.

7 This raises concerns for Planning Commission
8 staff as the area is within the limits of the
9 adopted Apollo Beach Community identified a need
10 for greater well-paying employment.

11 The subject site is located in the
12 Southshore Areawide Systems Plan which defers to
13 the land development pattern preferred by smaller
14 community plans, which in this case is Apollo
15 Beach.

16 Goal 7 of the Apollo Beach Community Plan
17 seeks to ensure professional and well-paying
18 employment opportunities in the area. By the
19 applicant's own admission, the proposed use would
20 not generate a high number of well-paying
21 employment opportunities, but they would be greater
22 than what currently exists.

23 Planning Commission cites this argument
24 lacking and non-keeping with the long-range vision
25 of the Comprehensive Plan. Therefore, the proposed

1 use is inconsistent with the vision of the
2 community plan.

3 And based upon those considerations,
4 Planning Commission staff finds the proposed
5 Planned Development inconsistent with the Future of
6 Hillsborough Comprehensive Plan for unincorporated
7 Hillsborough County. Thank you.

8 HEARING MASTER HATLEY: Thank you. All
9 right.

10 Is there anyone here or online who wishes to
11 speak in support of this application? I don't see
12 anyone.

13 Is there anyone here or online that wishes
14 to speak in opposition to this application? All
15 right. I don't see anyone.

16 Development Services, anything further?

17 MR. GRADY: Nothing further.

18 HEARING MASTER HATLEY: All right.

19 Applicant.

20 MS. SCHALER: Alex Schaler, 400 North Ashley
21 Drive again.

22 Can you pull up the last slide? Three
23 points I wanted to close out with just to
24 summarize. The first being, we understand that
25 we're not meeting commercial locational criteria.

1 We have submitted a waiver request for that.
2 We have both an expansive waiver justification
3 memo, as well as a supplemental memo that we had
4 submitted after that. As staff had mentioned, both
5 citing justification for our request.

6 The second item is that staff did find this
7 application overall approvable. The third point is
8 that I have had the pleasure of representing a vast
9 majority of storage developers in Hillsborough
10 County and the region.

11 And the biggest issue that we face as a
12 whole are self-storage developers face themselves
13 is neighborhood opposition from abutting
14 residential developments. This site makes sense
15 for self-storage. I conclude with that. Thank
16 you.

17 HEARING MASTER HATLEY: All right. Thank
18 you.

19 All right. This will close the hearing then
20 on Rezoning-PD 22-0444.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, May 16, 2022

TIME: Commencing at 6:00 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

Reported via Cisco Webex Videoconference by:

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

1 applicant to the June 13, 2022, Zoning Hearing
2 Master Hearing.

3 Item A-18, Rezoning-PD 22-0420. This
4 application is being continued by the applicant to
5 the June 13, 2022, Zoning Hearing Master Hearing.

6 Item A-19, Rezoning-PD 22-0433. This
7 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. This
10 application is being continued by the applicant to
11 the June 13, 2022, Zoning Hearing Master Hearing.

12 Item A-21, Rezoning-PD 22-0443. This
13 application is being continued by the applicant to
14 the June 13, 2022, Zoning Hearing Master Hearing.

15 Item A-22, Rezoning-PD 22-0444. This
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. This
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. This
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.

Page 1

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BOARD OF COUNTY COMMISSIONERS

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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

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
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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

Reported via Cisco Webex Videoconference by:

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

Page 1

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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1 Item A-20, Rezoning-PD 22-0420. This
2 application is being continued by the applicant to
3 the May 16, 2022, Zoning Hearing Master Hearing.

4 Item A-21, Rezoning-Standard 22-0423. This
5 application is out of order to be heard and is
6 being continued to the May 16, 2022, Zoning Hearing
7 Master Hearing.

8 Item A-22, Rezoning-PD 22-0433. This
9 application is out of order to be heard and is
10 being continued to the May 16, 2022, Zoning Hearing
11 Master Hearing.

