# Rezoning Application: MM 21-0963

Zoning Hearing Master Date: August 15, 2022

**BOCC Land Use Meeting Date:** October 11, 2022



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: VHB / Neale Stralow

FLU Category: Urban Mixed Use-20 / Res-12

Service Area: Urban

Site Acreage: Approx. 116.82 acres

Community

Plan Area:

East Lake/Orient Park

Overlay: None



#### **Existing Approvals:**

PD 05-1916; MM: 98-0506

The PD permits a religious worship and education campus up to 300 students in a maximum 298,000 square feet of building area.

**Recent Amendments: PRS 12-0330** modified the PD adding two parking structures along the eastern boundary line with a maximum building height of 60 feet; and, increasing the maximum building height for accessory structures from 50 feet to 60 feet.

#### **Proposed Modifications:**

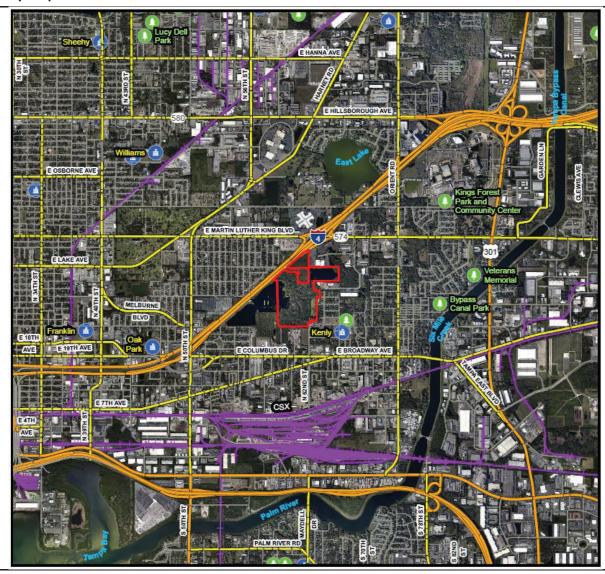
The applicant is seeking a major modification to the existing Planned Development (PD 05-1916, as modified by PRS 12-0330. The applicant is requesting to change the land use from a religious institution and private school, encompassing a total 298,600 square feet, to 382,500 square feet of warehouse distribution with 40,000 square feet of office.

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

Case Reviewer: Timothy Lampkin, AICP

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

#### 2.1 Vicinity Map



#### Context of Surrounding Area:

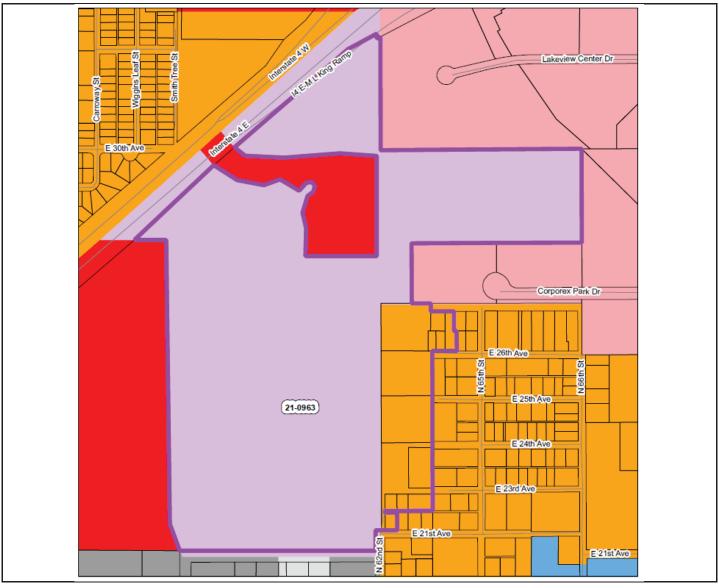
The subject property is located within approximately 116.82 acres on the south side of Interstate-4 and north of East Columbus Drive. The site is located within the Urban Service Area and located within the limits of the East Lake/Orient Park Community Planning Area.

The subject site is zoned Planned Development (PD). In the general vicinity, the site is surrounded by PD zoning, Residential, Single-Family Conventional (RSC-9), Residential, Duplex Conventional (RDC-12), and Commercial, Intensive (CI) zoning.

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

#### 2.2 Future Land Use Map



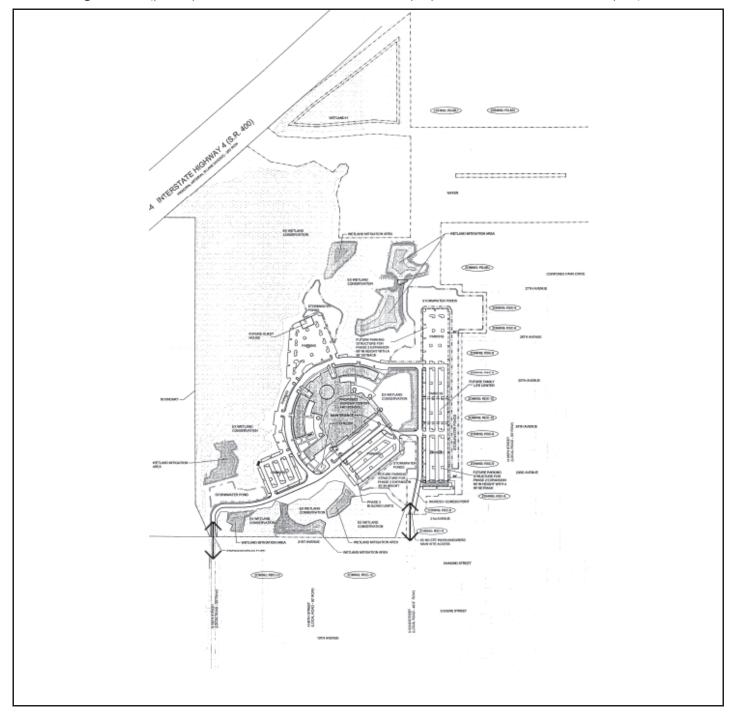
Subject Site Future Land Use Category:	Urban Mixed Use-20 (UMU-20) and Residential-12 (RES-12)
Maximum Density/F.A.R.:	UMU-20: 20 du/ac. and Max. 1.0 FAR RES-12: 12 du/ac. and 0.50 FAR
Typical Uses:	Typical uses in the UMU-20 include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

#### 2.3 Immediate Area Map

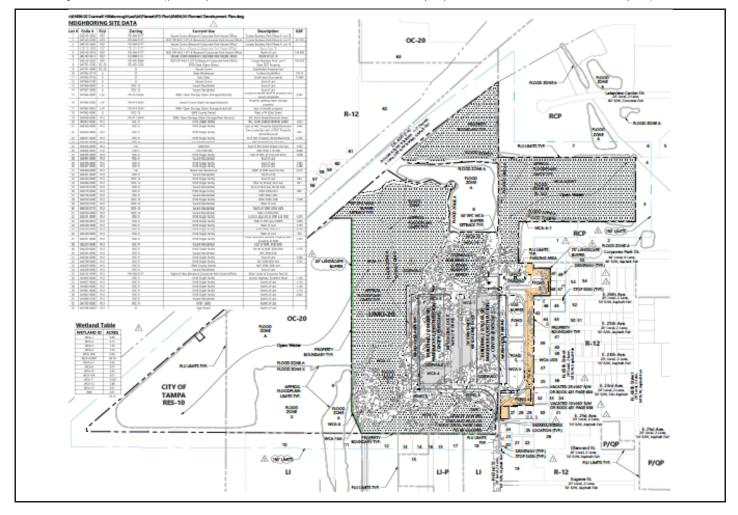


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 95-0048 & Interstate 4 ROW	Maximum of 240,000 sq. ft.	Business/Vocation School, Office, Lodging, Service Ctr., warehousing distribution, and other.	Devry University – Tampa East Center
South	RDC-12	Min. 3,500 sq. ft. lot area	Residential, Duplex	Vacant & Residential
East	PD 84-0177 / RDC-12	293,000 sf office; 250 room hotel; 520,000 sf warehouse dis.; 32,000 sf retail	Residential, Duplex, and commercial / office complex	Vacant/Residential & Centrex DRI Development
West	Commercial Intensive	35 du/acre	Commercial Intensive	Abutting west: vacant & warehouse type dev.

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



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



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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N. 62 <sup>nd</sup> St	County Local - Urban	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>☑ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	2,944	290	201		
Proposed	1,056	111	119		
Difference (+/-)	-1,888	-179	-82		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access  Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: For purposes of determining site access turn lanes requirements, the intersection of N.  $62^{nd}$  St and E. Columbus Dr. is considered the site access as N.  $62^{nd}$  St., providing sole access to the site, is a local roadway and E. Columbus is a collector road as well as a designated truck route.

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

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

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	☐ Significan☐ Coastal H	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scer <u>Eagles Nest</u>		auseway Blvd.)
Public Facilities:	Comments	Objections	Conditions	Additional
	Received		Requested	Information/Comments
Transportation  ☐ Design Exc./Adm. Variance Requested  ☑ Off-site Improvements Provided	⊠ Yes	☐ Yes ☑ No	× Yes  □ No	See Transportation "Agency Review Comment Sheet".
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	See Transportation "Agency Review

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***revised fees estimated based on Jan 1, 2022 schedule***				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	See Hillsborough County City-County Planning Commission review report for in-depth comments.

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

The subject property is located on approximately 116.82 acres on the south side of Interstate 4, and north of East Columbus Drive. The site is located within the Urban Service Area and located within the limits of the East Lake/Orient Park Community Planning Area. The site is designated Urban Mixed Use-20 (UMU-20) and Residential-12 (RES-12) on the Future Land Use Map. The Urban Mixed Use-20 portion of the site was changed from Office Commercial-20 (OC-20), effective March 21, 2022.

The applicant is requesting a Major Modification to previously approved PD 05-1916, as amended by PRS 12-0330 by changing from 298,600 square feet of religious worship and school uses to 382,500 square feet of warehouse/distribution and 40,000 square feet of office use. The proposed warehouse/distribution and office uses is consistent with the surrounding uses which includes Vacant/Residential & the Centrex DRI Development to the east of the subject property, with PD 84-0177 located to the west and approved for 293,000 sf office, a 250-room hotel, 520,000 sf warehouse uses, and 32,000 sf retail. Located east and south is RDC-12, partially developed and vacant.

The project proposes three buildings that are shown on the General Development Plan with building no. 1 comprising 204,000 square feet, building no. 2 comprising 178,500 square feet, and building no. 3 comprising 40,000 square feet of office space. The applicant is providing a 75-foot landscape buffer along the east side of the property. Additionally, there are three retention ponds located immediately west of the buffer area creating a significant separation from the residential property located to the east of the subject site. To the south, west and north of the proposed buildings is extensive wetland area between the site and adjacent properties.

The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). 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. The property lies within the City of Tampa Wastewater Service Area and the applicant should contact the provider to determine the availability of wastewater service.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. The EPC has a separate approval process for wetland impacts with the Environmental Protection Commission. EPC comments indicate wetland impacts are indicated for buildings and infrastructure. 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 Planning Commission has reviewed the proposed development relative to the Policy 19.1, which requires properties 10 acres or greater in the UMU-20 to have two land uses. The Planning Commission has found that 40,000 square feet of office use is proposed, which is over 10% of the primary warehouse/distribution use, therefore meeting the intent of the mixed-use policies.

The proposed modifications to the PD are consistent with the subject property's underlying Future Land Use designation and are compatible with the surrounding development pattern.

#### 5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions is found to be compatible with nearby development patterns. Based upon the above, staff finds the request **approvable**.

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#### 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 22, 2022

- 1. Development shall be limited to <u>warehousing / distribution and office uses.</u> a religious worship and educational campus that includes a 300 student school grades K-12.
- 2. The project shall be permitted a maximum of 422,500 298,600 square feet of building area: 382,500 239,600 square feet of warehousing / distribution and 40,000 square feet of office. in Phase I and 59,000 square feet in Phase II. The uses shall be located as shown on the general site plan.
- 3. The project shall be developed in phases. Phase 1 shall comprise all of the uses noted above, although the church shall be limited to a maximum of 5,000 seats. Phase 2 shall comprise expansion of the church to a maximum of 15,000 seats total, including two parking structures with additional requirements as follows:
  - 3.1 Parking structures shall comply with the Land Development Code lighting requirements, and the lights shall not exceed the structural height of the garage and shall not be directed offsite.
  - 3.2 The elevator and stair shafts / towers shall be located on the western side of the structures and shall be topped with architectural accents, not to exceed 60 feet in height.
  - 3.3 Subject to the approval of the reviewing agencies for open air ventilation, along the east façade of the parking structure a partial height wall of screening device shall be constructed at each level and be a minimum of 42 inches tall for the purposes of sheltering the view of vehicle. In the open areas above these partial walls on the east façade, mesh, grates, open fencing, trellis structures, or similar trims shall be installed to minimize offsite lighting.
- 3. Maximum building height for the church and school shall be 50 100 feet. Minimum building setback shall be 300 feet from all project boundaries.
- 54. Maximum building height for the general use building (family life center) shall be 60 feet. Maximum height for all other structures shall be 35 feet, except for the two parking garages along the eastern boundary, the maximum height shall be 60 feet. Minimum building setback shall be 30 feet from all project boundaries, with an additional one foot of setback required for every foot of building height over 35 feet, except for the two parking structures and family life center which shall be setback a minimum of 90 feet from the eastern boundary.
- A 75-foot-wide buffer area shall be provided along the east project boundary. A 20-foot-wide buffer area shall be provided along the south and west project boundaries. Credit for existing wetland and upland vegetation preservation shall be provided where identified during site development permitting. all project boundaries. Driveways shall be permitted within the buffer area to the minimum extent necessary to access the site. Screening shall be provided within the buffer area in accordance with requirements of the Land Development Code. A 6-foot high solid wall or fence shall be provided adjacent to the eastern property boundary from the 62<sup>nd</sup> Street access drive to the 27<sup>th</sup> Avenue access drive.

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- 76. Cross-access with Corporex Business Park shall be permitted, subject to agreement of the property owner and approval of applicable zoning and/or DRI modifications.
- 8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the City of Tampa Public Works Department and/or Hillsborough County Planning and Growth Management Department, where applicable. Final design, if approved by City of Tampa and/or Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
- 9. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough. County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If approved by the applicable reviewing agency, subject to the traffic analysis referenced in Condition # 14, the Developer shall construct the following improvements at his expense:
  - 9.1 construct on Columbus Drive, a continuous left turn lane for eastbound to northbound traffic to the site, to serve the intersections of 58th Street through to 62nd Street,
  - 9.2 lengthen the existing east to northbound left turn lane at the intersection of Orient Road @ Broadway
  - 9.3 improve to County standards, those roads directly access by the development, including, but not limited too; 58th Street and 62nd Street.
- Hog. Based on the projected trip generation to the site, access onto the public road would be via "Type III", Major Roadway Connection (1500 plus trip ends per day), LDC 6.04.01.F. Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.
- Within the <u>initial increment of development</u> existing right of way, and subject to County approval, the Developer shall improve to County Transportation Technical Manual, TS-3, local roadway standards 58th Street and 62nd Street from the project boundary to the first intersecting collector road. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right of way along said roads. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the current roadway conditions meets the minimum standards for local urban roadways, then the Developer shall not be required to widen the roadway.
- 12. Prior to Concurrency approval, the Developer shall provide a traffic analysis of the 58th Street @

Columbus Drive intersection, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off set the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.

- 139. The developer shall provide concrete diverters, similar to those used in the County's traffic calming program, at the following intersections:
  - 139.1 62nd Street/21st Avenue,
  - 139.2 62nd Street/Diamond Street, and
  - 139.3 62nd Street/Eugene Street.

These diverters will prevent a right turn movement from Diamond Street, Eugene Street and 21st Avenue onto 62nd Street. Additionally, the diverters will also prevent left turns from 62nd Street into Eugene, Diamond and 21st Avenue. Finally, no access to or from the site will be provided to 21st Avenue.

- 14. Prior to Concurrency approval, the Developer shall provide a traffic analysis of the County Road

  574/Broadway Avenue @ Orient Road Drive intersection, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off set the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.
- 1510. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Because of the residential areas adjacent to the site, sidewalks shall be constructed within the right-of-way along 62<sup>nd</sup> Street to Columbus Drive. Pedestrian interconnectivity shall be provided between uses and, where applicable, to the adjacent parcels.
- 16. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
- 17. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points.

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Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.

- 18. The applicant shall be required to pave any portion of the access drive which lies within—the existing right of way (LDC 6.04.05).
- 19. If it is determined by the results of the analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
- 20. Should the Church obtain access to Corporex Boulevard, 27th Avenue shall be improved to County standards from its access to the Church property to a point east to be determined by Hillsborough County.
- 21. Natural Resources staff identified a number of significant trees, including Grand Oaks on the site. The developer shall meet with staff prior to submittal of the preliminary site plan to design the site around these trees. The site plan may be modified to avoid tree removal.
- 2111. Natural Resources staff identified a number of significant trees on the site including Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 2112. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development review process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration of the overall boundaries of this rezoning request.
- 2113. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals through the Land Development Code's Site Development review process. Land alterations are restricted within the Wetland Conservation Area Setbacks.
- 2214. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- 2315. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 2315.1 Ground Signs shall be limited to Monument Signs.
  - 2315.2 Billboards, pennants and banners shall be prohibited.

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- 2416. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 2517. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 18. 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.
- 19. 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).
- 20. 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.
- 2621. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 2722. 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.
- 2823. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- 24. 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.