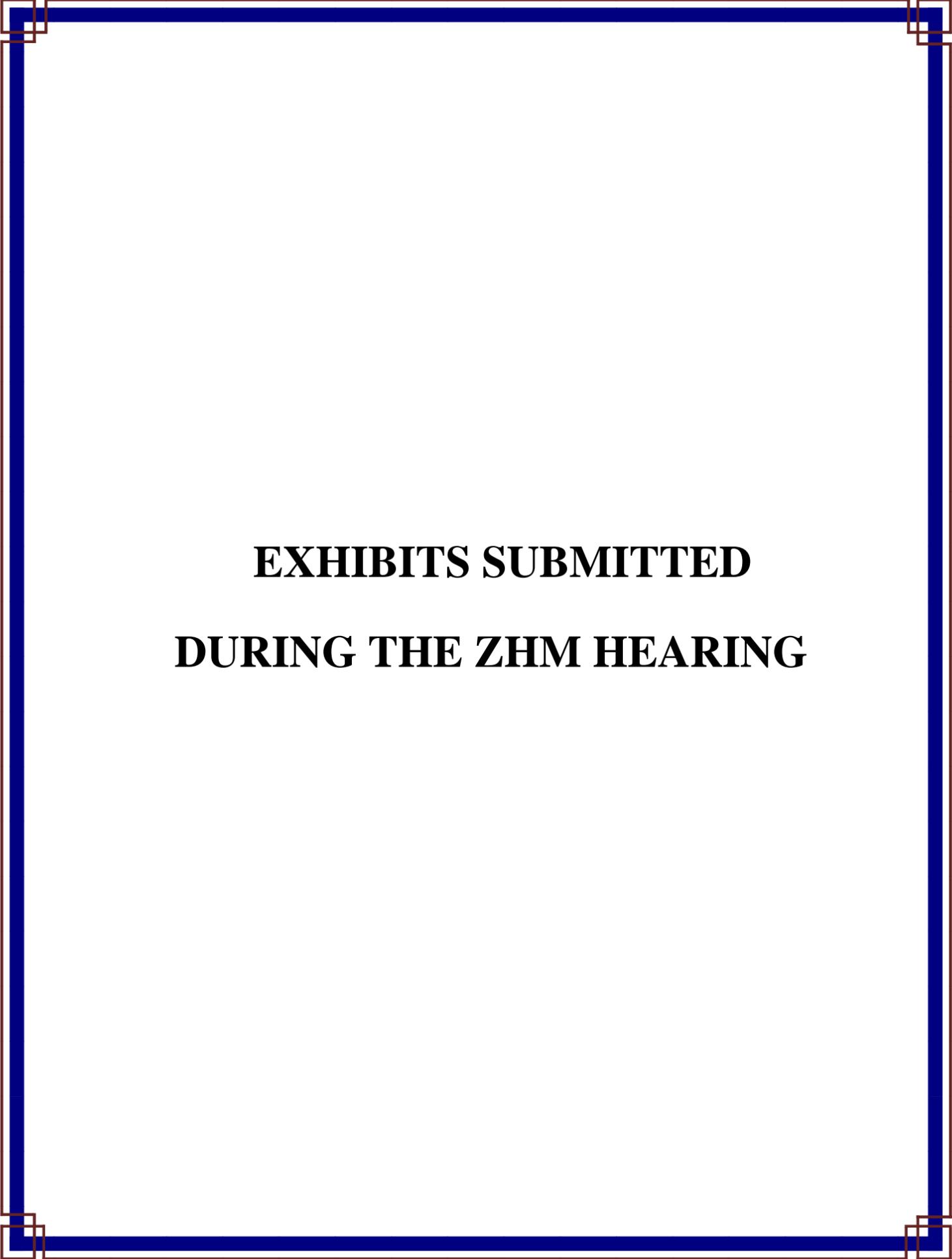
12 Item A-23, Rezoning-PD 22-0441. This
13 application is being continued by the applicant to
14 the May 16, 2022, Zoning Hearing Master Hearing.

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. This
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. This
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.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 9DATE/TIME: 6/13/22 6pmHEARING MASTER: Damela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-0443</u>	PLEASE PRINT NAME <u>Rebecca Keft</u> ADDRESS <u>400 N Tampa St Ste 1916</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 368 3064</u>
APPLICATION # <u>22-0802</u>	PLEASE PRINT NAME <u>Jaine Marer</u> ADDRESS <u>101 E. Kennedy Blvd. Ste. 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-506-5184</u>
APPLICATION # <u>22-0103</u>	PLEASE PRINT NAME <u>William J. Molloy</u> ADDRESS <u>1355 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>336 06</u>
APPLICATION # <u>22-0103</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 332-0976</u>
APPLICATION # <u>22-0103</u>	PLEASE PRINT NAME <u>Betty R. Willis</u> ADDRESS <u>1440 Hounds Mollow Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-949-1072</u>
APPLICATION # <u>22-0103</u>	PLEASE PRINT NAME <u>Nick Pullaro</u> ADDRESS <u>1612 W. Magdalene Manor Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813 962-0126</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 9DATE/TIME: 6/13/22 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-0103</u>	PLEASE PRINT NAME <u>Natalie Davis</u> ADDRESS <u>17844 N. US Highway 41</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>8352-219-2670</u>
APPLICATION # <u>22-0103</u>	PLEASE PRINT NAME <u>Craig LaFimer</u> ADDRESS <u>P.O. Box 2303</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-728-3738</u>
APPLICATION # <u>22-0103</u>	PLEASE PRINT NAME <u>DAN POMESBUTZ</u> ADDRESS <u>1816 REBECCA RD.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>949-334</u>
APPLICATION # <u>22-0103</u>	PLEASE PRINT NAME <u>Chris Capkovic</u> ADDRESS <u>17510 Estes Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813 482-6825</u>
APPLICATION # <u>22-0083</u>	PLEASE PRINT NAME <u>Sarah Combs</u> ADDRESS <u>14013 W. 22nd St</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813 404 8940</u>
APPLICATION # <u>220083</u>	PLEASE PRINT NAME <u>Catharine Hertley</u> ADDRESS <u>2021 East 2nd Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33605</u> PHONE <u>813 220 4569</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 9DATE/TIME: 6/13/22 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>21-0745</u>	PLEASE PRINT NAME <u>CARON BRICKMETER</u> ADDRESS <u>4427 W. KENNEDY BLVD, SUITE 250</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-7700</u>
APPLICATION # <u>22-0295</u>	PLEASE PRINT NAME <u>ROY WEINER</u> ADDRESS <u>631 N. EVANSTON RD</u> CITY <u>BRANDON</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813 866815500</u>
APPLICATION # <u>22-0295</u>	PLEASE PRINT NAME <u>LEO MURRAY</u> ADDRESS <u>528 E. ARRLA SPRINGS RD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33637</u> PHONE <u>813-957-4730</u>
APPLICATION # <u>22-0604</u>	PLEASE PRINT NAME <u>CLIFF CARDWELL</u> <u>cliff cardwell</u> ADDRESS <u>1204 12th ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813 293 1549</u>
APPLICATION # <u>22-0604</u>	PLEASE PRINT NAME <u>SANDOR GASPAR</u> ADDRESS <u>1908 SO. 47TH STREET</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>908-801-0690</u>
APPLICATION # <u>22-0812</u>	PLEASE PRINT NAME <u>TODD PRESSMAN</u> ADDRESS <u>200 2nd Ave, S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>