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**Zoning Administrator Sign Off:** 

J. Brian Grady Mon Aug 8 2022 07:10:17

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

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

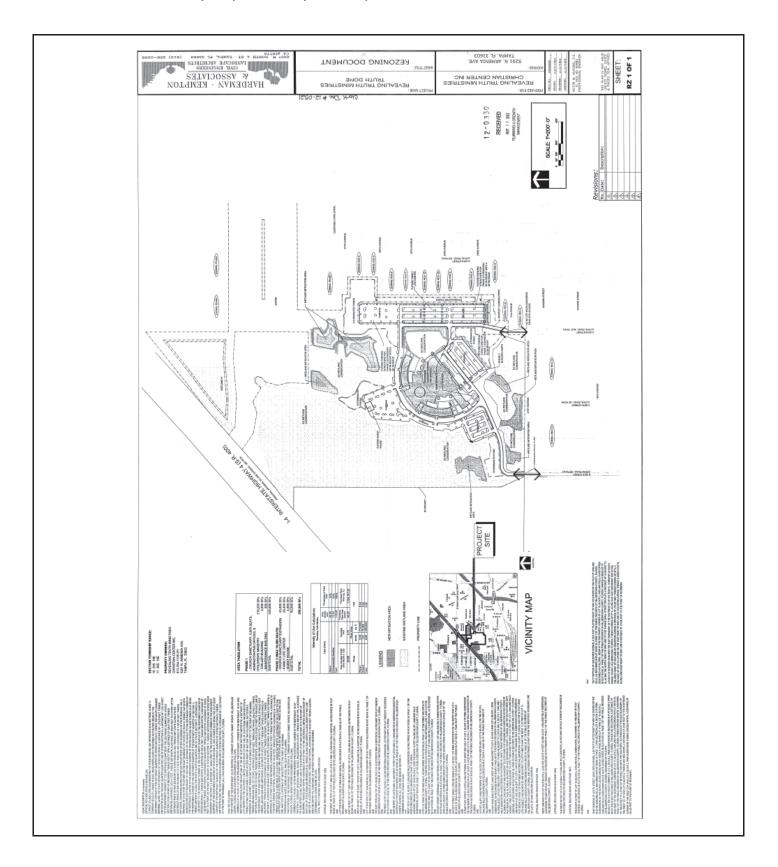
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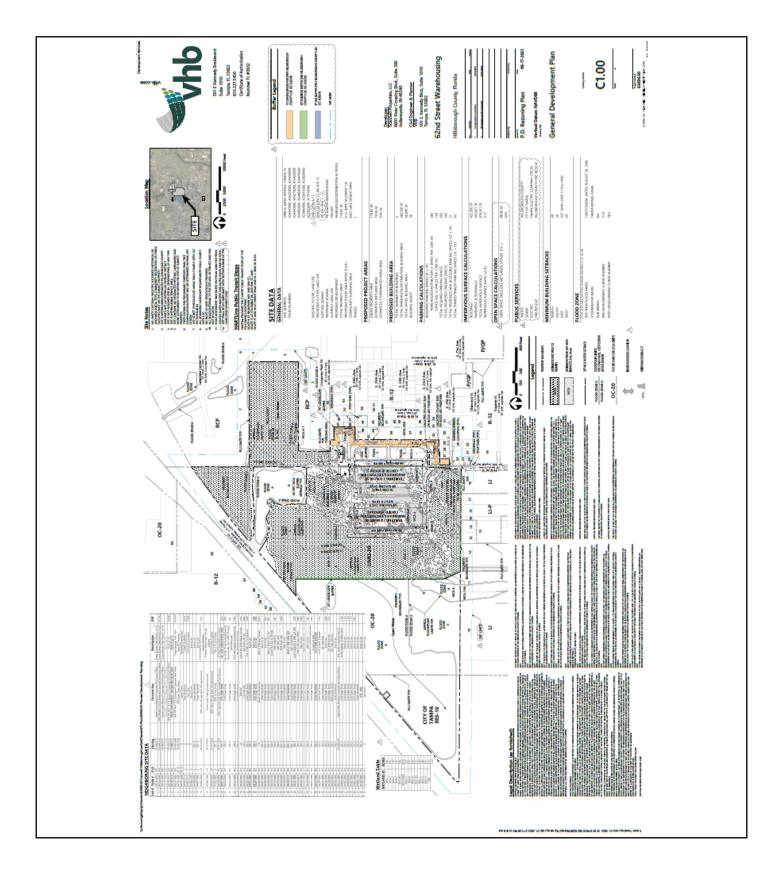
#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

#### 8.0 PROPOSED SITE PLAN (FULL) OPTION 1 (EXISTING)



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### 8.0 PROPOSED SITE PLAN (FULL) OPTION 2



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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

DATE 0/02/2022

TO: Z	Zoning Technician, Development Services Department	ertment DATE: 8/03/202.	<i>L</i>
REVI	IEWER: Richard Perez, AICP	AGENCY/DEPT: Transportation	
PLAN	NNING AREA/SECTOR: ELOP/Central	PETITION NO: MM 21-0963	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to the l	isted or attached conditions.	
	This agency objects for the reasons set forth	pelow.	

#### CONDITIONS OF APPROVAL

#### **Revised Conditions**

8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of eurb cuts are subject to approval by the City of Tampa Public Works Department and/or Hillsborough County Planning and Growth Management Development Services Department, where applicable. Final design, if approved by City of Tampa and/or Hillsborough County Planning and Growth Management Development Services Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

- 9. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If approved by the applicable reviewing agency, subject to the traffic analysis referenced in Condition# 14, the Developer shall construct the following improvements at his expense:
  - 9.1 construct on Columbus Drive, a continuous left turn lane for eastbound-to-northbound traffic to the site, to serve the intersections of 58th Street through to 62nd Street,
  - 9.2 lengthen the existing east to northbound left turn lane at the intersection of Orient Road @ Broadway, and
  - 9.3 improve to County standards, those roads directly access by the development, including, but not limited too; 58th Street and 62nd Street.

With the initial increment of development, the developer shall construct a left turn lane for eastbound to northbound traffic at the intersection of E. Columbus Dr. and N. 62<sup>nd</sup> St.

10. Based on the projected trip generation to the site, access onto the public road would be via "Type III", Major Roadway Connection (1500 plus trip ends per day), LDC 6.04.01.F. Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.

[By its nature, a PD is a site plan-controlled zoning district and the internal access to the project driveway (i.e. throat depth) is depicted and governed by the PD site plan.]

- 11. Within the initial increment of development existing right of way, and subject to County approval, the Developer shall improve to County Transportation Technical Manual, TS-3, local roadway standards 58th Street and 62nd Street from the project boundary to the first intersecting collector road. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right of way along said roads. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the current roadway conditions meets the minimum standards for local urban roadways, then the Developer shall not be required to widen the roadway.
- 12. Prior to Concurrency approval, the Developer shall provide a traffic analysis of the 58th 62nd Street @ Columbus Drive intersection, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off set the impacts from the development. Turn lanes shall be constructed to FOOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management Development Services and Public Works Departments shall approve all exceptions.

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

- 13. The developer shall provide concrete diverters, similar to those used in the County's traffic calming program, at the following intersections:
  - 13.1 62nd Street/21st Avenue,
  - 13.2 62nd Street/Diamond Street, and
  - 13.3 62nd Street/Eugene Street.

These diverters will prevent a right tum movement from Diamond Street, Eugene Street and 21st Avenue onto 62nd Street. Additionally, the diverters will also prevent left turns from 62nd Street into Eugene, Diamond and 21st Avenue. Finally, no access to or from the site will be provided to 21st Avenue.

14. Prior to Concurrency approval, the Developer shall provide a traffic analysis of the County Road 574/Broadway Avenue @ Orient Road Drive intersection, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off-set the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management Development Services and Public Works Departments shall approve all exceptions.

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and site access, including improvements, is governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

16. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and no existing or future out parcels are proposed.]

17. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.

[Staff recommends deletion of this condition. The PD site plan does not propose cross access due to environmental constraints.]

18. The applicant shall be required to pave any portion of the access drive which lies within the existing right of way (LDC 6.04.05).

[Staff recommends deletion of this condition. Per conditions of approval the developer is required to improve N.  $62^{nd}$  St to County standards.]

19. If it is determined by the results of the analysis submitted by the developer, that adequate right-of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and site access, including improvements, is governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

20. Should the Church developer obtain access to Corporex Boulevard, 27th Avenue shall be improved to County standards from its access to the Church property to a point east to be determined by Hillsborough County.

[Staff recommends deletion of this condition. Site access/cross access is not proposed and does not appear to be feasible due to on-site environmental constraints.]

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to PD 05-1916, as amended by PRS 12-0330, to change the land use from a religious institution and private school, encompassing a total 298,600 SF, to 382,500 SF of warehouse distribution with 40,000 SF of office. The subject property totals +/- 116.8 acres. The future land use designation is Office Commercial 20 (OC-20), Research Corporate Park (RCP), and Residential 12 (R-12).

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis to support the proposed use. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Existing Zoning:

	24 Hour Two- Way Volume	TotalPeak	
Land Use/Size (ITE LUC)  PD: 5,000 Seats, Church (ITE 560)  PD: 300 Students, School K-12 (ITE 536)  Total Trips		Hour Trips	
	way volume	AM	PM
PD: 5,000 Seats, Church (ITE 560)	2,200	50	150
PD: 300 Students, School K-12 (ITE 536)	744	240	51
TotalTrips	2,944	290	201

Proposed Zoning:

Land Use/Size (ITE LUC)	24 Hour Two-Way	Totall Hour T	
	Volume	AM	PM
PD: 382,500 SF, Warehouse (ITE 150)	666	65	73
PD: 40,000 SF, Office (ITE 710)	390	46	46
TotalTrips	1,056	111	119

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference (+/-)	-1,888	-179	-82

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of 1,888 daily trips, 179 am peak hour and 82 pm peak hour trips for the subject site.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

N.  $62^{\text{nd}}$  St. is a 2-lane, substandard, local roadway characterized by  $\pm$ 10 ft wide lanes in average condition, without curb and gutter, lying within a  $\pm$ 4- 60-foot-wide right-of-way along the project's frontage. There are no sidewalks and no bicycle facilities from the project entrance to E Columbus Dr.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban local roadway shall meet the typical section TS-3 standard. TS-3 non-residential standard includes 12-foot-wide lanes with curb and gutter, and 5-foot-wide sidewalks on both sides within a minimum of 54 feet of right-of-way.

The developer is required to improve N. 62<sup>nd</sup> St to standard per proposed revised conditions of approval.

#### SITE ACCESS AND CONNECTIVITY

The project access to the site is proposed to be from N.  $62^{nd}$  St to E. Columbus Dr. The nearest truck route to the project is E. Columbus Dr., which is the closest collector roadway serving the site. As such for the purposes of LDC, Sec. 6.04.04. D. evaluation of warrants for site access auxiliary lanes, the intersection of N. 62 St. and E. Columbus Dr. is the project access.

The applicant's site access analysis concluded that a left turn on E. Columbus Dr. at the intersection with N.  $62^{nd}$  St. is warranted to serve eastbound to northbound project trips.

Previously approved conditions of approval requiring the applicant to construct concrete diverters on N. 62<sup>nd</sup> St. to prohibit southbound left turns to adjacent residential local roads between the project access and E. Columbus Dr. (21<sup>st</sup> Ave., Diamond St., and Eugene St.); and westbound right turns from said roads to the project access shall remain a condition of approval to prevent project traffic from traveling through the residential area.

The subject site abuts N. 58<sup>th</sup> St., however site access is not proposed due to significant on-site wetlands and floodplain area that would be impacted.

Opportunities for cross access are limited to adjacent non-residential uses to the west, southwest and northeast due to on-site wetlands and floodplains.

#### **ROADWAY LEVEL OF SERVICE**

N 62<sup>nd</sup> St is not a regulated roadway in the Hillsborough County 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		
N. 62 <sup>nd</sup> St	County Local - Urban	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>☑ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>		

<b>Project Trip Generation</b> □ Not applicable for this request					
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	2,944	290	201		
Proposed	1,056	111	119		
Difference (+/-)	-1,888	-179	-82		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: For purposes of determining site access turn lanes requirements, the intersection of N. 62<sup>nd</sup> St and E. Columbus Dr. is considered the site access as N. 62<sup>nd</sup> St., providing sole access to the site, is a local roadway and E. Columbus is a collector road as well as a designated truck route.

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

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

#### **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** MM 21-0963

**DATE OF HEARING:** August 15, 2022

**APPLICANT:** Scannell Properties, LLC / Noam

Neuman

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

modify PD 05-1916 to change the land use from religious institution and private school (298,600 sq. feet approved) to

382,500 sq. feet of warehouse

distribution with 40,000 sq. ft. of office

**LOCATION:** Northwest corner of N. 62<sup>nd</sup> St. and E.

21st Ave.

**SIZE OF PROPERTY:** 116.82 acres, m.o.l.

**EXISTING ZONING DISTRICT**: PD 05-1916

FUTURE LAND USE CATEGORY: UMU-20 and RES-12

SERVICE AREA: Urban

**COMMUNITY PLAN:** East Lake Orient Park

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

\*Note: Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation.

Therefore, please refer to the Development Services Department web site for the complete staff report.

#### 1.0 APPLICATION SUMMARY



Applicant: VHB / Neale Stralow

FLU Category: Urban Mixed Use-20 / Res-12

Service Area: Urban

Site Acreage: Approx. 116.82 acres

Community Plan Area: East Lake/Orient Park

Overlay: None

## **Existing Approvals:**

PD 05-1916; MM: 98-0506

The PD permits a religious worship and education campus up to 300 students in a maximum 298,000 square feet of building area.

**Recent Amendments: PRS 12-0330** modified the PD adding two parking structures along the eastern boundary line with a maximum building height of 60 feet; and, increasing the maximum building height for accessory structures from 50 feet to 60 feet.

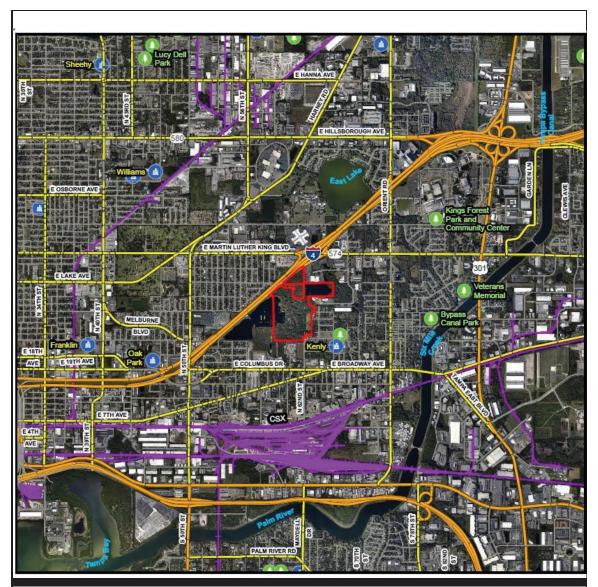
## Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD 05-1916, as modified by PRS 12-0330. The applicant is requesting to change the land use from a religious institution and private school, encompassing a total 298,600 square feet, to 382,500 square feet of warehouse distribution with 40,000 square feet of office.

## Additional Information:

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

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

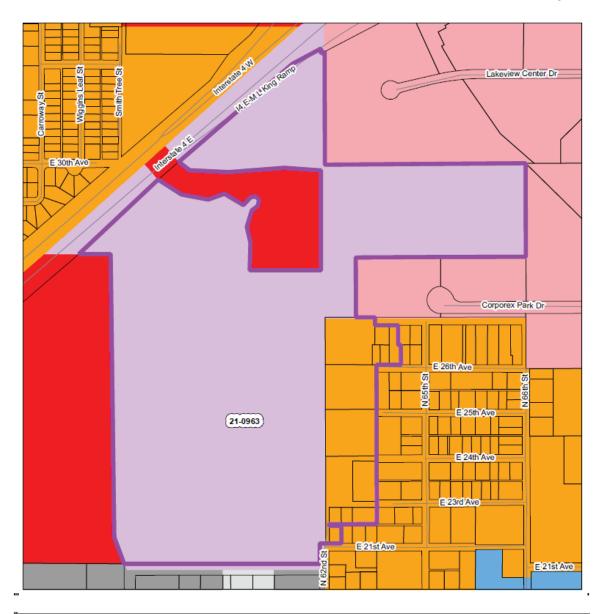


## Context of Surrounding Area:

The subject property is located within approximately 116.82 acres on the south side of Interstate-4 and north of East Columbus Drive. The site is located within the Urban Service Area and located within the limits of the East Lake/Orient Park Community Planning Area.

The subject site is zoned Planned Development (PD). In the general vicinity, the site is surrounded by PD zoning, Residential, Single-Family Conventional (RSC-9), Residential, Duplex Conventional (RDC-12), and Commercial, Intensive (CI) zoning.