DATE/TIME: 6/13/22 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>20-1142</u>	PLEASE PRINT NAME <u>TU Mai</u> ADDRESS <u>14031 N. Dale Mabry Highway</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # <u>20-1142</u> <u>VS</u>	PLEASE PRINT NAME <u>Rigoberto Reyes</u> ADDRESS <u>6806 36th Ave South</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE _____
APPLICATION # <u>22-0442</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> ADDRESS <u>1600N Ashley Dr. # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 331-0976</u>
APPLICATION # <u>21-1338</u> <u>VS</u>	PLEASE PRINT NAME <u>David Wright</u> ADDRESS <u>PO BOX 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # <u>21-1338</u> <u>VS</u>	PLEASE PRINT NAME <u>Janise Man-Son-Hing</u> ADDRESS <u>16740 Whirley Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE _____
APPLICATION # <u>22-0319</u>	PLEASE PRINT NAME <u>Todd Pressman</u> ADDRESS <u>2000 2nd Ave S. # 451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33779</u> PHONE <u>804-1760</u>

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHOPAGE 5 OF 9DATE/TIME: 6/13/22 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-0319</u>	PLEASE PRINT NAME <u>Mich Golegriam</u> ADDRESS <u>11606 Boki Ln</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-343-1751</u>
APPLICATION # <u>22-0319</u>	PLEASE PRINT NAME <u>Stephonie Elders</u> ADDRESS <u>11504 Boki Lane</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-982-2648</u>
APPLICATION # <u>22-0319</u> <u>VS</u>	PLEASE PRINT NAME <u>Ricky Richardson</u> ADDRESS <u>11499 Boki Lane</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u></u>
APPLICATION # <u>22-0319</u>	PLEASE PRINT NAME <u>Michael Yates</u> ADDRESS <u>PALM TRAFFIC 400 N TAMPA ST, 15th FL</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>22-0416</u>	PLEASE PRINT NAME <u>PETER PENSA, AICP - AVID GROUP LLC</u> ADDRESS <u>2300 CURLEW RD, STE 201</u> CITY <u>PALM HARBOR</u> STATE <u>FL</u> ZIP <u>34683</u> PHONE <u>727-234-8015</u>
APPLICATION # <u>22-0444</u>	PLEASE PRINT NAME <u>Alex Schaler</u> ADDRESS <u>400 N. Ashley Dr. Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>850-319-0782</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 9DATE/TIME: 6/13/22 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-0558</u>	PLEASE PRINT NAME <u>Anne Pollack</u> ADDRESS <u>433 Central Ave Ste 400</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2836</u>
APPLICATION # <u>22-0561</u> <u>VS</u>	PLEASE PRINT NAME <u>Tyrett Gardner</u> ADDRESS <u>400 N. Ashley Dr #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>22-0561</u>	PLEASE PRINT NAME <u>Buddy Harwell</u> ADDRESS <u>P.O. Box 297</u> CITY <u>Libertown</u> STATE <u>FL</u> ZIP <u>33531</u> PHONE <u>888-671-4888</u>
APPLICATION # <u>22-0561</u>	PLEASE PRINT NAME <u>James Frankland</u> ADDRESS <u>15864 Balm Rd</u> CITY <u>BALM</u> STATE <u>FL</u> ZIP <u>33503</u> PHONE <u>813 4349556</u>
APPLICATION # <u>22-0561</u>	PLEASE PRINT NAME <u>Michael Yates</u> ADDRESS <u>PALM TRAFFIC</u> <u>400 N TAMPA ST, 15th FL</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 2058057</u>
APPLICATION # <u>22-0564</u>	PLEASE PRINT NAME <u>Mattamiah S. Jahn</u> ADDRESS <u>935 Main Street Ste D1</u> CITY <u>Safety Harbor</u> STATE <u>FL</u> ZIP <u>34695</u> PHONE <u>727.773.0001</u>

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

PAGE 7 OF 9

DATE/TIME: 6/13/22 4pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0569	PLEASE PRINT NAME <u>E. Thomas Thamel</u> ADDRESS <u>5115 LITHIA SPRINGS RD</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>3347</u> PHONE <u></u>
APPLICATION # 22-0569	PLEASE PRINT NAME <u>Bill Meyers</u> ADDRESS <u>5104 Lithia Springs Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-495-7522</u>
APPLICATION # 22-0682	PLEASE PRINT NAME <u>Elise Batsel</u> ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813.222.5057</u>
APPLICATION # 22-0682	PLEASE PRINT NAME <u>David M. Smith</u> ADDRESS <u>401 E. Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 5010</u>
APPLICATION # 22-0689	PLEASE PRINT NAME <u>Elise Batsel</u> ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813.222.5057</u>
APPLICATION # 22-0689	PLEASE PRINT NAME <u>David M Smith</u> ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 5010</u>

SIGN-IN SHEET: RFR ZHM, PHM, LUHOPAGE 8 OF 9DATE/TIME: 6/13/02 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-0689</u>	PLEASE PRINT NAME <u>STEVE TENRY</u> ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>22-0689</u>	PLEASE PRINT NAME <u>Daryl MAX FORGEY</u> ADDRESS <u>236 SE 45th STREET</u> CITY <u>CAPE CORAL</u> STATE <u>FL</u> ZIP <u>33904</u> PHONE <u>239-560-5864</u>
APPLICATION # <u>22-0689</u>	PLEASE PRINT NAME <u>Robert Padilla</u> ADDRESS <u>212 Bonja Lane</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-525-7202</u>
APPLICATION # <u>22-0689</u>	PLEASE PRINT NAME <u>Kevin Ratliff</u> ADDRESS <u>1814 Citrus Orchard way</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-538-0851</u>
APPLICATION # <u>22-0689</u>	PLEASE PRINT NAME <u>Elizabeth Rodriguez-Belcher</u> ADDRESS <u>406 S Miller Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-478-1041</u>
APPLICATION # <u>22-0689</u>	PLEASE PRINT NAME <u>Charles Bothe</u> ADDRESS <u>2303 Hwy 60</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-267-5476</u>

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

PAGE 9 OF 9

DATE/TIME: 6/13/22 6pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # <u>22-0689</u>	PLEASE PRINT NAME <u>LUKE LIROT</u> ADDRESS <u>2240 BELLEAIR RD. #190</u> CITY <u>CLEARWATER</u> STATE <u>FL</u> ZIP <u>33784</u> PHONE <u>727-536-2100</u>
APPLICATION #	PLEASE PRINT NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 6-13-2022

HEARING MASTER: Susan Finch & Pamela Jo Hatley

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0103	Isabelle Albert	1. Applicant Presentation Packer	No
MM 22-0103	Chris Capkovic	2. Opponent Letters	No
RZ 22-0083	Brian Grady	1. Revised Staff Report	Yes (Copy)
RZ 21-0745	Brian Grady	1. Revised Staff Report	Yes (Copy)
RZ 22-0319	Mitch Gologram	1. Proponent Presentation Packet	No
MM 22-0416	Brian Grady	1. Revised Staff Report	Yes (Copy)
MM 22-0416	Peter Pensa	2. Applicant Presentation Packet	No
RZ 22-0444	Brian Grady	1. Revised Staff Report	Yes (Copy)
MM 22-0558	Anne Pollack	1. Applicant Presentation Packet	No
RZ 22-0561	Buddy Harwell	1. Opponent Presentation Packet	No
MM 22-0569	Mahaniah S. Jahn	1. Applicant Presentation Packet	No
MM 22-0569	Thommen Thomas	2. Opponent Presentation Packet	No
MM 22-0569	Bill Meyers	3. Opponent Presentation Packet	No
RZ 22-0682	Elise Batsel	1. Applicant Presentation Packet	No
MM 22-0689	Brian Grady	1. Revised Staff Report	Yes (Copy)
MM 22-0689	Elise Batsel	2. Applicant Presentation Packet	No
MM 22-0689	Max Forgey	3. Opponent Presentation Packet	No
MM 22-0689	Robert Padilla	4. Opponent Presentation Packet	No

JUNE 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 13, 2022, at 6:00 p.m., held virtually.

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

☐ Brian Grady, Development Services, reviewed the non-published changes/withdrawals/continuances.

D.2. RZ 21-1337 W/D

☐ Brian Grady, Development Services, announces RZ 21-1337 was withdrawn.

D.8. RZ 22-0443

☐ Brian Grady, Development Services, calls RZ 22-0443.

☐ Rebecca Kerf, applicant rep, presents testimony.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0443 to July 25, 2022.

C.3. RZ 22-0802

☐ Brian Grady, Development Services, calls RZ 22-0802.

☐ Jaime Maier, applicant rep, presents testimony.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0802 to August 15, 2022.

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, continued the review of the changes/withdrawals/continuances.

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

☐ Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

☐ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.2. MM 22-0103 Susan Finch

- Brian Grady, Development Services, calls MM 22-0103.
- William Molloy, applicant rep, presents testimony.
- Isabelle Albert, applicant rep, presents testimony.
- Susan Finch, questions to applicant rep.
- Isabelle Albert, applicant rep, answers ZHM questions.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Planning Commission.
- Melissa Lienhard, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls for proponents.
- Betty Willis, proponent, presents testimony.
- Nick Pullaro, proponent, presents testimony.
- Natalie Davis, proponent, presents testimony.
- Susan Finch, ZHM, calls for opponents.
- Craig Latimer, opponent, presents testimony.
- Dan Bomesburg, opponent, presents testimony.
- Chris Capkovic, opponent, presents testimony and submits exhibits.
- Susan Finch, ZHM, calls for applicant rep/Development Services.
- Isabelle Albert, applicant rep, presents rebuttal and submits exhibits.
- William Molloy, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes MM 22-0103.

D.4. RZ 22-0083 Susan Finch

- █ Brian Grady, Development Services, calls RZ 22-0083 and submits exhibits.
- █ Catherine Hartley, applicant rep, presents testimony.
- █ Sarah Combs, applicant rep, presents testimony.
- █ Catherine Hartley, applicant rep, continues testimony.
- █ Susan Finch, ZHM, questions to applicant rep.
- █ Catherine Hartley, applicant rep, answers ZHM questions and continues testimony.
- █ Tim Lampkin, Development Services, staff report.
- █ Susan Finch, ZHM, questions to Development Services.
- █ Tim Lampkin, Development Services, answers ZHM questions.
- █ Melissa Lienhard, Planning Commission, staff report.
- █ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- █ Catherine Hartley, applicant rep, presents rebuttal.
- █ Susan Finch, ZHM, closes RZ 22-0083.

B.1. RZ 21-0745

- █ Brian Grady, Development Services, calls RZ 21-0745 and submits exhibits.
- █ Clayton Bricklemeyer, applicant rep, presents testimony.
- █ Tim Lampkin, Development Services, staff report.
- █ Melissa Lienhard, Planning Commission, staff report.
- █ Pamela Jo Hatley, ZHM, questions to Planning Commission.
- █ Melissa Lienhard, Planning Commission, answers ZHM questions.
- █ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0745.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0295

☐ Brian Grady, Development Services, calls RZ 22-0295.

☐ Rory Weiner, applicant rep, presents testimony.

☐ Isis Brown, Development Services, staff report.

☐ Melissa Lienhard, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, calls for proponents.

☐ Francis Murray, proponent, presents testimony.

☐ Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep/closes RZ 22-0295.

C.2. RZ 22-0604

☐ Brian Grady, Development Services, calls RZ 22-0604.

☐ Cliff Cardwell, applicant rep, presents testimony.

☐ Brian Grady, Development Services, staff report.

☐ Melissa Lienhard, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents.

☐ Sandor Gaspar, Opponent, presents testimony.

☐ Brian Grady, Development Services, responds to opponent.

☐ Sandor Gaspar, Opponent, continues testimony.