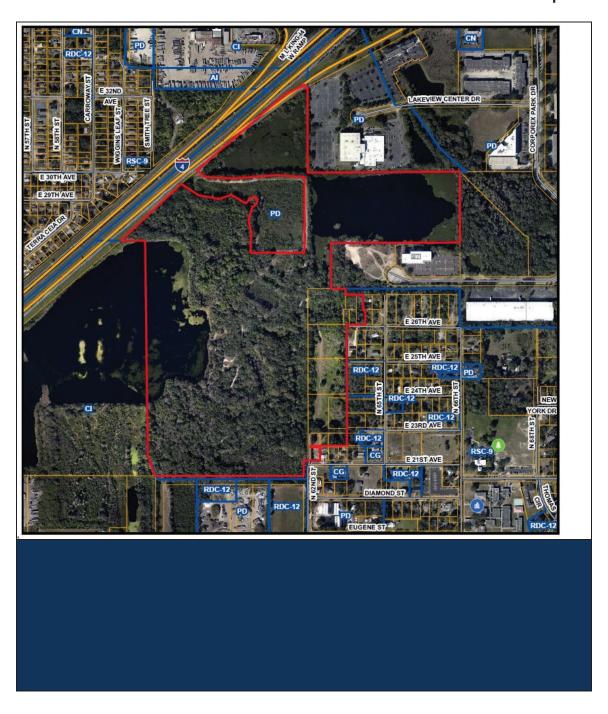
# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Urban Mixed Use-20 (UMU-20) and Residential-12 (RES- 12)
II\/lavimi im	UMU-20: 20 du/ac. and Max. 1.0 FAR RES-12: 12 du/ac. and 0.50 FAR

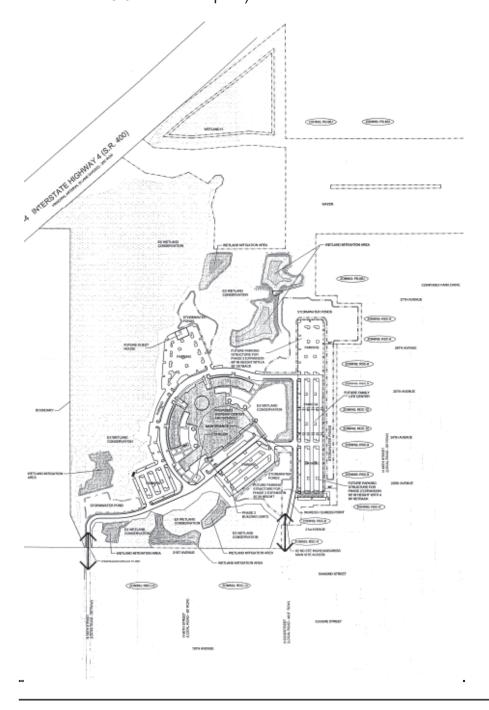
Typical uses in the UMU-20 include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

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



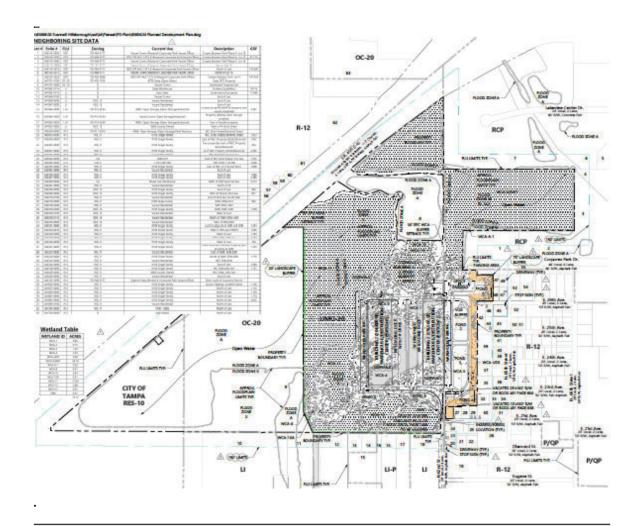
Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 95-0048 & Interstate 4 ROW	Maximum of 240,000 sq.ft.	Business/Vocation School, Office, Lodging, Service Ctr., warehousing distribution, and other.	Devry University – Tampa East Center
South		п		Vacant &
-	RDC-12	Min. 3,500 sq. ft. lot area	Residential, Duplex	Residential
East	PD 84-0177 / RDC-12		Residential, Duplex, and commercial / office complex	Vacant/Residential & Centrex DRI Development
West	Commercial Intensive	35 du/acre	Commercial Intensive	Abutting west: vacant & warehouse type dev.

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



8

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



9

#### 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	
N. 62 <sup>nd</sup> St	County Local - Urban	2 Lanes  ☑ Substandard Road  ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	2,944	290	201			
Proposed	1,056	111	119			
Difference (+/-)	-1,888	-179	-82			

 $<sup>{}^*\</sup>mathrm{Trips}$  reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access  Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: For purposes of determining site access turn lanes requirements, the intersection of N. 62<sup>nd</sup> St and E. Columbus Dr. is considered the site access as N. 62<sup>nd</sup> St., providing sole access to the site, is a local roadway and E. Columbus is a collector road as well as a designated truck route.

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

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

4.0 ADDITIONAL SITE INFO		AGENCY (	COMMENTS	SUMMARY
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □No	□ Yes ⊠No	⊠ Yes □No	
Natural Resources	⊠ Yes □No	□ Yes ⊠No	⊠ Yes □No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □No	□ Yes ⊠No	□ Yes ⊠No	
Check if Applicable: ⊠ Wetlands/Other Surface W	aters			
☐ Use of Environmentally Se	nsitive Land	Credit		
<ul><li>□ Wellhead Protection Area</li><li>□ Surface Water Resource P</li></ul>	rotection Are	ea		
<ul><li>□ Potable Water Wellfield Pro</li><li>□ Significant Wildlife Habitat</li><li>□ Coastal High Hazard Area</li><li>□ Urban/Suburban/Rural Scent</li><li>Nest</li></ul>			Blvd.) ⊠ Otl	herEagles
Public Facilities:	Comments Received		Conditions Requested	
Transportation  □ Design Exc./Adm.  Variance Requested ⊠ Offsite Improvements Provided	≅ Yes □No	□ Yes ⊠No	⊠ Yes □No	See Transportation "Agency Review Comment Sheet".
Service Area/ Water & Wastewater  □Urban ☑ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □No	□ Yes ⊠No	□ Yes ⊠No	

Hillsborough Cou School Board		⊐ Yes	□ Yes	□ Yes	
Adequate □K-5□6	6-8 □9-12 <sub>[</sub>	⊠No		⊠No	
L	I.		l		l
Impact/Mobility F	ees:				
Warehouse (Per 1,000 s.f.) Mobility: \$1,239.00	0*382.5 = \$4	73,917.50	Fire: \$34.00°	382.5 = \$13	3,005.00
General Office (Per 1,000 s.f.) Mobility: \$7,502.00	0*40 = \$300	,080.00 Fire	e: \$158.00*4	0 = \$6,320.0	00
Single Tenant Offi (Per 1,000 s.f.) Mobility: \$9,005.00		,200.00 Fir∈	e: \$158.00*4	0 = \$6,320.0	00
Urban Mobility, No office.	ortheast Fire	- 382,500 s	s.f. warehous	se/distributio	on, 40,000 s.f.
41791.0000, 4242 42342.0000, 4244 42392.0000, 4239	5.0000, 424	,	,	•	,
***revised fees est	timated base	ed on Jan 1	2022 sched	lule***	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	<b>Additiona</b>	I on/Comments
Planning Commission					
☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □No	□ Inconsister ⊠ Consistent	t □ Yes ⊠N	See Hillsb oCity-Coun Commissid report for i comments	on review n-depth

## 5.0 IMPLEMENTATION RECOMMENDATIONS

## **5.1 Compatibility**

The subject property is located on approximately 116.82 acres on the south side of Interstate 4, and north of East Columbus Drive. The site is located within the Urban Service Area and located within the limits of the East Lake/Orient Park Community Planning Area. The site is designated Urban Mixed Use-20 (UMU-20) and Residential-12 (RES-12) on the Future Land Use Map. The Urban Mixed Use-20 portion of the site was changed from Office Commercial-20 (OC-20), effective March 21, 2022.

The applicant is requesting a Major Modification to previously approved PD 05-1916, as amended by PRS 12-0330 by changing from 298,600 square feet of religious worship and school uses to 382,500 square feet of warehouse/distribution and 40,000 square feet of office use. The proposed warehouse/distribution and office uses is consistent with the surrounding uses which includes Vacant/Residential & the Centrex DRI Development to the east of the subject property, with PD 84-0177 located to the west and approved for 293,000 sf office, a 250-room hotel, 520,000 sf warehouse uses, and 32,000 sf retail. Located east and south is RDC-12, partially developed and vacant.

The project proposes three buildings that are shown on the General Development Plan with building no. 1 comprising 204,000 square feet, building no. 2 comprising 178,500 square feet, and building no. 3 comprising 40,000 square feet of office space. The applicant is providing a 75-foot landscape buffer along the east side of the property. Additionally, there are three retention ponds located immediately west of the buffer area creating a significant separation from the residential property located to the east of the subject site. To the south, west and north of the proposed buildings is extensive wetland area between the site and adjacent properties.

The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). 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. The property lies within the City of Tampa Wastewater Service Area and the applicant should contact the provider to determine the availability of wastewater service.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. The EPC has a separate approval process for wetland impacts with the Environmental Protection Commission. EPC comments indicate wetland impacts are indicated for buildings and infrastructure. 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 Planning Commission has reviewed the proposed development relative to the Policy 19.1, which requires properties 10 acres or greater in the UMU-20 to have two land uses. The Planning Commission has found that 40,000 square feet of office use is proposed, which is over 10% of the primary warehouse/distribution use, therefore meeting the intent of the mixed-use policies.

The proposed modifications to the PD are consistent with the subject property's underlying Future Land Use designation and are compatible with the surrounding development pattern.

## 5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions is found to be compatible with nearby development patterns. Based upon the above, staff finds the request **approvable**.

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

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 15, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Neale Stralow 501 East Kennedy Blvd. Suite 1010 Tampa testified on behalf of Scannell Properties. Mr. Stralow stated that the subject property is located along the Interstate 4 corridor within a designated opportunity zone and seeks to attract economic development and job creation. Mr. Stralow stated that the modification is to the existing PD that was previously approved for religious worship and an educational campus for a school up to 300 students and 298,000 square feet of building. The request is for 382,500 gross square feet of warehouse distribution and 40,000 square feet of office land uses. He stated that in January, the applicant received approval of a Comprehensive Plan Future Land Use category amendment from OC-20 to UMU-20 to permit the warehouse distribution uses. The applicant protected the 12 acres of Residential-12 along the eastern side of the property as a transition to the existing residential that is located off-site. Mr. Stralow testified that the split land use categories on the site affect the proposed placement of the building. All buildings must be located within the UMU-20 limits therefore the buildings will be on the western side of the site. He added that the vehicular use areas, stormwater, open space, landscape buffers, tree preservation are all shown and considered within the RES-12 limits

and the open space areas are within the UMU-20 limits which creates a good transition to the off-site residential. Mr. Stralow stated that the change in land use reduces the total number of trips previously approved under the Planned Development zoning. The applicant has agreed to make off-site improvements to 62<sup>nd</sup> Street and Columbus Drive as stipulated in the zoning conditions. There are wetlands on the property and EPC has recently accepted the survey wetland lines. The applicant is awaiting EPC's final determination of the proposed impacts. He explained that in 2005, SWFWMD issued a permit for wetland impacts totaling 4.36 acres for the worship facility and school. However, that permit expired and the site was never developed. The subject application has larger buildings and increases the wetland impact area by 1.3 acres. The applicant has submitted supporting documents to EPC which is a part of the record. Mr. Stralow concluded his presentation by stating that staff has found the request approvable.

Hearing Master Finch asked Mr. Stralow to confirm that the previous EPC wetland impact was approved but never done. Mr. Stralow replied yes and added that the building was never built.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report. Mr. Lampkin testified that the request is for a Major Modification to PD 05-1916 to change the land use from religious institution and private school encompassing a total of 298,600 square feet to 382,500 square feet of warehouse distribution with 40,000 square feet of office. He described the location of the property and stated that warehouse distribution and office land uses are consistent with the surrounding area which includes the Centrex DRI development to the east. He detailed the square footages proposed for the three buildings and noted the three retention ponds located immediately west of the buffer area which creates a significant separation from the residential property east of the parcel. No Planned Development variations are requested and the Planning Commission found the request complies with the UMU-20 land use category requirement of having at least two land uses. Mr. Lampkin stated that staff finds the modification approvable.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated Urban Mixed Use-20 by the Future Land Use Map and is located within the Urban Service Area and the East Lake Orient Park Community Plan. She described the surrounding land uses and testified that the request meets Policy 1.4 regarding compatibility. She added that the request is also consistent with Objective 16 regarding neighborhood protection as the proposed stormwater ponds in the southeastern portion of the site serve as a buffer to the residential land uses to the east. Ms. Papandrew stated that a separate approval from EPC is required for the proposed wetland impacts and EPC does not currently object. The proposed 40,000 square feet of office is over the 10 percent standard for a second land use and meets the intent of the mixed-use policies. She concluded her presentation by stating that the modification is consistent with the East Lake

Orient Park Community Plan and the Comprehensive Plan.

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

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

County staff and Mr. Stralow did not have additional comments.

Hearing Master Finch then concluded the hearing.

## **EVIDENCE SUBMITTED**

Mr. Stralow submitted additional information regarding the Major Modification request and information regarding the developer of the property including site search documentation into the record.

## **PREFACE**

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

## FINDINGS OF FACT

- The subject site is 116.82 acres in size and is zoned Planned Development (05-1916). The property is designated Urban Mixed Use-20 (UMU-20) and Residential-12 (RES-12) by the Comprehensive Plan and located in the Urban Service Area and the East Lake Orient Park Community Planning Area.
- 2. The Planned Development (PD) is approved for a religious worship and educational campus that permits a maximum of 30 students grades K-12. The maximum building square footage currently permitted is 298,000 square feet.
- 3. The Major Modification request proposes to change the land use to 382,500 square feet of warehouse distribution with 40,000 square feet of office.
- 4. The subject property warehouse distribution and office buildings are proposed to be located on the UMU-20 portion of the site.
- 5. No Planned Development variations or waivers are requested.

- 6. The Planning Commission staff that the request meets Policy 1.4 regarding compatibility as well as Objective 16 regarding neighborhood protection due to the proposed stormwater ponds in the southeastern portion of the site which serve as a buffer to the residential land uses to the east. Separate approval from EPC is required for the proposed wetland impacts and EPC does not currently object. The proposed 40,000 square feet of office is over the 10 percent standard for a second land use and meets the intent of the mixed-use policies. The Planning Commission staff found that the modification is consistent with the East Lake Orient Park Community Plan and the Comprehensive Plan.
- 7. The modification includes wetland impacts which are currently being evaluated by EPC. It is noted that in 2005, SWFWMD issued a permit for wetland impacts totaling 4.36 acres for the worship facility and school. The permit expired as the site was never developed. The subject application has larger buildings and increases the wetland impact area by 1.3 acres.
- 8. The surrounding land area includes existing office, warehouse distribution, and commercial intensive land uses. The Centrex DRI is located to the east of the subject property.
- 9. The applicant's representative testified that the change in land uses results in a reduction in project traffic.
- 10. The proposed maximum height of the buildings is 50 feet.
- 11. Stormwater ponds are proposed to the west of the buffer area which create a significant separation from the residential property east of the subject property thereby increasing compatibility.
- 12. No testimony in opposition was presented at the Zoning Hearing Master hearing.
- 13. The proposed modification to replace the approved religious worship and educational campus that permits a maximum of 30 students grades K-12 and has a maximum building square footage of 298,000 square feet with 382,500 square feet of warehouse distribution with 40,000 square feet of office is compatible with the surrounding area and represents a decrease in traffic impacts. The modification is consistent with the Comprehensive Plan and Land Development Code.

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

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

## **CONCLUSIONS OF LAW**

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

## SUMMARY

Planned Development 05-1916 is approved for religious worship land uses and an educational campus that permits a maximum of 30 students grades K-12 and has a maximum building square footage of 298,000 square feet. The property is designated UMU-20 and RES-12 by the Comprehensive Plan.

The Major Modification request proposes to eliminate the existing land uses and instead develop 382,500 square feet of warehouse distribution uses with 40,000 square feet of office.

The Planning Commission supports the modification and found it consistent with the East Lake Orient Park Community Plan and the Comprehensive Plan.

The proposed modification to replace the approved religious worship and educational campus that permits a maximum of 30 students grades K-12 and has a maximum building square footage of 298,000 square feet with 382,500 square feet of warehouse distribution with 40,000 square feet of office is compatible with the surrounding area and represents a decrease in traffic impacts. The modification is consistent with the Comprehensive Plan and Land Development Code.

## **RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 05-1916 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

Som M. Fine.
September 6, 2022

Susan M. Finch, AICP Land Use Hearing Officer Date



Unincorporated Hillsborough County Rezoning			
Hearing Date: August 15, 2022 Report Prepared:	Petition: MM 21-0963 2998 North 62 <sup>nd</sup> Avenue		
August 3, 2022	North of North 62nd Avenue and south of Interstate 4		
Summary Data:			
Comprehensive Plan Finding:	CONSISTENT		
Adopted Future Land Use:	Urban Mixed Use-20 (20 du/ga; 1.00 FAR) Residential-12 (12 du/ga; 0.50 FAR)		
Service Area:	Urban		
Community Plan:	East Lake Orient Park		
Rezoning Request:	Major modification to Planned Development (PD 05-1916) to allow 382,500 square feet of warehouse/distribution and 40,000 square feet of office		
Parcel Size (Approx.):	116.82 +/- acres (5,088,679.2 square feet)		
Street Functional Classification:	North 62 <sup>nd</sup> Avenue – <b>Local</b> Interstate 4 – <b>Principal Arterial</b>		
Locational Criteria:	Not applicable		
Evacuation Area:	Е		



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

## **Context**

- The subject site is located on the north of N. 62nd Avenue and south of Interstate 4 on approximately 116.82 acres. The property is located within the Urban Service Area and is located within the limits of the East Lake Orient Community Plan.
- The site is designated Urban Mixed Use-20 (UMU-20) and Residential-12 (RES-12) on the Future Land Use Map. The Urban Mixed Use-20 portion of the site was changed from Office Commercial-20 (OC-20), effective March 21, 2022. Typical uses in the UMU-20 include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.
- The subject site is surrounded by Research/Corporate Park (RCP) to the north and east, Residential-12 (RES-12) to the east, Light Industrial (LI) and Light Industrial-Planned (L-P) to the south, and Office Commercial-20 (OC-20) to the west. A wide range of land uses exist within several miles of the property. Existing uses in the more immediate surrounding area consist of Corporex Park to the northeast, some residential to the east, light industrial to the south and water/wetlands to the north and west.
- There are approximately 70.58 acres of wetlands on the site. The applicant has worked with the Environmental Protection Commission to address their concerns.
- The subject site is zoned Planned Development (PD). In the general vicinity, the site is surrounded by PD zoning, Residential, Single-Family Conventional (RSC-9), Residential, Duplex Conventional (RDC-12), and Commercial, Intensive (CI) zoning.
- The applicant requests to modify the Planned Development (PD 05-1916) by changing from religious worship and school uses to 382,500 square feet of warehouse/distribution and 40,000 square feet of office use.