☐ Pamela Jo Hatley, ZHM, calls for Development Services.

☐ Brian Grady, Development Services, responds to opponent.

☐ Sandor Gaspar, Opponent, continues testimony.

☐ Pamela Jo Hatley, ZHM, calls for applicant rep.

☐ Cliff Cardwell, applicant rep, presents rebuttal.

☐ Pamela Jo Hatley, ZHM, closes RZ 22-0604.

C.4. RZ 22-0812

■ Brian Grady, Development Services, calls RZ 22-0812.

■ Todd Pressman, applicant rep, presents testimony.

■ Isis Brown, Development Services, staff report.

■ Melissa Lienhard, Planning Commission, staff report.

■ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0812.

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

D.1. RZ 20-1142

■ Brian Grady, Development Services, calls RZ 20-1142.

■ Tu Mai, applicant rep, presents testimony.

■ Pamela Jo Hatley, ZHM, questions to applicant rep.

■ Tu Mai, applicant rep, answers ZHM questions and continues testimony.

■ Rigoberto Reyes, applicant rep, presents testimony.

■ Michelle Heinrich, Development Services, staff report.

■ Pamela Jo Hatley, ZHM, statement for the record.

■ Michelle Heinrich, Development Services, continues staff report.

■ James Ratliff, Development Services Transportation, staff report.

■ Pamela Jo Hatley, ZHM, questions to Development Services and Transportation.

■ Brian Grady, Development Services, answers ZHM questions.

■ Tu Mai, applicant rep, responds to Development Services and ZHM.

■ Michelle Heinrich, Development Services, continues staff report.

■ Melissa Lienhard, Planning Commission, staff report.

MONDAY, JUNE 13, 2022

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Brian Grady, Development Services, provides rebuttal.

☐ James Ratliff, Development Services Transportation, provides rebuttal.

☐ Pamela Jo Hatley, ZHM, questions to applicant rep.

☐ Brian Grady, Development Services, responds to ZHM.

☐ Tu Mai, applicant rep, request continuance.

☐ Pamela Jo Hatley, ZHM, continues RZ 22-1142 to July 25, 2022.

☐ Pamela Jo Hatley, ZHM, Break.

☐ Pamela Jo Hatley, ZHM, Resumes Hearing.

D.7. RZ 22-0442

☐ Brian Grady, Development Services, calls RZ 22-0442.

☐ Isabelle Albert, applicant rep, request continuance.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0442 to July 25, 2022.

D.3. RZ 21-1338

☐ Brian Grady, Development Services, calls RZ 21-1338.

☐ David Wright, applicant rep, presents testimony.

☐ Brian Grady, Development Services, staff report.

☐ Melissa Lienhard, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, calls for proponents

☐ Janise Man-Son-Hing, proponent, presents testimony.

☐ Pamela Jo Hatley, ZHM, calls for opponents/Development Services.

☐ Brian Grady, Development Services, statement for the record.

☐ Pamela Jo Hatley, ZHM, calls for applicant rep.

David Wright, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 21-1338.

D.5. RZ 22-0319

Brian Grady, Development Services, calls RZ 22-0319.

Todd Pressman, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Todd Pressman, applicant rep, answers ZHM questions.

Michelle Heinrich, Development Services, staff report.

Melissa Lienhard, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Mitch Gologram, proponent, presents testimony and submits exhibits.

Stephanie Elders, proponent, presents testimony.

Ricky Richardson, proponent, presents testimony.

Mitch Gologram, proponent, continues testimony.

Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep.

Todd Pressman, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Todd Pressman, applicant rep, answers ZHM questions.

Michael Yates, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Michael Yates, answers ZHM questions.

Pamela Jo Hatley, ZHM, closes RZ 22-0319.

D.6. MM 22-0416

- ☐ Brian Grady, Development Services, calls MM 22-0416 and submits exhibits.
- ☐ Peter Pensa, applicant rep, presents testimony and submitted exhibits.
- ☐ Sam Ball, Development Services, staff report.
- ☐ Pamela Jo Hatley, ZHM, questions to Development Services.
- ☐ Sam Ball, Development Services, answers ZHM questions.
- ☐ Brian Grady, Development Services, answers ZHM questions.
- ☐ Melissa Lienhard, Planning Commission, staff report.
- ☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.
- ☐ James Ratliff, Development Services Transportation, presents rebuttal.
- ☐ Pamela Jo Hatley, ZHM applicant rep/closes MM 22-0416.

D.9. RZ 22-0444

- ☐ Brian Grady, Development Services, calls RZ 22-0444 and submits exhibits.
- ☐ Alex Schaler, applicant rep, presents testimony.
- ☐ Tim Lampkin, Development Services, staff report.
- ☐ Melissa Lienhard, Planning Commission, staff report.
- ☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ☐ Alex Schaler, applicant rep, presents rebuttal.
- ☐ Pamela Jo Hatley, ZHM, closes RZ 22-0444.

D.10. MM 22-0558

- ☐ Brian Grady, Development Services, calls MM 22-0558.
- ☐ Anne Pollack, applicant rep, presents testimony and submitted exhibits.
- ☐ Tania Chapela, Development Services, staff report.

MONDAY, JUNE 13, 2022

☐ Melissa Lienhard, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-0558.

D.11. RZ 22-0561

☐ Brian Grady, Development Services, calls RZ 22-0561.

☐ T. Truett Gardner, applicant rep, presents testimony.

☐ Michelle Heinrich, Development Services, staff report.

☐ Melissa Lienhard, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents.

☐ Buddy Harwell, opponent, presents testimony and submitted exhibits.

☐ James Frankland, opponent, presents testimony.

☐ Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.

☐ T. Truett Gardner, rep, presents rebuttal.

☐ Michael Yates, applicant rep, presents rebuttal.

☐ Pamela Jo Hatley, ZHM, closes RZ 22-0561.