## **Compliance with Comprehensive Plan:**

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

## **Future Land Use Element**

## Urban Service Area

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

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian

or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

## Land Use Categories

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

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

## Relationship to Land Development Regulations

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

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

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

## **Environmental Considerations**

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

## Policy 13.3: Environmentally Sensitive Land Credit

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

- Wetlands are considered to be the following:
  - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
  - Man-made water bodies as defined (including borrow pits).

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

## Neighborhood/Community Development

**Objective 16: Neighborhood Protection** – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

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

## Policy 16.10:

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

## Policy 16.13:

Medium and high density residential and mixed use development is encouraged to be located along transit emphasis corridors, potential transit corridors on the MPO 2050 Transit Concept Map and collector and arterial roadways within the Urban Service Area.

## **Objective 17: Neighborhood and Community Serving Uses**

Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

## MIXED USE LAND USE CATEGORIES

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

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

- Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- At least 10% of the total building square footage in the project shall be used for uses other than the primary use.
- The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within ½ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.
- The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category.
- These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed-use standards have been adopted for that area or when the project is exclusively industrial).

## **Community Design Component (CDC)**

## 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

## Environmental and Sustainability Section (E&S)

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

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

- **3.5.2:** Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.
- **3.5.4:** Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

## LIVABLE COMMUNITIES ELEMENT: EAST LAKE ORIENT PARK COMMUNITY PLAN

## Goals

<u>Economic Development</u> – Provide opportunities for business growth and jobs in the East Lake-Orient Park community.

- Establish higher density mixed use employment/activity center as identified along Harney Road adjacent to Davis Road and US 301.
- Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.
- Business uses are encouraged along US 301 from the Tampa By-Pass Canal to Hillsborough Avenue. Appropriate land use and zoning changes should be allowed to accomplish this strategy.
- Create a commercial redevelopment area along 56<sup>th</sup> Street from the Temple Terrace boundary to Harney Road along Hillsborough Avenue from 56<sup>th</sup> Street to Orient Road.
- Existing industrial uses and employment should be preserved and protected.
- Create a commercial/mixed-use district along Orient Road from Hillsborough Avenue to Columbus Drive.

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

The subject site is located on the north of North 62nd Avenue and south of Interstate 4 on approximately 116.82 acres. The property is located within the Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan. The applicant requests a Major Modification to Planned Development (PD 05-1916) by changing from religious worship and school uses to 382,500 square feet of warehouse/distribution and 40,000 square feet of office use.

The subject site is surrounded by Research/Corporate Park (RCP) to the north and east, Residential-12 (RES-12) to the east, Light Industrial (LI) and Light Industrial-Planned (L-P) to the south, and Office Commercial-20 (OC-20) to the west. A wide range of land uses exist within several miles of the property. Existing uses in the more immediate surrounding area consist of Corporex Park to the northeast, some residential to the east, light industrial to the south and water/wetlands to the north and west.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that

"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 warehouse/distribution and office uses in the Urban Service Area is compatible with the existing character of development in the area as it is located adjacent to a principal arterial roadway with a corporate park and light industrial uses nearby.

The proposed rezoning meets the intent of Objective 16 and the accompanying neighborhood protection policies. The proposed warehouse/distribution and office uses is consistent with the surrounding uses and the typical uses that are intended in the UMU-20 Future Land Use category. The UMU-20 allows for a maximum of 1.00 FAR and the request includes a maximum FAR of 0.13, being extremely sensitive to the wetlands on site and the residential uses to the east. The request does not include any waivers to setbacks or buffers. The proposed stormwater ponds on the southeastern portion of the site serve as a buffer from the residential uses to the east as well.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area contains mainly light industrial uses, a corporate park, and some residential.

There are approximately 70.58 acres of wetlands present on the property which is over the 25% threshold outlined in Policy 13.3. The allowable square footage has been calculated as follows: 1.25 x Uplands = 1.25 x 2,014,214 SF = 2,517,767 SF. 422,5000 SF of building area is being proposed therefore, it is consistent with Policy 13.3. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

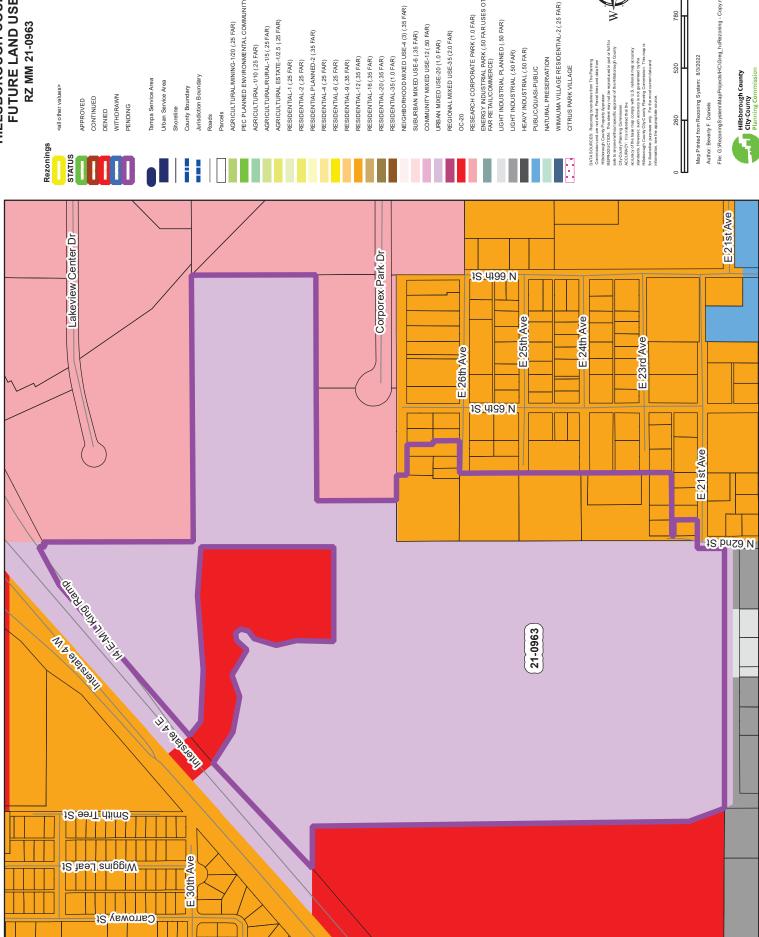
According to the Policy 19.1, properties 10 acres or greater in the UMU-20 are required to have two land uses. At least 10% of the total building square footage in the project shall be used for uses other than the primary use. In this proposal, 40,000 square feet of office use is proposed, which is over 10% of the primary warehouse/distribution use, therefore meeting the intent of the mixed-use policies.

The subject site meets the intent of the East Lake Orient Park Community Plan. The Plan desires to provide opportunities for business growth and jobs, which the proposed use is intended to do.

Overall, staff finds that the proposed warehouse/distribution and office would allow for light industrial uses that would facilitate growth within the Urban Service Area and supports the vision of the East Lake Orient Park Community Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County. The request is compatible with the existing development pattern found within the surrounding area.

## **Recommendation**

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



# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ MM 21-0963

Tampa Service Area Urban Service Area Jurisdiction Boundary

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

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

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-9 (.35 FAR) RESIDENTIAL-6 (.25 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) RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.50 FAR)

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

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 8/3/2022 Author: Beverly F. Daniels



# GENERAL SITE PLAN FOR CERTIFICATION



## **DEVELOPMENT SERVICES**

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

## HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

## **GENERAL SITE PLAN REVIEW/CERTIFICATION**

## **BOARD OF COUNTY COMMISSIONERS**

Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White **COUNTY ADMINISTRATOR** 

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

**DEPUTY COUNTY ADMINISTRATOR** 

Gregory S. Horwedel

Project Name: Scannell 62nd	Street Warehousing			
Zoning File: RZ-PD (05-1916)	Modification: MM (21-0963)			
Atlas Page: None	Submitted: 09/22/22			
To Planner for Review: 09/22/22	Date Due: ASAP			
Contact Person: VHB / Neale Stralow	Phone: 727-409-6450/ nstralow@vhb.com			
Right-Of-Way or Land Required for I	Dedication: Yes No ✓			
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General			
Reviewed by: Tim Lampkin Date: 9-22-22				
Date Agent/Owner notified of Disapp	roval:			

General Development Plan **62nd Street Warehousing** Developer: Scannell Properties, LLC 8801 River Crossing Blvd., Suite 300 Indianapolis, IN 46240 Civil Engineer & Planner VHB 501 E. Kennedy Blvd., Suite 1010 Tampa, FL 33602 Hillsborough County, Florida P.D. Rezoning Plan Vertical Datum NAVD88 2398 N. 6200 MRNUE. TAMPA. R. 4242000. 4242000. 4242000. 4242000. 4242000. 4242000. 4242000. 4242000. 4242000. 4242000. 4242000. 4242000. 4242000. 424200. 424 IMPERVIOUS SURFACE CALCULATION OPEN SPACE CALCULATIONS
OPEN SPACE (INCLUDES WETLANDS, PONI PROPOSED PROJECT AREAS PROPOSED BUILDING AREA HARTLine Public Transit Stops
HARTING PROVIDES THE CLOSEST PUBLIC TRANSIT STO PARKING CALCULATIONS WCA ESTMATED PROP. EPC WCA IMPACTS 6.4± Acres WGA BSTMATED EPC WCA TO REMAIN RCP & USUMIS-OC-20 0C-20 A UMU-20 R-12 FLOOD ZONE A FLOOD ZONE X A USUMING CITY OF TAMPA RES-10 Wetland Table

501 E Kennedy Boulevard Suite 1010 Tampa, FL 33602 813.27.5450 Certificate of Authorization Number FL #3932

C1.00

## AGENCY COMMENTS

## AGENCY REVIEW COMMENT SHEET

DATE 0/02/2022

TO: Z	Zoning Technician, Development Services Department	ertment DATE: 8/03/202.	<i>L</i>		
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation					
PLAN	NNING AREA/SECTOR: ELOP/Central	PETITION NO: MM 21-0963			
	This agency has no comments.				
	This agency has no objection.				
X					
	This agency objects for the reasons set forth	pelow.			

## CONDITIONS OF APPROVAL

## **Revised Conditions**

8. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of eurb cuts are subject to approval by the City of Tampa Public Works Department and/or Hillsborough County Planning and Growth Management Development Services Department, where applicable. Final design, if approved by City of Tampa and/or Hillsborough County Planning and Growth Management Development Services Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

- 9. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If approved by the applicable reviewing agency, subject to the traffic analysis referenced in Condition# 14, the Developer shall construct the following improvements at his expense:
  - 9.1 construct on Columbus Drive, a continuous left turn lane for eastbound-to-northbound traffic to the site, to serve the intersections of 58th Street through to 62nd Street,
  - 9.2 lengthen the existing east to northbound left turn lane at the intersection of Orient Road @ Broadway, and
  - 9.3 improve to County standards, those roads directly access by the development, including, but not limited too; 58th Street and 62nd Street.

With the initial increment of development, the developer shall construct a left turn lane for eastbound to northbound traffic at the intersection of E. Columbus Dr. and N. 62<sup>nd</sup> St.

10. Based on the projected trip generation to the site, access onto the public road would be via "Type III", Major Roadway Connection (1500 plus trip ends per day), LDC 6.04.01.F. Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.

[By its nature, a PD is a site plan-controlled zoning district and the internal access to the project driveway (i.e. throat depth) is depicted and governed by the PD site plan.]

- 11. Within the initial increment of development existing right of way, and subject to County approval, the Developer shall improve to County Transportation Technical Manual, TS-3, local roadway standards 58th Street and 62nd Street from the project boundary to the first intersecting collector road. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right of way along said roads. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the current roadway conditions meets the minimum standards for local urban roadways, then the Developer shall not be required to widen the roadway.
- 12. Prior to Concurrency approval, the Developer shall provide a traffic analysis of the 58th 62nd Street @ Columbus Drive intersection, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off set the impacts from the development. Turn lanes shall be constructed to FOOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management Development Services and Public Works Departments shall approve all exceptions.

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

- 13. The developer shall provide concrete diverters, similar to those used in the County's traffic calming program, at the following intersections:
  - 13.1 62nd Street/21st Avenue,
  - 13.2 62nd Street/Diamond Street, and
  - 13.3 62nd Street/Eugene Street.

These diverters will prevent a right tum movement from Diamond Street, Eugene Street and 21st Avenue onto 62nd Street. Additionally, the diverters will also prevent left turns from 62nd Street into Eugene, Diamond and 21st Avenue. Finally, no access to or from the site will be provided to 21st Avenue.

14. Prior to Concurrency approval, the Developer shall provide a traffic analysis of the County Road 574/Broadway Avenue @ Orient Road Drive intersection, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off-set the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management Development Services and Public Works Departments shall approve all exceptions.

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and site access, including improvements, is governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

16. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and no existing or future out parcels are proposed.]

17. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.

[Staff recommends deletion of this condition. The PD site plan does not propose cross access due to environmental constraints.]

18. The applicant shall be required to pave any portion of the access drive which lies within the existing right of way (LDC 6.04.05).

[Staff recommends deletion of this condition. Per conditions of approval the developer is required to improve N.  $62^{nd}$  St to County standards.]

19. If it is determined by the results of the analysis submitted by the developer, that adequate right-of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and site access, including improvements, is governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

20. Should the Church developer obtain access to Corporex Boulevard, 27th Avenue shall be improved to County standards from its access to the Church property to a point east to be determined by Hillsborough County.

[Staff recommends deletion of this condition. Site access/cross access is not proposed and does not appear to be feasible due to on-site environmental constraints.]

## PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to PD 05-1916, as amended by PRS 12-0330, to change the land use from a religious institution and private school, encompassing a total 298,600 SF, to 382,500 SF of warehouse distribution with 40,000 SF of office. The subject property totals +/- 116.8 acres. The future land use designation is Office Commercial 20 (OC-20), Research Corporate Park (RCP), and Residential 12 (R-12).

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis to support the proposed use. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Existing Zoning:

	24 H Trees	TotalPeak	
Land Use/Size (ITE LUC)	24 Hour Two- Way Volume	Hour	Trips -
	way volume	AM	PM
PD: 5,000 Seats, Church (ITE 560)	2,200	50	150
PD: 300 Students, School K-12 (ITE 536)	744	240	51
TotalTrips	2,944	290	201

Proposed Zoning:

Land Use/Size (ITE LUC)	24 Hour Two-Way	Totall Hour T	
	Volume	AM	PM
PD: 382,500 SF, Warehouse (ITE 150)	666	65	73
PD: 40,000 SF, Office (ITE 710)	390	46	46
TotalTrips	1,056	111	119

Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips		
	way volume	AM	PM	
Difference (+/-)	-1,888	-179	-82	

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of 1,888 daily trips, 179 am peak hour and 82 pm peak hour trips for the subject site.

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

N.  $62^{\text{nd}}$  St. is a 2-lane, substandard, local roadway characterized by  $\pm$ 10 ft wide lanes in average condition, without curb and gutter, lying within a  $\pm$ 4- 60-foot-wide right-of-way along the project's frontage. There are no sidewalks and no bicycle facilities from the project entrance to E Columbus Dr.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban local roadway shall meet the typical section TS-3 standard. TS-3 non-residential standard includes 12-foot-wide lanes with curb and gutter, and 5-foot-wide sidewalks on both sides within a minimum of 54 feet of right-of-way.

The developer is required to improve N. 62<sup>nd</sup> St to standard per proposed revised conditions of approval.

## SITE ACCESS AND CONNECTIVITY

The project access to the site is proposed to be from N.  $62^{nd}$  St to E. Columbus Dr. The nearest truck route to the project is E. Columbus Dr., which is the closest collector roadway serving the site. As such for the purposes of LDC, Sec. 6.04.04. D. evaluation of warrants for site access auxiliary lanes, the intersection of N. 62 St. and E. Columbus Dr. is the project access.

The applicant's site access analysis concluded that a left turn on E. Columbus Dr. at the intersection with N.  $62^{nd}$  St. is warranted to serve eastbound to northbound project trips.

Previously approved conditions of approval requiring the applicant to construct concrete diverters on N. 62<sup>nd</sup> St. to prohibit southbound left turns to adjacent residential local roads between the project access and E. Columbus Dr. (21<sup>st</sup> Ave., Diamond St., and Eugene St.); and westbound right turns from said roads to the project access shall remain a condition of approval to prevent project traffic from traveling through the residential area.

The subject site abuts N. 58<sup>th</sup> St., however site access is not proposed due to significant on-site wetlands and floodplain area that would be impacted.

Opportunities for cross access are limited to adjacent non-residential uses to the west, southwest and northeast due to on-site wetlands and floodplains.

## **ROADWAY LEVEL OF SERVICE**

N 62<sup>nd</sup> St is not a regulated roadway in the Hillsborough County 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
N. 62 <sup>nd</sup> St	County Local - Urban	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>☑ Site Access Improvements</li> <li>☑ Substandard Road Improvements</li> <li>□ Other</li> </ul>

<b>Project Trip Generation</b> □ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	2,944	290	201	
Proposed	1,056	111	119	
Difference (+/-)	-1,888	-179	-82	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access    Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: For purposes of determining site access turn lanes requirements, the intersection of N. 62<sup>nd</sup> St and E. Columbus Dr. is considered the site access as N. 62<sup>nd</sup> St., providing sole access to the site, is a local roadway and E. Columbus is a collector road as well as a designated truck route.