D.12. MM 22-0569

☐ Brian Grady, Development Services, calls MM 22-0569.

☐ Mahaniah S. Jahn, applicant rep, presents testimony.

☐ Colleen Marshall, Development Services, staff report.

☐ Melissa Lienhard, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents.

☐ C. Thommen Thomas, opponent, presents testimony and submits exhibits.

☐ Bill Meyers, opponent, presents testimony and submits exhibits.

☐ Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.

MONDAY, JUNE 13, 2022

☐ Mahaniah S. Jahn, applicant rep, presents rebuttal and submits exhibits.

☐ Pamela Jo Hatley, ZHM, closes MM 22-0569.

D.13. RZ 22-0682

☐ Brian Grady, Development Services, calls RZ 22-0682.

☐ Elise Batsel, applicant rep, presents testimony and submits exhibits.

☐ David Smith, applicant rep, presents testimony.

☐ Tim Lampkin, Development Services, staff report.

☐ Melissa Lienhard, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0682.

D.14. MM 22-0689

☐ Brian Grady, Development Services, calls MM 22-0689 and will be hard on August 11, 2022 6 p.m. and submits exhibits.

☐ Elise Batsel, applicant rep, presents testimony and submitted exhibits.

☐ David Smith, applicant rep, presents testimony.

☐ Steve Henry, applicant rep, presents testimony.

☐ Michelle Heinrich, Development Services, staff report.

☐ Melissa Lienhard, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, calls for proponents/opponents.

☐ Max Forgey, opponent, presents testimony and submits exhibits.

☐ Robert Padilla, opponent, presents testimony and submits exhibits.

☐ Kevin Ratliff, opponent, presents testimony.

☐ Elizabeth Belcher, opponent, presents testimony.

☐ Charles Bothe, opponent, presents testimony.

☐ Luke Lirot, opponent, presents testimony.

MONDAY, JUNE 13, 2022

☐ Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.

☐ Brian Grady, Development Services, statement for the record.

☐ Pamela Jo Hatley, ZHM, questions to Development Services.

☐ Brian Grady, Development Services, answers ZHM questions.

☐ Pamela Jo Hatley, ZHM, calls for applicant rep.

☐ Steve Henry, applicant rep, presents rebuttal.

☐ Elise Batsel, applicant rep, presents rebuttal.

☐ Pamela Jo Hatley, ZHM, closes MM 22-0689.

E. ZHM SPECIAL USE

ADJOURNMENT

☐ Pamela Jo Hatley, ZHM, adjourns the meeting at 11:55 p.m.

Rezoning Application:

PD 22-0444

Zoning Hearing Master Date:
6/13/2022

BOCC Land Use Meeting Date: 8/25/2022



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Tyler Hudson & Gardner Brewer
Hudson, P.A.

FLU Category: LI (Light Industrial)

Service Area: Urban

Application No. 22-0444

Name: Brian Grady

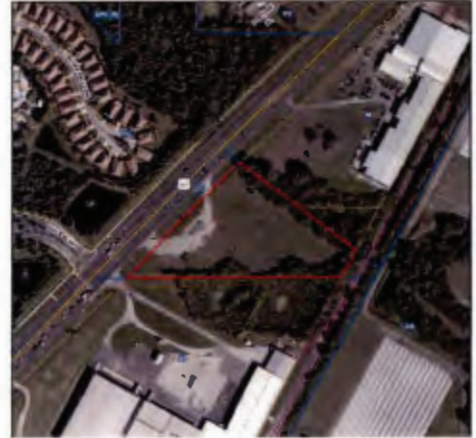
Site Acreage: 6.19

Entered at Public Hearing: ZHM

Exhibit # 1 Date: 6/13/22

Community Plan Area: Apollo Beach

Overlay: None



Introduction Summary:

The request is to rezone a 6.19-acre property located at 5801 North U.S. Highway 41 in Apollo Beach from CI (Commercial Intensive) to Planned Development. The proposal is for a 147,000-square-foot four-story self-storage facility and an additional two buildings comprising 9,000-square-feet and 12,000-square-feet of enclosed RV and boat storage.

Development Standards:

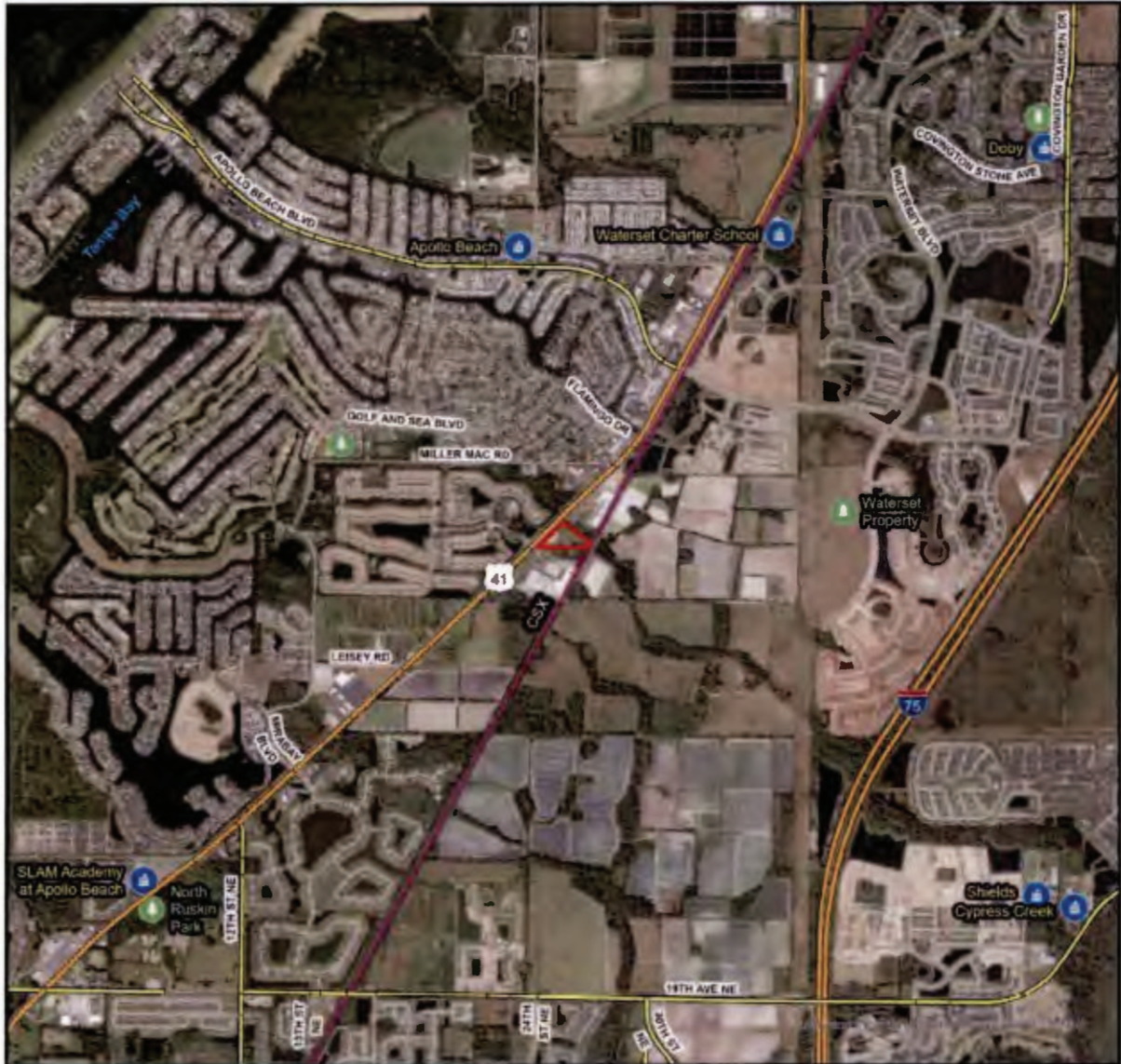
	Current CI Zoning	Proposed PD
Density / Intensity	0.30 FAR	0.62 FAR
Lot Size / Lot Width	Minimum 20,000 sf / 100'	Minimum 6.19 acres / Approximately 650'
Setbacks/Buffering and Screening	30' Front Rear/Sides: 2 ft. for every ft. over 20 ft.	30' Front Setback Rear: 20' ft. with Type "B" buffer Side (North): Rear: 15' ft. with Type "B" buffer Side (South): Rear: 20' ft. with Type "B" buffer
Height	50'	50'

Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	Waiver of additional setback of 2 feet for every foot over 20 feet for the front, rear and side yard setbacks.
Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The approximately 6.31-acre subject site is located on the east side US Highway 41, south of Mac Miller Road. The subject site is located in the Urban Service Area. It falls within the limits of the Southshore Areawide Systems Plan and the Apollo Beach Community Plan. The subject site is located in the Coastal High Hazard Area.

To the southeast of the subject site is a CSX right-of-way. The property is bounded by US HWY 41 to the north, agricultural land to the west, industrial zoned property to the east. The parcel is currently vacant.

APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

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

Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,776	393	367
Proposed	254	17	29
Difference (+/-)	(-) 10,522	(-) 376	(-) 338

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Does Not Meet LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (W. Windhorst Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

Impact/Mobility Fees:

Self-Storage/Mini-Warehouse
(Per 1,000 s.f.)

Mobility: \$653 * 168 = \$109,704

Fire: \$32 * 168 = \$5,376

Urban Mobility, South Fire - 4 story 147,000 s.f. self storage facility, with additional 9,000 s.f. and 12,000 s.f. RV/Boat Storage facilities; total of 168,000 s.f. storage/mini-warehouse

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>Planning Commission</p> <p><input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Density Bonus Requested</p> <p><input type="checkbox"/> Consistent <input checked="" type="checkbox"/> Inconsistent</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Inconsistent</p> <p><input type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>See Planning Commission Report.</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 6.31-acre subject site is located on the east side US Highway 41, south of MacMiller Road. The subject site is located in the Urban Service Area. It falls within the limits of the Southshore Areawide Systems Plan and the Apollo Beach Community Plan. The subject site is vacant. Directly west across U.S. 41, is a 233.7-acre residential development. PD 03-0052 (as modified by 10-0395) approved a development of single-family detached, single-family attached, villa, duplex, and quadraplex dwelling units. Staff notes, that the Falls Boulevard entrance to the residential subdivision (shown below) is catercorner to the proposed mini-warehouse.



Located to the immediate north/northeast is a warehouse distribution facility on property zoned Manufacturing. To the immediate south there appears to be an agricultural packing and distribution facility on property zoned Agricultural Intensive. The applicant is proposing a 15-foot buffer with Type "B" screening on the north property boundary with folio 54186.0000 and a 20-foot buffer with Type "B" screening on the south side adjacent to folio 54185.000. The buffer on the proposed south PD boundary exceeds the LDC Sec. 6.06.06, requirement for a 15-foot buffer with Type "B" screening, pursuant to existing adjacent use and proposed use.

The applicant is not proposing any open storage. Open storage which constitutes the principal use of a site shall be considered a Group 6 use and the entire site shall be buffered in accordance with 6.06.06.A and 6.06.06.C of the Land Development Code. In that instance, no buffering would be required since the adjacent uses are Group 6.

It should be noted, Mini Warehouses are an allowable use in the CG, CI and M zoning districts, pursuant to Section 2.02.02, Allowable Uses in Zoning Districts. However, the maximum FAR in the CI zoning district is 0.3; whereas, the proposed project is requesting a 0.62 FAR. The M zoning district would allow a maximum FAR of 0.75; however, the applicant would have to comply with the additional 60-foot setback due to the required 2-foot setback for every foot over 20 feet in height resulting in a minimum 60 feet setback.