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

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

## **COMMISSION**

Mariella Smith CHAIR
Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
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Kimberly Overman
Stacy White



## **DIRECTORS**

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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: August 15, 2022	COMMENT DATE: July 29, 2022		
<b>PETITION NO.:</b> 21-0963	PROPERTY ADDRESS: 2998 N. 62 <sup>nd</sup> St		
EPC REVIEWER: Mike Thompson	FOLIO #: multiple		
<b>CONTACT INFORMATION:</b> (813) 627-2600 X1219	STR: 10, 11-29S-19E		
EMAIL: thompson@epchc.org			
X1219	STR: 10, 11-29S-19E		

REQUESTED ZONING: PD

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	4/11/2022		
WETLAND LINE VALIDITY	valid		
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands throughout site		
SOILS SURVEY, EPC FILES)			

## **REVISED EPC COMMENTS 7/29/2022**

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

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

- Prior to the issuance of any building or land alteration permits or other development, the
  approved wetland / other surface water (OSW) line must be incorporated into the site plan. The
  wetland / OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland
  must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land
  Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

## **INFORMATIONAL COMMENTS:**

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

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for buildings and infrastructure. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. A wetland impact application has been received and is under review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
  waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
  are further defined as Conservation Areas or Preservation Areas and these areas must be designated
  as such on all development plans and plats. A minimum setback must be maintained around the
  Conservation/Preservation Area and the setback line must also be shown on all future plan
  submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

nstralow@vhb.com

CC:

## AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: Reviewer: Carla Shelton Knight Date: May 2, 2022

**Agency:** Natural Resources **Petition #:** 21-0963

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development review process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration of the overall boundaries of this rezoning request. This statement should be identified as a condition of the rezoning.
- 3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals through the Land Development Code's Site Development review process. Land alterations are restricted within the Wetland Conservation Area Setbacks. This statement should be identified as a condition of the rezoning.
- 4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the

MM 21-0963 Natural Resources Page Two:

development, as proposed, will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

- 5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

PETIT	ION NO.: <u>MM21-0963</u> R	EVIEWED BY:	Randy Rochelle	<b>DATE:</b> <u>6/24/2021</u>	
FOLIC	NO.: 41791.0000				
WATER					
	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.				
	No Hillsborough County water line of adequate capacity is presently available.				
	A inch water main exists [ (adjacent to the site), [ (approximately feet from the site)				
	Water distribution improvements may be needed prior to connection to the County's water system.				
	No CIP water line is planned	that may provide	e service to the propo	sed development.	
	The nearest CIP water main (feet from the site at).	( inches), Expected comp	will be located [] (a letion date is	djacent to the site),	
		WASTEWAT	ER		
	The property lies within the _should contact the provider to				
	No Hillsborough County wast	ewater line of ac	lequate capacity is p	resently available.	
	A inch wastewater main exists \[ \] (adjacent to the site), \[ \] (approximately feet from the site)				
	Wastewater distribution imp County's wastewater system.	•	be needed prior	to connection to the	
	No CIP wastewater line is development.	s planned that	may provide serv	ice to the proposed	
	The nearest CIP wastewater main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is				
COMMENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater  Departments to determine the availability of Water and/or Wastewater Serivce and for their Comments.					



## **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: 12/21/2021

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

**APPLICANT:** Scannell Properties, LLC c/o Noam Neuman **PETITION NO:** 21-0963

LOCATION: 2998 M 62nd St

FOLIO NO: multiple, see below

## **Estimated Fees:**

Warehouse (Per 1,000 s.f.)

Mobility: \$1,239.00\*382.5 = \$473,917.50

Fire: \$34.00\*382.5 = \$13,005.00

General Office Single Tenant Office (Per 1,000 s.f.) (Per 1,000 s.f.)

Mobility: \$7,502.00\*40 = \$300,080.00 Mobility: \$9,005.00\*40 = \$360,200.00

Fire: \$158.00\*40 = \$6,320.00 Fire: \$158.00\*40 = \$6,320.00

## **Project Summary/Description:**

Urban Mobility, Northeast Fire - 382,500 s.f. warehouse/distribution, 40,000 s.f. office.

41791.0000, 42427.0000, 42424.0000, 42434.0000, 42433.0000, 42432.0000, 42342.0000, 42445.0000, 42446.0000, 42447.0000, 42394.0000, 42393.5000, 42392.0000, 42393.0000

<sup>\*\*\*</sup>revised fees estimated based on Jan 1, 2022 schedule\*\*\*

## AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning Growth Mana</b>	gement	<b>DATE:</b> 23 July 2021	
REV	IEWER: Bernard W. Kaiser, Conservation and E	nvironmental Lands	s Management	
APPI	LICANT: Neale Stralow	PETITION NO: 1	MM 21-0963	
LOC	ATION: 2998 N. 62nd St. Tampa, FL 33619			
42434 42445	IO NO: 41791.0000, 42427.0000, 42424.0000, 4.0000, 42433.0000, 42432.0000, 42342.0000, 5.0000, 42446.0000, 42447.0000, 42394.0000, 42392.0000, 42393.0000	SEC: <u>10</u> TWN: <u>2</u>	9 RNG: <u>19</u>	
$\boxtimes$	This agency has no comments.			
	This agency has no objection.			
	This agency has no objection, subject to listed of	r attached conditio	ns.	
	This agency objects, based on the listed or atta	ched conditions.		
COMMENTS:				

## VERBATIM TRANSCRIPT

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING HEARINGS	MASTER )
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, August 15, 2022

TIME:

Commencing at 6:00 p.m. Concluding at 10:09 p.m.

PLACE: Robert

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 69
1	HILLSBOROUGH	COUNTY, FLORIDA
2		NTY COMMISSIONERS
		IG MASTER HEARINGS
3	=	t 15, 2022 MASTER: SUSAN FINCH
4		
5	D2:	
6	Application Number: M	M 21-0963
7	N	cannell Properties, LLC; Noam Jeuman
8		W corner of N 62nd St. & E 1st Ave.
9		41791.0000 + Multiple 16.82 acres, more or less
	Comprehensive Plan: U	MU-20 & RES-12
10	Existing Zoning: P	rban D 05-1916
11		Major Modification to a Planned Development
12		-
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24		
25		

Page 70 MR. GRADY: The next item is agenda item 1 2 D-2, Major Mod Application 21-0963. The applicant is Scannell Properties, LLC. The request is for a Major Modification to existing Planned Development. 4 5 Tim Lampkin will provide staff 6 recommendation after presentation by the applicant. HEARING MASTER FINCH: All right. Is the 8 applicant here? Good evening. 9 MR. STRALOW: Good evening, Zoning Hearing 10 Master. I'm Neal Stralow, certified planner and 11 senior project manager with VHB. My office is 12 located at 501 East Kennedy Boulevard, Suite 1010, 13 Tampa, Florida. 14 I'm the authorized agent for Scannell 15 Properties, the applicant seeking the Major 16 Modification of the Planned Development zoning for 17 this subject property. 18 It is located along the Interstate-4 19 corridor within a designated opportunity zone and 20 seeks to attract economic development and job 21 creation. It is located to the south, the Corporex 22 Park development and north of the City of Tampa 23 Light Industrial along that corridor. 24 The applicant is seeking the modification of 25 the existing PD that previously approved religious

Page 71 worship and educational campus for a school of up 1 to 300 students and 298,000 square feet of building. 4 Our application requests approval of up to 5 382,500-gross square feet of warehouse distribution and 40,000-gross square feet of office uses along 6 the property. 8 In January of this year, the applicant received approval of its large scale Future Land 9 Use Map Amendment for 104 acres of this 116-acre 10 property. It changed from OC-20 to UMU-20 to 11 12 permit the warehouse distribution uses. 13 We protected the 12 acres of Residential-12 14 along the eastern side of the property as a 15 transition to the existing residential that's 16 off-site. 17 The split land use on this property affects 18 the proposed building placement. All buildings 19 need to be placed within the UMU-20 limits and, 20 therefore, our position to the west side of the 21 site. 22 Vehicular use areas, stormwater, open space, 23 landscape buffers, tree preservation all are shown 24 and considered within the R-12 limits and then open 25 space areas within the UMU-20 limits. This will

create a good transition to the off-site residential neighborhood.

The applicant is in agreement with the proposed changes to the subject properties' conditions of approval that are included within the staff report.

We would like to note that the proposed warehouse distribution office uses reduces the total number of trips previously approved within the existing worship and school program and met.

The applicant is agreeing to make off-site improvements to 62nd Street and Columbus Drive as stipulated in the conditions. There are wetlands on the property and EPC has recently accepted the survey wetland lines. We are waiting on their final determination of proposed impacts.

In 2005, SWFWMD issued a permit for wetland impacts totalling 4.36 acres for the worship facility and the school. Mitigation was proposed off-site through wetland impact credit purchase. But that permit expired and the site was never development.

This application has larger buildings, more rectangular in shape, and that footprint increases the wetland impact by 1.3 acres.

Page 73 1 We -- we have investigated alternative 2 layouts and provided response to EPC supporting the industry standards and market conditions affecting this project. We're submitting the support 4 5 information and market demand as part of the record 6 tonight. Staff has found this consistent and 8 approvable, and we respectfully ask for your concurrence. 10 HEARING MASTER FINCH: So just a quick question. So that previous EPC wetland impact 11 12 approval was approved but never done? 13 MR. STRALOW: Correct. 14 HEARING MASTER FINCH: Because the building 15 was never built? 16 MR. STRALOW: Correct. 17 HEARING MASTER FINCH: Understood. 18 MR. STRALOW: It was given as an order of magnitude between the church and -- and this 19 20 warehouse distribution use. 21 HEARING MASTER FINCH: Okay. Understood. 22 Thank you so much. If you could please sign in 23 with the clerk's office. 24 Development Services. 25 MR. LAMPKIN: Good evening. Tim Lampkin,

Development Services.

The applicant is seeking a Major

Modification to the existing Planned Development.

The PD 05-1916 as modified by PRS 12-0330. The applicant has requested to change the land use from religious institution and private school encompassing a total 298,600 square feet to 382,500 square feet of warehouse distribution with 40,000 square feet of office.

The subject property is located within 116 acres, on the south side of Interstate-4 and north of East Columbus Drive. The site is located within the Urban Service Area and located within the limits of the East Lake-Orient Park Community Planning Area.

In the general vicinity, the site is surrounded by PD zoning, Residential Single-Family Conventional, the Duplex Conventional, and Commercial and Intensive Commercial zoning.

The proposed warehouse distribution office uses are consistent with the surrounding uses, including vacant residential, the Centrex DRI development to the east of the subject property with PD 84-0177 located to the west and approved for 293,000 square feet office, a 250-foot room

hotel, and a 520,000 square feet of office uses, and additional retail.

The project proposes three buildings that are shown on the general development plan with building No. 1 comprising 204,000 square feet.

Building No. 2 comprising 178,500 square feet. And building No. 3 comprising 40,000 square feet of office space.

The applicant is proposing a 75-foot landscape buffer along the east side of the property. Additionally, there are three retention ponds located immediately west of the buffer area, creating a significant separation from the residential property located east of the subject site.

To the southwest and north is extensive wetland area between the site and the adjacent properties. The application does not request any variations to the Land Development Code, and the site will comply with and conform to all applicable policies and regulations, including but not limited to the Hillsborough County Land Development Code.

The Planning Commission has reviewed the proposed development relative to Policy 19.1 specifically, which requires properties 10 acres or

	Page 76
1	greater in the UMU-20 to have two land uses, and
2	it's been found to meet the intent of the mixed-use
3	policies with the 40,000-square-foot of office
4	space which comprise of 10 percent of the primary
5	use.
6	The proposed project with the proposed
7	development standards, existing scale, and
8	restrictions is found to be compatible with nearby
9	development patterns.
10	Based upon the above, staff finds the
11	request approvable. And that concludes my
12	presentation, unless there are any questions.
13	HEARING MASTER FINCH: No questions, but
14	thank you so much for that.
15	Planning Commission.
16	MS. PAPANDREW: Good evening. Andrea
17	Papandrew, Planning Commission staff.
18	Subject property is within the Urban
19	Mixed-Use-20 Future Land Use Category and the
20	Residential-12 Future Land Use Category. It's
21	within the Urban Service Area and the East
22	Lake-Orient Park Community Plan.
23	The site is surrounded by the Research
24	Corporate Park category to the north and east,
25	Residential-12 to the east, Light Industrial, and

1 Light Industrial planned to the south, and Office
2 Commercial-20 to the west.

Existing uses in the immediate surrounding area consists of the Corporex Park to the northeast, residential to the east, light industrial to the south, and water and wetlands to the north and east. Excuse me. North and west.

Subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element, 80 percent of the County's growth is to be directed.

Policy 1.4 requires all new development to be compatible with the surrounding area knowing that compatibility does not mean the same as.

Rather it refers to sensitivity of development proposals in maintaining the character of existing development.

The proposed warehouse distribution and office uses in the Urban Service Area is compatible with the existing character of development in the area. And it is located adjacent to a principal arterial roadway where a corporate park and light industrial uses.

The proposed rezoning meets the intent of Objective 16 and its neighborhood protection

policies. The proposed warehouse distribution, office uses are consistent with the surrounding uses, and the typical uses that are intended for the Urban Mixed-Use-20 Future Land Use Category.

The Urban Mixed-Use-20 category allows for a maximum of 1.0 FAR, and the request is up to a .13 FAR due to sensitivity of the wetlands on-site and the residential uses to the east.

The request does not include any waivers to setbacks or buffers, and the proposed stormwater ponds in the southeastern portion of the site serve as a buffer to the residential uses to the east.

They're approximately 70.58 acres of wetlands present in the property, which is over the 25 percent threshold outlined in Policy 13.3. The proposed 422,500 square feet of building area is under the maximum permitted and it's consistent with Policy 13.3.

Given that there is a separate approval process for wetland impacts with Environmental Protection Commission and they currently do not object, Planning Commission staff finds the request consistent with Objective 13 and associated policies in the Future Land Use Element and Objective 3.5 and associated policies and the

Page 79 environmental sustainability element. 1 According to Policy 19.1, properties 10 acres or greater in the Urban Mixed-Use-20 are required to have two land uses. The 40,000 square 4 5 feet of office proposed is over the 10 percent requirement and meets the intent of the mixed-use 6 policies. The subject site meets the intent of the 9 East Lake-Orient Park Community Plan. The plan desires to provide opportunities for business 10 growth and jobs, which is the proposed use intends. 11 12 Based upon the above considerations, 13 Planning Commission staff finds the proposed Major 14 Modification consistent with the Future of 15 Hillsborough Comprehensive Plan for unincorporated 16 Hillsborough County subject to the conditions 17 proposed by Development Services Department. Thank 18 you. 19 HEARING MASTER FINCH: Thank you. 20 appreciate it. 21 Is there anyone in the room or online that 22 would like to speak in support? 23 Seeing no one, anyone in opposition to this 24 request? No one. All right. Mr. Grady, anything else? 25

	Page 80
1	MR. GRADY: Nothing further.
2	HEARING MASTER FINCH: All right.
3	Mr. Stralow, you can have the last word. All
4	right. Thank you. I appreciate it.
5	We'll close Major Modification 21-0963 and
6	go to the next case.
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### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, July 25, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:20 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

Page 12 HEARING MASTER FINCH: Just to be clear 1 2 then, if you are here for the first item on the agenda, Major Modification 19-0521, if you're here or online, that application has been withdrawn and 4 5 will not be heard this evening. 6 Mr. Grady, you want to continue with the rest of the agenda changes? 8 MR. GRADY: Yes. That concludes the changes to the agenda, and I'll go -- I'll now go through 9 the published withdrawals and continuances 10 beginning on page 4 of the agenda. 11 The first item is item A-1, Rezoning-PD 12 13 20-1142. This application is out of order to be 14 heard and is being continued to the August 15th, 15 2022, Zoning Hearing Master Hearing. 16 Item A-2, Major Mod Application 21-0963. 17 This application is out of order to be heard and is 18 being continued to the August 15th, 2022, Zoning 19 Hearing Master Hearing. 20 Item A-3, Major Mod Application 22-0109. 21 This application is out of order to be heard and is 22 being continued to the August 15th, 2022, Zoning 23 Hearing Master Hearing.

Executive Reporting Service

Item A-4, Rezoning-PD 22-0181.

application is being continued by staff to the

24

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

	X
IN RE:	)
ZONE HEARING HEARINGS	MASTER )
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, June 13, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:56 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Page 11 1 2022, Zoning Hearing Master Hearing. Item A-2, Major Mod Application 21-0963. This application is out of order to be heard and is being continued to the July 25th, 2022, Zoning Hearing Master Hearing. 6 Item A-3, Major Mod Application 21-1270. This application is being withdrawn by the Zoning Administrator in accordance with the Land 8 Development Code Section 10.03.02.C.2. 10 A-4, as I noted the change to the agenda, is being continued to the August 15th Zoning Hearing 11 12 Master Hearing as RZ-PD 21-1321. 13 Item A-5, Major Mod Application 21-1334. 14 This application is being withdrawn by the Zoning 15 Administrator in accordance with LDC Section 16 10.03.02.C.2. 17 Item A-6, Rezoning-PD 22-00 -- RZ-PD 18 22-0075. This application is out of order to be 19 heard and is being continued to the July 25th, 20 2022, Zoning Hearing Master Hearing. 21 Item A-7, Major Mod Application 22-0087. 22 This application is being continued by the 23 applicant to the July 25th, 2022, Zoning Hearing 24 Master Hearing. 25 Item A-8, Major Mod Application 22-0109.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:	)
ZONE HEARING MASTER HEARINGS	)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, May 16, 2022

TIME:

Congluding at 10:14 p.m.

Concluding at 10:14 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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(800) 337-7740

Page 9 dealing with for the past week, I have not been 1 2 able to prepare for this hearing and request a continuance to the July hearing, please. 4 HEARING MASTER FINCH: Okay. Is there 5 anyone in the room or online that would like to 6 speak to the continuance only of Rezoning 22-0456? Seeing no one in the room, no one online. 8 All right. Then with that, we'll continue Rezoning 22-0456 to the July 25th Zoning Hearing 9 10 Master Hearing at 6:00 p.m. 11 Mr. Grady, thank you. 12 MR. GRADY: That concludes the changes to 13 the published agenda. I'll now go through the 14 published withdrawals and continuances beginning on 15 page 4 of the agenda. 16 The first item is item A-1, Rezoning-PD 17 21-0745. The applicant is being continued by the 18 applicant to the June 13, 2022, Zoning Hearing 19 Master Hearing. 20 Item A-2, Major Mod 21-0963. 21 application is out of order to be heard and is 22 being continued to the June 13, 2022, Zoning 23 Hearing Master Hearing. 24 Item A-3, Major Mod Application 21-1270. 25 This application is out of order to be heard and is

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

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, April 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 7:37 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Page 8 was kind of short, Mr. Grady. Thank you, go ahead. 1 MR. GRADY: Those are the two changes on the published agenda. Now I'll go through the published withdrawals and continuances beginning on 5 page 4 of the agenda. 6 The first item is item Rezoning-PD 18-0798. This application is out of order to be heard and is 8 being continued to the May 16, 2022, Zoning Hearing Master Hearing. 9 Item A-2, Rezoning-PD 20-1142. 10 application has been continued by the applicant to 11 12 the June 13, 2022, Zoning Hearing Master Hearing. 13 Item A-3, Rezoning-PD 20-1253. petition -- this application is out of order to be 14 15 heard and is being continued to the May 16, 2022, 16 Zoning Hearing Master Hearing. 17 Item A-4, Major Mod Application 21-0963. 18 This application is out of order to be heard and is being continued to the May 16, 2022, Zoning Hearing 19 20 Master Hearing. 21 Item A-5, Major Mod Application 21-1270. 22 This application is out of order to be heard and is 23 being continued to the May 16, 2022, Zoning Hearing 24 Master Hearing. 25 Item A-6, Rezoning-PD 21-1321.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:	)
ZONE HEARING HEARINGS	MASTER )

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, March 14, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:07 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Page 12 within the boundaries of the Land Development Code 1 for them to be heard. So given that, I will grant the continuance to the May 16, 2022, hearing at 6:00 p.m. for Rezoning-PD 21-1337. 4 5 Mr. Grady. 6 MR. GRADY: The final change on the agenda is on page 6, item C-1, Rezoning-PD 22-0766. Just 8 correcting some of the information on the agenda item with respect to the applicant name, the --10 correcting the acreage on the agenda and plan category. So, yeah, just clerical corrections on 11 12 the record for that item. 13 That concludes the changes of the agenda. 14 I'll now go through the published withdrawals and 15 continuances beginning on page 4 of the agenda. 16 The first item is agenda item A-1, 17 Rezoning 20-1253. This application is being 18 continued by the applicant to the April 18, 2022, 19 Zoning Hearing Master Hearing. 20 Item A-2, Major Mod Application 21-0963. 21 This application is out of order to be heard and is 22 being continued to the April 18, 2022, Zoning 23 Hearing Master Hearing. 24 Item A-3 was withdrawn as noted in the 25 changes to the agenda.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:	)
ZONE HEARING MASTER HEARINGS	) ) )

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, February 14, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 8:48 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Page 9 I'll now go through the published 1 2 withdrawals and continuances beginning on page 4 of the agenda. First item is item A-1, Rezoning-PD 20-1142. This is -- this application has been 4 continued by the applicant to April 18th, 2022, 5 Zoning Hearing Master Hearing. 6 Item A-2, Rezoning-PD 20-1253. 8 application is being continued by the applicant to the March 14, 2022, Zoning Hearing Master Hearing. 9 Item A-3, Rezoning-PD 21-0863. 10 application is being withdrawn from the Zoning 11 12 Hearing Master process. 13 Item A-4, Rezoning-PD 21-0959. 14 application is being continued by the applicant to 15 the March 14, 2022, Zoning Hearing Master Hearing. 16 Item A-5, Rezoning-PD 21-0962. 17 application is being continued by staff to the 18 March 14, 2022, Zoning Hearing Master Hearing. 19 Item A-6, Major Mod Application 21-0963. 20 This application is out of order to be heard and is 21 being continued to the March 14, 2022, Zoning 22 Hearing Master Hearing. 23 Item A-7, Major Mod Application 21-1106. 24 This application is out of order to be heard and is 25 being continued to the March 14, 2022, Zoning

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

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

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, January 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 10:27 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

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Page 9 Item A-5, Rezoning-PD 21-0647. 1 application is being withdrawn by the building administrator in accordance with LDC Section 10.03.02.C.2. 5 Item A-6, Rezoning-PD 21-0863. 6 application is being continued by the applicant to the February 14th, 2022, Zoning Hearing Master Hearing. 9 Item A-7, Rezoning-PD 21-0959. application is being continued by the applicant to 10 the February 14th, 2022, Zoning Hearing Master 11 12 Hearing. 13 Item A-8, Major Mod Application 21-0963. 14 This application is out of order to be heard and is 15 being continued to the February 14th, 2022, Zoning 16 Hearing Master Hearing. 17 Item A-9, Major Mod Application 21-1106. 18 This application is being continued by the applicant to the February 14th, 2022, Zoning 19 20 Hearing Master Hearing. 21 Item A-10, Major Mod Application 21-1108. 22 This application is out of order to be heard and is 23 being continued to the February 14, 2022, Zoning 24 Hearing Master Hearing. 25 Item A-11, Rezoning-PD 21-1231.

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, December 13, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:10 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
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	Page 9
1	application is being continued by the applicant to
2	the January 18, 2022, Zoning Hearing Master
3	Hearing.
4	Item A-8, Rezoning-PD 21-0748. This
5	application is being continued by the staff to the
6	January 18, 2022, Zoning Hearing Master Hearing.
7	Item A-9, Rezoning-PD 21-0863. This
8	application is being continued by the applicant to
9	the January 18, 2022, Zoning Hearing Master
10	Hearing.
11	Item A-10, Rezoning-PD 21-0864. This
12	application is being continued by the applicant to
13	the January 18, 2022, Zoning Hearing Master
14	Hearing.
15	Item A-11, Rezoning-PD 21-0959. This
16	application is being continued by the applicant to
17	the January 18, 2022, Zoning Hearing Master
18	Hearing.
19	Item A-12, Rezoning-PD 21-0962. This
20	application is out of order to be heard and is
21	being continued to the February 14, 2022, Zoning
22	Hearing Master Hearing.
23	Item A-13, Major Mod Application 21-0963.
24	This application is out of order to be heard and is
25	being continued to the January 18, 2022, Zoning

Page 10 1 Hearing Master Hearing. Item A-14, Rezoning-PD 21-1042. application is being continued by the applicant to the January 18, 2022, Zoning Hearing Master 5 Hearing. Item A-15, Major Mod Application 21-1106. 6 This application is being continued by the 8 applicant to the January 18, 2022, Zoning Hearing Master Hearing. Item A-16, Major Mod Application 21-1108. 10 11 This application is being continued by the 12 applicant to the January 18, 2022, Zoning Hearing 13 Master Hearing. Item A-17, Major Mod Application 21-1226. 14 15 This application is being continued by the 16 applicant to the January 18, 2022, Zoning Hearing 17 Master Hearing. 18 Item A-18, Rezoning-PD 21-1231. 19 application is being continued by staff to the 20 January 18, 2022, Zoning Hearing Master Hearing. 21 Item A-19, Major Mod Application 21-1270. 22 This application is out of order to be heard and is 23 being continued to the January 18, 2022, Zoning 24 Hearing Master Hearing. 25 Item A-20, Rezoning-PD 21-1321.

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

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, November 15, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 9:16 p.m.

PLACE:

Cisco Webex

Reported By:

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

Page 8 1 Hearing. Item A-9, Rezoning-PD 21-0745, this application is out of order to be heard and is being continued to the December 13, 2021, Zoning 5 Hearing Master Hearing. Item A-10, Rezoning-PD 21-0748. 6 application is being continued by staff to the 8 December 13, 2021, Zoning Hearing Master Hearing. 9 Item A-11, Rezoning-PD 21-0863. application is being continued by the applicant to 10 the December 13th, 2021, Zoning Hearing Master 11 12 Hearing. 13 Item A-12, Rezoning-PD 21-0864. 14 application is being continued by the applicant to 15 the December 13th, 2021, Zoning Hearing Master 16 Hearing. 17 Item A-13, Major Mod Application 21-0884. 18 This application is out of order to be heard and is 19 being continued to the December 13, 2021, Zoning 20 Hearing Master Hearing. 21 Item A-14, Rezoning-PD 21-0959. This 22 application is being continued by the applicant to 23 the December 13, 2021, Zoning Hearing Master 24 Hearing. 25 Item A-15, Major Mod Application 21-0963.

	Page 9
1	This application is out of order to be heard and is
2	being continued to the December 13, 2021, Zoning
3	Hearing Master Hearing.
4	Item A-16, Rezoning-PD 21-1092. This
5	application is out of order to be heard and is
6	being continued to the December 13, 2021, Zoning
7	Hearing Master Hearing.
8	Item A-17, Major Mod Application 21-1106.
9	This application is being continued by the
10	applicant to the December 13, 2021, Zoning Hearing
11	Master Hearing.
12	Item A-18, Major Mod Application 21-1108.
13	This application is being continued by the
14	applicant to the December 13, 2021, Zoning Hearing
15	Master Hearing.
16	Item A-19, Major Mod Application 21-1196.
17	This application is out of order to be heard and is
18	being continued to the December 13, 2021, Zoning
19	Hearing Master Hearing.
20	Item A-20, Rezoning Standard 21-1208. This
21	application is out of order to be heard and is
22	being continued to the December 13, 2021, Zoning
23	Hearing Master Hearing.
24	Item A-21, Major Mod Application 21-1222.
25	This application is being withdrawn from the Zoning

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

	X
IN RE:	)
ZONE HEARING MASTER HEARINGS	)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, September 13, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 p.m.

PLACE:

Cisco Webex

Reported By:

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

	Page 11
1	applicant to the October 18, 2021, Zoning Hearing
2	Master Hearing.
3	Item A-17, Major Mod Application 21-0877.
4	This application is out of order to be heard and is
5	being continued to the October 18, 2021, Zoning
6	Hearing Master Hearing.
7	Item A-18, Rezoning-PD 21-0959. This
8	application has been continued by the applicant to
9	the October 18, 2021, Zoning Hearing Master
10	Hearing.
11	Item A-19, Rezoning-PD 21-0961. This
12	application is out of order to be heard and is
13	being continued to the October 18, 2021, Zoning
14	Hearing Master Hearing.
15	Item A-20, Rezoning-PD 21-0962. This
16	application is out of order to be heard and is
17	being continued to the October 18, 2021, Zoning
18	Hearing Master Hearing.
19	Item A-21, Major Mod 21-0963. This
20	application is out of order to be heard and is
21	being continued to the November 15, 2021, Zoning
22	Hearing Master Hearing.
23	Item A-22, Rezoning-PD 21-0969. This
24	application is being continued by the applicant to
25	the October 18, 2021, Zoning Hearing Master

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 1 OF 5
DATE/TIME: 8-15-	2022 6pm HEARING MASTER: Susan Finch
PLEASE PRINT CL	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Kami' Con bett
22-0802	MAILING ADDRESS 1818 Kemely 31d Ste 2400
	CITY THUMA STATE ZIP3362 PHONE 8D \$23-842
APPLICATION #	NAME Jim Porter
22-0944	MAILING ADDRESS 401 6. Jucksmft. Suite 1700 37602
	CITY Tampa STATE FL ZIP33602 PHONE 813)204-5060
APPLICATION #	PLEASE PRINT JAX A. Mafflg
22.0944	PLEASE PRINT JAX A. MUFFIG  MAILING ADDRESS 102 5Th AVF 5-E  CITY LUTZ STATE EL ZIP 3354 PHONE 949-222 4
	CITY LUTZ STATE EL ZIP 3354 PHONE 949-2224
APPLICATION #	NAME Renee Bayless
22-0944	MAILING ADDRESS 403 STRATHAVEN CT
*	CITY LUTZ STATE FL ZIB3549 PHONE 989-9540
APPLICATION #	NAME Michael Burger
22-0944	MAILING ADDRESS 302 LOVEKALL COURT
	CITY LANE STATE L ZIP 3354 PHONE 8 B 918 1293
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

SIGN-IN SHEET: RFR, ZHM, PHM	, LUHO	PAGE $\frac{2}{\sqrt{5}}$ OF $\frac{5}{\sqrt{5}}$
DATE/TIME: 8-19-22 6 pm	HEARING MASTER:	Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT V **APPLICATION #** MAI 20-1142 MAILING ADDRESS |403| N. DALE MABBY HWY CITY TAMPA STATE FL ZIP33618 PHONE (813)962 623 PLEASE PRINT NAME NEARE STRALOW **APPLICATION #** 11-0963 MAILING ADDRESS 501 E Kennady Blid Softe 1010 CITY Topa STATE FL ZIP 3360 PHONE 727 409 PLEASE PRINT **APPLICATION #** NAME TU MAI MAILING ADDRESS 4031 N, Dave Maby Hwy 21-1321 CITY TAMPA STATE PL ZIP 33618 PHONE (873)962-6230 PLEASE PRINT APPLICATION # NAME 72-0369 MAILING ADDRESS SLZSW ORFNSHALL FCZIP S363 PHONE 813 806-20986 NAME Kami Cor be APPLICATION # MAILING ADDRESS 1012 Come of 22-0559 CITY TAMBA STATE ZIP ZIP 3 COPHONE 3-277 842 NAME RUSS Greer Progressive Capital Group **APPLICATION #** 22-0559 MAILING ADDRESS 400 N. New YORK Ave, Ste 101 CITY Winter Park STATE FL ZIP 32789 PHONE 770 3297850

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

DATE/TIME: 8-15-22 6 pm HEARING MASTER: Susan Finch

PLEASE PRINT CLE	CARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT Dame Maier
RZ-PD 22-0565	MAILING ADDRESS 101 E. FEMOLY Blvd., 5te. 3700  CITY Topa STATE FL ZIP 33602 PHONE 813-506-5187
APPLICATION #	PLEASE PRINT ODD AMADEN
22-0685	MAILING ADDRESS 35/5 PALM ZIVEN 20  CITY AM STATE EL ZIP 334/9 PHONE \$1362/784/
APPLICATION #	PLEASE PRINT DE LEN RU
22-0685	MAILING ADDRESS SOZ3 W. LAVEEL ST CITY THA STATE ZIP PHONE OC39
APPLICATION #	NAME Kami Corbett
72-0685	MAILING ADDRESS 161 & Kemel   Ste. 2700  CITY MAMPA STATE ZIPSSDZ PHONE 3-727-842
APPLICATION #	PLEASE PRINT ROXANN Back.
22-0685	MAILING ADDRESS 4022 Crestwood Dr
	CITY Valvico STATE FL ZIP 3359 PHONE 262-361-252
APPLICATION #	PLEASE PRINT PON SMITH
22-0685	MAILING ADDRESS 3305 LITTLE RU
	CITY VALLUCO STATE FL ZIP 3396 PHONE 813 833

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

PAGE COF 5

DATE/TIME: 8-15-2022 6 pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME KAREN & Peter DUCAT APPLICATION # MAILING ADDRESS 3303 Little Rd 22-0685 CITY Valuico STATE FL ZIP33596 PHONE 684-3840 NAME AND DILLOUR **APPLICATION #** MAILING ADDRESS 3010 W. Attell St. Ste 150 2 22-0685 CITY TAMPOR STATE FL ZIP 33/00 PHONE 8/3 22339/9 PLEASE PRINT **APPLICATION #** CITY CORNALY STATE FE ZIP 33760 PHONE 524 APPLICATION # MAILING ADDRESS 401 9 JACKSONST CITY TUMIN STATE ZIP336 PHONE 3-731-7994 PLEASE PRINT NAME Rosa Eleus Javes **APPLICATION #** MAILING ADDRESS 815W Bou jaunillea Ave 22-0859 CITY Taupe STATE FL ZIP 33612 PHONE 8133776842 NAME Larry Adams **APPLICATION #** MAILING ADDRESS 9604 Six Mile Creek Rd 72-0859 CITY Taked STATE F1 ZIP 33610 PHONE 813-468-4542

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

PAGE  $\underline{5}$  OF  $\underline{5}$ 

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	NAME William Molley
22-0863	MAILING ADDRESS 3255 BLA
	CITY Tony STATE F CZIP PHONE
APPLICATION #	NAME Isabelle albert
22-0863	MAILING ADDRESS 1000 N. ashley Dr.
	CITY Tempe STATE PC ZIP 53602 PHONE 813 3310976
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
*	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
<b>B</b> .	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 8/15/2022

HEARING MASTER: Susan Finch PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0802	Kami Corbett	1. Application Presentation Packet	No
RZ 22-0944	Jay Muffly	1. Opposition Presentation Packet	No
MM 21-0963	Neale Stralow	1. Application Presentation Packet	No
RZ 21-1321	Tu Mai	1. Proponent Presentation Packet	No
RZ 22-0369	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0559	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Jaime Maier	2. Application Presentation Packet	No
RZ 22-0685	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0685	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0685	Roxanne Back	3. Opponent Presentation Packet	No
RZ 22-0685	Roxanne Back	4. Opponent Presentation Packet	No
RZ 22-0685	Karen Ducat	5. Opposition Presentation Packet	No
RZ 22-0685	Anna Ritenour	6. Application Presentation Packet	No
RZ 22-0859	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0859	Julia Mandell	2. Application Presentation Packet	No
MM 22-0863	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0863	Isabelle Albert	2. Application Presentation Packet	No

### AUGUST 15, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 15, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

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

### A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, introduced staff and reviewed the changes.

### D.4. MM 22-0109

- ▶ Brian Grady, Development Services, announces MM 22-0109 was withdrawn.
- Brian Grady, Development Services, continued review of the withdrawals/continuances.
- Susan Finch, ZHM, overview of ZHM process.
- Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.
- Susan Finch, ZHM, Oath.
- B. REMANDS
- C. REZONING STANDARD (RZ-STD):

### C.1. RZ 22-0802

- ▶ Brian Grady, Development Services, calls RZ 22-0802.
- Kami Corbett, applicant rep, presents testimony and submits exhibits.
- Christopher Grandlienard, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0802.