The property lies within the City of Tampa Water Service Area and the City of Tampa Wastewater Service Area. The subject property contains wetland areas, which have not been delineated, and surveys have not been received or approved by EPC. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11, prior to the issuance of land alteration permits or other development.

The applicant is proposing a maximum building height of 50 feet consistent with the Commercial General zoning classification. AI (Agricultural Industrial) also allows a maximum building height of 50 feet. The M zoning located to the north of the subject property allows a building height up to 110 feet.

Waiver Requested:

The applicant proposed a maximum height of 50 feet for the proposed mini-warehouse buildings. The applicant requests a waiver of additional setback of 2 feet for every foot over 20 feet to allow for greater flexibility in locating the structures in appropriate locations. Staff finds the waiver request supportable. The applicant is proposing a maximum 50-foot

building height with no additional setback. Staff find the waiver supportable. The applicant has not requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

Vehicular and pedestrian access is proposed to be to/from US 41 via one (1) access connection. All existing access driveways will be closed. FDOT staff reviewed the project at a preapplication meeting and did not note any issues/request conditions that would need to be included within the proposed conditions of zoning approval.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

5.2 Recommendation

Based on the above considerations, staff finds that with the proposed conditions, the proposed Mini-warehouse and RV/Boat Storage to be **approvable**.

6.0 PROPOSED CONDITIONS

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

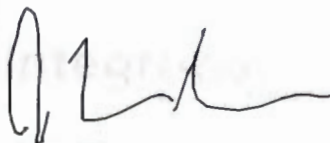
- Remove the "CI" references to maximum and minimum in the site data table in its entirety or otherwise replace with the information in the "proposed standard" column for the PD variation and delete the extra column.

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 29, 2022.

- The site shall be developed as depicted on the site plan, and subject to the conditions listed below.
- A maximum of 168,000 sf of development shall be allowed including 21,000 sq. ft. for enclosed RV/Boat storage spaces and 147,000 sq. ft. of mini-warehouse.
- Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein. Notwithstanding building setbacks delineated or noted in the Project Data Table, the following setbacks shall be provided from the PD boundaries.
 - | | |
|----------------------------|---|
| Minimum Front Yard: | Minimum 30 ft. building setback with an additional 8 ft. buffer |
| Minimum Side Yard (North): | 15 ft feet with Type "B" Screening abutting folio 54186.0000 |
| Minimum Rear Yard (East): | 20 feet with Type "B" Screening abutting folio 54159.0000 |
| Minimum Side Yard (South): | 20 feet landscape buffer with Type "B" Screening abutting folio 54185.0000. |
- Maximum building height shall be 50 feet.
- Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) access connection to US 41 as generally shown on the PD site plan. All existing driveway connections shall be removed and re-sodded.
- 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).

11. 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.
12. If the notes and/or graphics 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.
13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
14. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Jun 6 2022 14:07:16

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

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

APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: MM 22-0444

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Timothy Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/5/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/South

PETITION NO: RZ PD 22-0444

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by one (1) access connection to US 41 as generally shown on the PD site plan. All existing driveway connections shall be removed and resodded.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 6.19-acre parcel from Commercial Intensive (CI) to Planned Development (PD). The applicant is seeking entitlements to allow a 168,000 s.f. of mini-warehouse and enclosed boat/RV storage uses.

Consistent with the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter for the subject property which indicates that given the project generates fewer than 50 peak hour trips, no transportation analysis was required to support the proposed zoning modification. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 20,890 s.f. Medical Office Uses (ITE LUC 720)	727	58	72
CG, 50,000 sf Supermarket Uses (ITE LUC 850)	5,339	191	462
CG, 10,000 sf Fast Food Restaurant w/ Drive-Thru Uses (ITE LUC 934)	4,710	402	327
Total Trips	10,776	651	861
<i>Less Internal Capture</i>	<i>Not Available</i>	<i>-78</i>	<i>-270</i>
<i>Less Pass-By Trips</i>	<i>Not Available</i>	<i>-180</i>	<i>-224</i>
Net New External Trips	10,776	393	367

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 168,000 s.f. Mini-Warehouse and Enclosed Storage Uses (ITE LUC 151)	254	17	29

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 10,522	(-) 376	(-) 338

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 41 is a 4-lane, divided, principal arterial roadway (owned and maintained by the Florida Department of Transportation). The facility is characterized by +/- 11-foot wide travel lanes in good condition. Along the project's frontage, the roadway lies within a +/- 200-foot wide right-of-way. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of the roadway in the vicinity of the proposed project. There are +/- 5-foot side sidewalks along the north/west side of US 41 in the vicinity of the proposed project (as well as a small length of sidewalk on the south side of US 41 immediately south of the project, which ties into the pedestrian crosswalk at the signalized intersection of US 41 and Cascade Falls Ln.).

Along the project's frontage, US 41 is shown as a future 6-lane facility on the Hillsborough County Corridor Preservation Plan. Given the existing right-of-way is wide enough to accommodate a future 6-lane roadway, no right-of-way preservation was required.

SITE ACCESS AND CONNECTIVITY

Vehicular and pedestrian access is proposed to be to/from US 41 via one (1) access connection. All existing access driveways will be closed. FDOT staff reviewed the project at a preapplication meeting and did not note any issues/request conditions that would need to be included within the proposed conditions of zoning approval.

ROADWAY LEVEL OF SERVICE

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	19 th Ave. NE	Apollo Beach Blvd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 41	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,776	393	367
Proposed	254	17	29
Difference (+/-)	(-) 10,522	(-) 376	(-) 338

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

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

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

Transportation Comment Sheet

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



PARTY OF RECORD

NONE