### C.2. RZ 22-0944

- ▶ Brian Grady, Development Services, calls RZ 22-0944.
- Jim Porter, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Jim Porter, applicant rep, answers ZHM question.
- Christopher Grandlienard, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents.
- Jay Muffly, opponent, presents testimony and submits exhibits.
- Renee Bayless, opponent, presents testimony.
- Michael Burger, opponent, presents testimony.
- Susan Finch, ZHM, calls for Development Services.
- Brian Grady, Development Services, presents testimony.
- James Ratliff, Development Services Transportation, presents testimony.
- Brian Grady, Development Services, continues testimony.
- Susan Finch, ZHM, calls for applicant rep.
- Jim Porter, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 22-0944.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

### D.1. RZ 22-1142

- ▶ Brian Grady, Development Services, calls RZ 22-1142.
- Tu Mai, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Tu Mai, applicant rep, answers ZHM questions.

### MONDAY, AUGUST 15, 2022

- Michelle Heinrich, Development Services, staff report.
- Susan Finch, ZHM, question to Development Services.
- Michelle Heinrich, Development Services, answers ZHM question.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, question to Planning Commission.
- Andrea Papandrew, Planning Commission, answers ZHM question and continues testimony.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Tu Mai, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 22-1142.

### D.2. MM 21-0963

- ▶ Brian Grady, Development Services, calls MM 21-0963.
- ▶ Neale Stralow, applicant rep, presents testimony and submits exhibits.
- Susan Finch, ZHM, question to applicant rep.
- ▶ Neale Stralow, applicant rep, answers ZHM question.
- Tim Lampkin, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0963.

### D.3. RZ 21-1321

- ▶ Brian Grady, Development Services, calls RZ 21-1321.
- Tu Mai, applicant rep, presents testimony and submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- Tu Mai, applicant rep, answers ZHM questions.

### MONDAY, AUGUST 15, 2022

- Tania Chapela, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Planning Commission.
- Andrea Papandrew, Planning Commission, answers ZHM guestions.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- Andrea Papandrew, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls for applicant rep.
- Tu Mai, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 21-1321.

### D.5. RZ 22-0369

- ▶ Brian Grady, Development Services, calls RZ 22-0369.
- Albert Docobo, applicant rep, presents testimony.
- Tania Chapela, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Tania Chapela, Development Services, answers ZHM questions.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- Tania Chapela, Development Services, presents testimony.
- Susan Finch, ZHM, questions to Development Services.
- Tania Chapela, Development Services, answers ZHM questions.
- Susan Finch, ZHM, questions to applicant rep.
- Albert Docobo, applicant rep, answers ZHM questions.
- Susan Finch, ZHM, closes RZ 22-0369.

### D.6. RZ 22-0559

- ▶ Brian Grady, Development Services, calls RZ 22-0559.
- Kami Corbett, applicant rep, presents testimony.
- Susan Finch, ZHM, question to applicant rep.
- Kami Corbett, applicant rep, answers ZHM question and continues testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Kami Corbett, applicant rep, answers ZHM questions.
- Sam Ball, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Kami Corbett, applicant rep, presents rebuttal.
- Susan Finch, ZHM, Oath.
- Russ Greer, applicant rep, presents testimony.
- Susan Finch, ZHM, closes RZ 22-0559.
- Susan Finch, ZHM, breaks.
- Susan Finch, ZHM, resumes hearing.

### D.7. RZ 22-0565

- ▶ Brian Grady, Development Services, calls RZ 22-0565.
- Jaime Maier, applicant rep, presents testimony and submits exhibits.
- Susan Finch, ZHM, question to applicant rep.
- Jaime Maier, applicant rep, answers ZHM question and continues testimony.
- Tania Chapela, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.

### MONDAY, AUGUST 15, 2022

- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- Susan Finch, ZHM, calls for applicant rep/closes RZ 22-0565.

### D.8. RZ 22-0685

- ▶ Brian Grady, Development Services, calls RZ 22-0685.
- Kami Corbett, applicant rep, presents testimony and submits exhibits.
- Todd Amaden, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony.
- Kami Corbett, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Richard Perez, Development Services Transportation, answers ZHM questions.
- Susan Finch, ZHM, calls for proponents/opponents.
- Roxanne Back, opponent, presents testimony and submits exhibits.
- Ron Smith, opponent, presents testimony.
- Susan Finch, ZHM, calls for Development Services/questions to Development Services Transportation.
- ► Richard Perez, Development Services Transportation, answers ZHM questions.
- Susan Finch, ZHM, calls for applicant rep.
- Kami Corbett, applicant rep, presents rebuttal.
- Todd Amaden, applicant rep, presents rebuttal.
- Kami Corbett, applicant rep, continues rebuttal.
- Anna Ritenour, applicant rep, presents testimony.

### MONDAY, AUGUST 15, 2022

- ► Kami Corbett, applicant rep, continues rebuttal.
- Susan Finch, ZHM, closes RZ 22-0685.

### D.9. RZ 22-0859

- ▶ Brian Grady, Development Services, calls RZ 22-0859.
- Julia Mandell, applicant rep, presents testimony and submits exhibits.
- Sean Cashen, applicant rep, presents testimony.
- Susan Finch, ZHM, question to applicant rep.
- Sean Cashen, applicant rep, answers ZHM question.
- Julia Mandell, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Julia Mandell, applicant rep, answers ZHM question.
- Tim Lampkin, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Tim Lampkin, Development Services, answers ZHM questions.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents.
- Rosa Elena Jaico, opponent, presents testimony.
- Susan Finch, ZHM, questions to opponent.
- Rosa Elena Jaico, opponent, answers ZHM question.
- Susan Finch, ZHM, Oath.
- Larry Adams, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- Julia Mandell, applicant rep, presents rebuttal.
- Sean Cashen, applicant rep, presents rebuttal.

- Julia Mandell, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 22-0859.

### D.10. MM 22-0863

- ▶ Brian Grady, Development Services, calls MM 22-0863.
- William Molloy, applicant rep, presents testimony.
- Isabelle Albert, applicant rep, presents testimony and submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- Isabelle Albert, applicant rep, answers ZHM questions and continues testimony.
- Susan Finch, ZHM, questions to applicant rep.
- ► Isabelle Albert, applicant rep, answers ZHM questions.
- Israel Monsanto, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Planning Commission.
- Andrea Papandrew, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- William Molloy, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes MM 22-0863.
- E. ZHM SPECIAL USE

### ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.

Applica	tion No	MM	21-0963
	Neale		ralen
Entered	at Public	Heari	ng: ZHM
Exhibit			e: 8-19-22

MM 21-0963

Zoning Hearing Master

August 15, 2022

### **Proposed Wetland Impacts**

The following information is provided in support of the Major Modification application. These materials were previously submitted to HCEPC and the Planning Commission in support of the Major Modification application and the approved companion CPA 21-06 Large Scale Land Use Plan Amendment.

- A. Michael Thompson Environmental Protection Commission of Hillsborough County (Letter dated April 20, 2022)
  - 1. Provide a site plan with the approved wetland lines.

Response: A revised digitally signed and sealed survey was submitted to EPC on June 29, 2022, including the missing wetland. All wetland lines are represented in the Planned Development Site Plan submitted to Development Services Department on July 15, 2022, and attached herein.

The application depicts two large warehouses and an office. Please explain why a one
warehouse and office plan that significantly reduces wetland impacts would not be a
reasonable use of the site considering the extensive areas of wetlands on this property.

Response: The two-building plan is the most efficient use of the area while trying to maximize the square footage that we can develop, trying to limit our wetland impacts, and to meet national industry standards, and economic realities.

A one-building plan would result in a reduced square footage due to the fact that there is a limit to how deep the warehouse/distribution buildings can be and still meet national industry standards. The ideal depth for a rear load building is what we show on our drawings (210' to 240'). If it were a one rear load building design, then we would need to increase the depth to 310', a maximum industry depth that we would be willing to construct. This would cause an overall square footage reduction of over 100,000 square feet and not be market feasible.

Alternatively, a facility layout with docks on both sides of the building and increase our building depth, but this wouldn't reduce the wetland impacts due to the fact that the minimum depths for that type of facility would result in equal or greater square footage of building. In addition, we were attempting to face docks away from adjacent properties in an effort to reduce outside views of the docks.

To reduce wetland impacts, could the building development shift east into upland parcels that are currently depicted as stormwater ponds, which would then allow the ponds to be reshaped around existing wetlands.

Response: Unfortunately, no. The proposed buildings are required to be located within the UMU-20 FLU limits. The buildings are located as far to the east as possible on the site. The eastern portion of the property has a R-12 FLU. It is being used for vehicular circulation, tree preservation, stormwater, and landscape buffering.

4. To reduce or eliminate impacts to Wetland 1, could the eastern warehouse building be reduced in length and shifted south.

Response: This option was studied by the design team. It is possible to modify the site plan to avoid impacts to Wetland 1, however, it would reduce the overall square footage between the two buildings by more than 50,000 square feet. Scannell studied this impact against the project economics and that loss of square footage had enough impact that we aren't able to meet our underwriting metrics for the site.

While there is high demand in the marketplace that is discussed in number 5 below, there are other market factors that are having big impacts on our proforma, and the loss of square footage will only make things more problematic. Scannell's development model depends on our ability to sell these buildings once they are complete and leased up. There are currently fewer buyers in the market and the purchase prices on buildings is going down as interest rates are going up on a national level. In addition, construction costs continue to rise which is a current and future risk to our economics, once we get to the point that we have our approvals and move forward with the project.

5. In the EPC Basis of Review and the EPC Wetland Rule, "reasonable use" means an actual, present use or activity on a parcel of real property or such reasonably foreseeable, nonspeculative land uses which are suitable for the subject parcel of property, and which are compatible with adjacent land uses. Please provide additional information on proposed end users to provide assurance that the proposal is a reasonably foreseeable, nonspeculative land use. How many distinct warehouse users are anticipated?

Response: Scannell is confident there will be demand for these buildings once we can demonstrate to end users that development approvals are in place, and we can market the site plan that has been permitted to be developed. We have strong relationships nationwide with clients such as FedEx, Home Depot, General Mills, and other national brands that are wanting to expand their footprint in the Tampa market. We have had confidential conversations and we feel confident that these users are going to want to lease space at this location. Unfortunately, as stated above, no user has signed a commitment at this time and will not until we can demonstrate that the project is approved to move forward to construction.

The types of end users that will want to lease these types of buildings are going to be last-mile delivery facilities. There is a strong need for industrial users to serve Tampa's urban core. With the growth of e-commerce, last-mile delivery and challenges associated with supply chain disturbances, distribution users have a need to be closer to their final delivery

<u>destinations to better serve their communities in a cost effective, timely and reliable manner.</u>

To illustrate our confidence that Scannell will be able to quickly lease up these buildings and not have them sitting vacant, please see the attached Exhibit A and Exhibit B. Exhibit A illustrates the current buildings that are under development and shows that there are 11 projects under construction which have approximately 1.6 Million square feet still vacant. JLL has informed us that approximately ½ of that square footage is currently under lease negotiation and will be coming off the vacancy list once those leases are signed. Exhibit B shows the demand in the Tampa market by showing the users that are actively looking for space in the market. This Exhibit shows between 25.7 Million to 32.7 Million square feet of users who want to lease space in Tampa. This is a very strong illustration of the lack of space in Tampa vs. the high demand which shows that lease-up of these buildings will likely not be an issue.

6. Can the remaining wetlands be placed in a Conservation Easement in order to prevent additional cumulative wetland impacts?

Response: The owner chooses not to place an easement on the remining wetlands.

- B. Michael Thompson Environmental Protection Commission of Hillsborough County (Agency Review Comment Sheet dated July 12, 2021)
  - 1. The Planned Development as proposed on the site plan would result in multiple wetland impacts for warehouse and office buildings which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). EPC staff recommends that the applicant redesign this site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to the EPC Wetlands rule, Chapter 1-11, Rules of the EPC and the adopted Basis of Review for Chapter 1-11. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.

Response: The Applicant has reviewed alternative designs and discussed site limitations and market constraints on modifying the building layout. These responses are noted in the preceding April 20, 2022, response and further discussed with the reviewer during a call on July 18, 2022. The proposed layout locates the buildings within the limits of the UMU-20 FLU category as required, they cannot be shifted further to eat as the R-12 FLU designation restricts the land use.

2. The subject property contains wetland/other surface waters (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.

Response: The revised signed and sealed wetland survey was submitted to HC EPC on June 29, 2022.

### **EXHIBIT B**

Mary Harriston Company	Water State of the		
	FI		
Retail	1,200,000 SF	1,200,000 SF	Pasco
TBD	1,200,000 SF	1,200,000 SF	Hills/Polk
Retail furniture	1,000,000 SF	1,200,000 SF	Central FL
TBD	1,000,000 SF	1,000,000 SF	Central FL
TBD	1,000,000 SF	1,000,000 SF	Central FL
TBD	800,000 SF	1,100,000 SF	Central Florida
	800,000 SF	1,000,000 SF	Central Florida
Food & Beverage	800,000 SF	1,000,000 SF	Tampa MSA
Medical	800,000 SF	1,000,000 SF	Central FL
Building Products	700,000 SF	1,000,000 SF	Tampa
Restaurant Supplies	700,000 SF	1,000,000 SF	West Central Florida
TBD	700,000 SF	700,000 SF	Central FL
conf.	600,000 SF	650,000 SF	Tampa
TBD	500,000 SF	700,000 SF	Tampa MSA
Logistics & Distribution	400,000 SF	400,000 SF	Tampa
TBD	400,000 SF	400,000 SF	Tampa
Logistics & Distribution	300,000 SF	600,000 SF	Tampa/Plant City
Retail	300,000 SF	440,000 SF	Tampa
TBD	300,000 SF	300,000 SF	Tampa/Pasco
Food & Beverage	300,000 SF	350,000 SF	Tampa
WH/Distribution	250,000 SF	300,000 SF	Plant City/Lakeland
TBD	250,000 SF	250,000 SF	TBD
TBD	250,000 SF	250,000 SF	Plant City
TBD	245,000 SF	245,000 SF	Airport
TBD	200,000 SF	500,000 SF	Central Florida
Food & Beverage	200,000 SF	275,000 SF	Tampa "core"
Food & Beverage	200,000 SF	250,000 SF	Tampa/Polk
Medical Marijuana	200,000 SF	250,000 SF	Tampa
TBD	200,000 SF	250,000 SF	Tampa Bay
TBD	250,000 SF	250,000 SF	Plant City
TBD	200,000 SF	200,000 SF	Lakeland/Polk County (multi-market)
TBD	150,000 SF	175,000 SF	East Tampa
TBD	150,000 SF	300,000 SF	East Tampa

Logistics &	150,000 SF	250,000 SF	East-Tampa
Distribution			
TBD	150,000 SF	225,000 SF	Plant CityLakeland
Distribution	150,000 SF	200,000 SF	Tampa
TBD	150,000 SF	200,000 SF	Tampa
TBD	150,000 SF	200,000 SF	Plant City
TBD	150,000 SF	150,000 SF	Plant City
Food & Beverage	150,000 SF	150,000 SF	Plant City
TBD	150,000 SF	150,000 SF	Plant City/Lakeland
Production &	150,000,05	150,000,05	Foot Towns
Distribution	150,000 SF	150,000 SF	East Tampa
TBD	150,000 SF	150,000 SF	Plant City
TBD	150,000 SF	150,000 SF	Manatee County
TBD	130,000 SF	130,000 SF	Airport
TBD	125,000 SF	175,000 SF	I-4 Corridor
TBD	125,000 SF	150,000 SF	Plant City & Lakeland
Agriculture	125,000 SF	150,000 SF	Hillsborough County
TBD	125,000 SF	125,000 SF	TBD
TBD	120,000 SF	160,000 SF	Plant City/Lakeland
TBD	100,000 SF	300,000 SF	Airport or Pasco
Food & Beverage	100,000 SF	200,000 SF	14/Polk Parkway
TBD (Data Center	100,000 31	200,000 31	1471 OIKT UTKWUY
Use)	100,000 SF	200,000 SF	NE Tampa
Healthcare/Life	100,000 SF	150,000 SF	Airport
Science			
TBD	100,000 SF	150,000 SF	East Side
Healthcare/Life Science	100,000 SF	150,000 SF	East Tampa
Logistics & Distribution	100,000 SF	150,000 SF	Tampa
TBD	100,000 SF	125,000 SF	Airport
Manufacturing	100,000 SF	100,000 SF	Pasco
Distribution	100,000 SF	100,000 SF	East Tampa
Logistics &			
Distribution	100,000 SF	100,000 SF	East Tampa
TBD	100,000 SF	100,000 SF	Tampa
La minting O			Central Florida (Tampa
Logistics &	100,000 SF	100,000 SF	Bay, Lakeland &
Distribution			Orlando)
	100 000 05	400.000.05	East Tampa to
TBD	100,000 SF	100,000 SF	Lakeland
Storage	100,000 SF	100,000 SF	Airport
Distribution	100,000 SF	100,000 SF	TBD
TBD	100,000 SF	100,000 SF	TBD
TBD	100,000 SF	100,000 SF	East Tampa
TBD	100,000 SF	100,000 SF	TBD
TBD	100,000 SF	100,000 SF	TBD

TBD	100,000,55	100,000,55	Pinellas, Polk,
IBD	100,000 SF	100,000 SF	Hillsborough, Pasco & Manatee
Food Processing	90,000 SF	250,000 SF	Tampa
Food Logistics	90,000 SF	120,000 SF	Tampa
Pallet Company	80,000 SF	125,000 SF	Lakeland
Building Products	80,000 SF	120,000 SF	Pinellas
Medical Mfg.	80,000 SF	115,000 SF	Airport/Pinellas
Manufacturing	80,000 SF	100,000 SF	Pinellas
TBD	80,000 SF	100,000 SF	Ft. Myers
TBD	80,000 SF	90,000 SF	Pinellas
Logistics & Distribution	75,000 SF	250,000 SF	I-4 Corridor
TBD	75,000 SF	125,000 SF	Pinellas
Appliance Retailer	75,000 SF	100,000 SF	Tampa/Orlando
Construction/Buildi		75,000 SF	East Tampa
g Materials	70.000.05	100,000,05	
TBD	70,000 SF	100,000 SF	East Tampa/Plant City
TBD	70,000 SF	80,000 SF	East Tampa
Logistics & Distribution	70,000 SF	70,000 SF	Plant City
TBD	65,000 SF	75,000 SF	East Tampa
Logistics & Distribution	60,000 SF	100,000 SF	Airport
TBD	60,000 SF	90,000 SF	Lakeland
TBD	60,000 SF	80,000 SF	East Tampa
TBD	60,000 SF	80,000 SF	Hillsborough County, East Tampa Preferred
Manufacturing	60,000 SF	80,000 SF	Hillsborough/Pinellas
Manufacturing	60,000 SF	80,000 SF	East Tampa
Retail	60,000 SF	75,000 SF	East Tampa
TBD	60,000 SF	65,000 SF	TBD
TBD	50,000 SF	250,000 SF	Polk, Hillsborough or Pinellas
Automotive	50,000 SF	125,000 SF	East Tampa
Medical Manufacturer	50,000 SF	100,000 SF	Tampa Bay
Logistics & Distribution	50,000 SF	100,000 SF	East Tampa to East Polk
Furniture Distribution	50,000 SF	100,000 SF	East Tampa
	50,000 SF	100,000 SF	Tampa
Manufacturing	50,000 SF	100,000 SF	Hillsborough or Pinellas County
TBD	50,000 SF	100,000 SF	East Tampa
	130,000 31	100,000 31	Last railipa

			Southern Pasco, NW
TBD	50,000 SF	100,000 SF	Hillsborough, North
			Pinellas County
TBD	50,000 SF	90,000 SF	Plant City/Lakeland
TBD	50,000 SF	80,000 SF	Airport
TBD	50,000 SF	75,000 SF	Tampa
3PL	50,000 SF	60,000 SF	Tampa
TBD	50,000 SF	60,000 SF	East Tampa
Construction/Buildin g Materials	50,000 SF	60,000 SF	Polk
TBD	50,000 SF	55,000 SF	East Tampa
Manufacturing	50,000 SF	50,000 SF	Pinellas
Event equipment rental company	50,000 SF	50,000 SF	East Tampa
TBD	50,000 SF	50,000 SF	Plant City
TBD	50,000 SF	50,000 SF	Airport
TBD	50,000 SF	50,000 SF	East Tampa
TBD	50,000 SF	50,000 SF	Hillsborough
TBD	50,000 SF	50,000 SF	Tampa/Plant City
TBD	46,000 SF	65,000 SF	TBD
Logistics & Distribution	40,000 SF	100,000 SF	TBD
TBD	40,000 SF	100,000 SF	Airport
Building Products	40,000 SF	75,000 SF	Airport/Pinellas
TBD	40,000 SF	80,000 SF	East Tampa or Airpo
TBD	40,000 SF	80,000 SF	Airport
TBD	40,000 SF	80,000 SF	East Tampa/Airport
TBD	40,000 SF	80,000 SF	Pinellas
TBD	40,000 SF	80,000 SF	Central Florida
TBD	40,000 SF	80,000 SF	East Tampa
TBD	40,000 SF	70,000 SF	Central Florida (Ocal Tampa Bay, Polk, Sarasota/Manatee)
TBD	40,000 SF	60,000 SF	East Tampa
TBD	40,000 SF	60,000 SF	East Tampa
Construction/Buildin g Materials	40,000 SF	60,000 SF	Central FL
Other	40,000 SF	60,000 SF	Tampa
TBD	40,000 SF	60,000 SF	Tampa
TBD	40,000 SF	50,000 SF	East Tampa, Pinellas Plant City
TBD	40,000 SF	50,000 SF	Plant City/Lakeland
TBD	40,000 SF	50,000 SF	Hillsborough, Pinella and Northen Manate County

TBD	40,000 SF	50,000 SF	East Tampa
Logistics &	40,000 SF	50,000 SF	Plant City/Lakeland
Distribution	40,000 SP	30,000 31	Flant City/Lakeland
Cannibis	40,000 SF	50,000 SF	Plant City/Lakeland
Logistics &	40,000 SF	50,000 SF	East Tampa
Distribution	40,000 SF	30,000 31	cast fampa
TBD	35,000 SF	55,000 SF	Pinellas/Airport
Construction/Buildin	35,000 SF	50,000 SF	East Tampa
g Materials	33,000 31	30,000 31	Cast rampa
TBD	35,000 SF	50,000 SF	East Tampa or Airport
TBD	35,000 SF	50,000 SF	Hillsborough County/Pinellas County
TBD	35,000 SF	45,000 SF	East Tampa
Manufacturing	35,000 SF	40,000 SF	East Tampa
TBD	35,000 SF	40,000 SF	East Tampa
Logistics &	33,500 SF	44,000 SF	East Tampa
Distribution	33,300 SF	44,000 3F	cast rampa
Construction/Buildin	35,000 SF	35,000 SF	Airport
g Materials	35,000 SF	35,000 3F	Airport
School	30,000 SF	70,000 SF	Pinellas County
TBD	30,000 SF	60,000 SF	Tampa Bay MSA
TBD	30,000 SF	60,000 SF	Tampa Bay MSA
TBD	30,000 SF	60,000 SF	East Tampa
3PL	30,000 SF	60,000 SF	Plant City/Lakeland
Construction/Building Materials	30,000 SF	50,000 SF	East Tampa
Food & Beverage	30,000 SF	50,000 SF	Airport
Construction/Buildin g Materials	30,000 SF	50,000 SF	East Tampa
Manufacturing	30,000 SF	50,000 SF	East Tampa/Polk
Medical	30,000 SF	50,000 SF	Pinellas
TBD	30,000 SF	50,000 SF	Pinellas County
TBD	30,000 SF	50,000 SF	East Tampa
TBD	30,000 SF	50,000 SF	Airport
TBD	30,000 SF	50,000 SF	Pinellas County
Retail	30,000 SF	50,000 SF	TIA
TBD	30,000 SF	50,000 SF	East Tampa
TBD	30,000 SF	45,000 SF	Pinellas & Hillsborough

### Investor Prospectus TAMPA (3Q 2022)

### **EXHIBIT A**



UNDER CONSTRUCTION	UCTION														
SUBMARKET	DEVELOPMENT NAME	ADDRESS	DEVELOPER/OWNER	RBA (SF)	VACANT (SF)	ULL.	BUII DING DEPTH	LOAD CONFIG.	CLEAR	DOÇK HIGHS	DRIVE	DELIVERY	ASKING. RATE	OPEX	COMMENTS
Airport	TIA Logistics	Hoover Blvd.	Scannell	245,000	245,000	%0.0	760,	Rear-Load	28'	64	2	Q4 2022	\$9.50	\$3.00	
Airport	Tampa Airport Logistics - Bldg. 2	5416 W. Sligh Ave.	MorthPoint Development	196,318	0	100.0%	210,	Rear-Load	36,	24 (expanda ble to 50)	2	Q3 2022	\$9.50	\$2.62	lust completed construction
Airport	Tampa Airport Logistics - Bldg. 1	5450 Johns Road	NarthPoint Development	100,936	35,262	65.1%	210,	Rear-Load	32'	15 (expanda ble to 23)	2	Q3 2022	\$9.50	\$2.62	Just completed construction
East Tampa	Tampa Commerce Center - Bldg. 400	Harney Road	Hines	252,109	252,109	%0.0	420,	Cross-Dock	36'	99	4	03 2022	\$6.95	TBD	Lease out for entire park
East Tampa	Lakeside Logistics Phase II - Bidg. 2	3010 Coronet Road	Stockbridge/Foundry 2	225,000	225,000	0.0%	250'	Front-Load	32,	58	2	Q3 2022	\$6.00	\$2.09	Lease out for 75,000 sf
East Tampa	Lakeside Logistics Phase II - Bldg. 1	3002 Coronet Road	Stockbridge/Foundry 1	189,000	189,000	0.0%	210,	Rear-Load	32,	62	4	Q3 2022	\$6.50	\$2.09	2 leases out for entire building (602,000)
East Tampa	Grand Oaks 75 Business Center IV	6431-6439 S. Falkenburg Road EastGroup		184,512	000'06	51.2%	200,	Rear-Load	30,	42	2	03 2022	\$8.50	\$2.25	
East Tampa	TBD	TBD	InLight Real Estate Partners 176,600	176,600	176,600	0.0%	TBD	Rear-Load	TBD	TBD	TBD	TBD	TBO	TBO	
East Tampa	Tampa Commerce Center - Bldg. 100	Harney Road	Hines	146,171	146,171	0.0%	200,	Rear-Load	35,	44	2	03 2022	\$8.25	TBD	Lease out on entire park (602,000 sf)
East Tampa	South Shore Corporate Park - Building B TBD	TBD	Becknell 1	138,673	138,673	0.0%	215'	Rear-Load	32,	35	1	02 2023	\$7.95	\$1.84	In for permit
East Tampa	South Shore Corporate Park - Building A TBD	TBD TBD	Becknell	132,212	132,212	%0.0	220,	Rear-Load	32,	35	1	02 2023	\$7.95	\$1.84	In for Permit

Totals 1,986,531 1,630,027



## SCANNELL PROPERTIES OVERVIEW

scannellproperties.com

# ABOUT SCANNELL

ESTABLISHED:

3HED: 1990

FOUNDER / COO:

FOUNDER / CEO:

Doug Snyder

Bob Scannell

:/coo:

PRODUCT:

Industrial, Multi-Family, Office,

Student Housing, Special Purpose

United States, Canada, Western Europe

MARKETS:

United States

**EMPLOYEES**)

OFFICES:

Alexandria, VA Boston, MA Dallas, TX

Denver, CO Indianapolis, IN

Kansas City, MO Minneapolis, MN SF Bay Area, CA

France Germany Italy UK

Europe

<u>Total</u> 12 Offices 104 Employees

SCANNELL

Founded in 1990,
Scannell Properties is a privately owned real estate development and investment company, focusing on build-to-suit and speculative projects throughout the U.S.,
Canada and Europe.

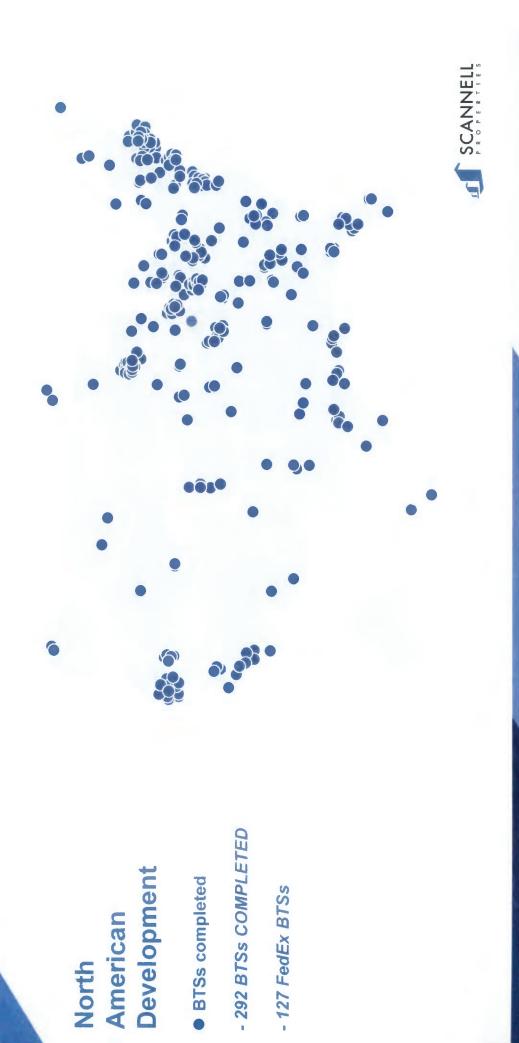
## SCANNELL

# INVESTMENT HISTORY

By volume, investment type, credit, and market tier

\$3.1       109       39       68       2         \$2.1       35       18       11       6         \$1.4       56       22       30       4         \$1.3       33       15       15       4         Volume (B)       Assets       Primary       Secondary       Tertiary         \$3.1       109       33       57       17         \$1.4       56       5       41       10         \$1.3       56       5       41       10         \$1.3       33       7       18       8	Year	Year Volume (B)	Assets	BTS	Spec	Other	Investment Grade
\$2.1       35       18       11       6         \$1.4       56       22       30       4         \$1.3       33       15       15       4         Volume (B)       Assets       Primary       Secondary       Tertiary         \$3.1       109       33       57       17         \$2.1       35       4       25       6         \$1.4       56       5       41       10         \$1.3       33       7       18       8	2021P	\$3.1	109	39	68	2	33
\$1.4       56       22       30       4         \$1.3       33       15       4         Volume (B)       Assets       Primary       Secondary       Tertiary         \$3.1       109       33       57       17         \$2.1       35       4       25       6         \$1.4       56       5       41       10         \$1.3       33       7       18       8	2020	\$2.1	35	18	1	9	14
\$1.3       33       15       15       4         Volume (B)       Assets       Primary       Secondary       Tertiary         \$3.1       109       33       57       17         \$2.1       35       4       25       6         \$1.4       56       5       41       10         \$1.3       33       7       18       8	2019	\$1.4	26	22	30	4	10
Volume (B)         Assets         Primary         Secondary         Tertiary           \$3.1         109         33         57         17           \$2.1         35         4         25         6           \$1.4         56         5         41         10           \$1.3         33         7         18         8	2018	\$1.3	33	15	15	4	10
\$3.1       109       33       57         \$2.1       35       4       25         \$1.4       56       5       41         \$1.3       33       7       18	Year	Volume (B)	Assets	Primary	Secondary	Tertiary	Other Markets
\$2.1       35       4       25         \$1.4       56       5       41         \$1.3       33       7       18	2021P	\$3.1	109	33	57	17	2
\$1.4     56     5     41       \$1.3     33     7     18	2020	\$2.1	35	4	25	9	4
\$1.3 33 7 18	2019	\$1.4	26	5	4	10	4
	2018	\$1.3	33	7	9	œ	4

Note: Other assets/markets include multifamily and student housing projects Note: 2021 projection excludes Scannell Europe's development volume



North

### Development North American

SPEC COMPLETED

10

8º

- 162 PROJECTS COMPLETED

## SCANNELL IN EUROPE

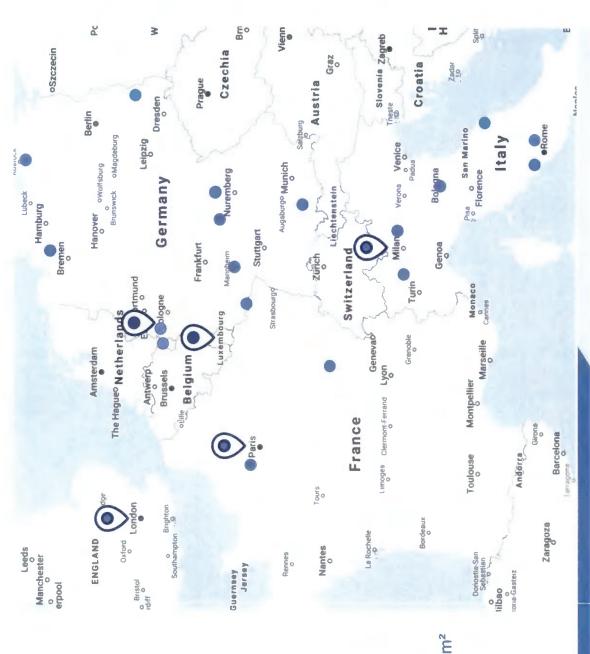


### (e) 6 offices:

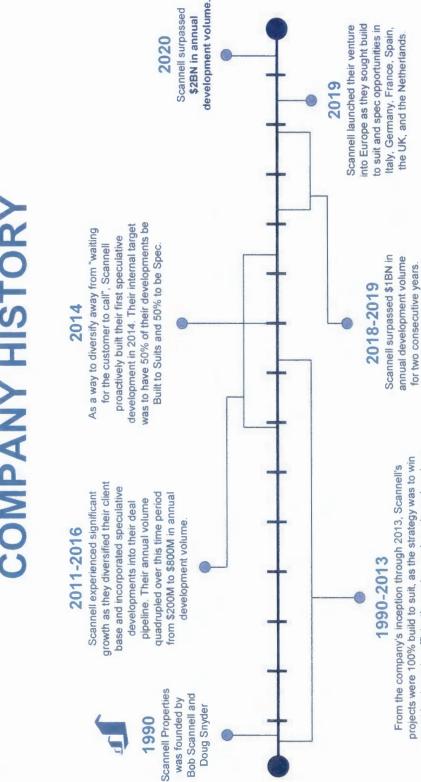
- Luxembourg
- Paris
- London
- Milan
- Düsseldorf
- Madrid (March 2021)

### 26 projects in the pipeline totaling 890,000 m<sup>2</sup>:

- France: 2 projects totaling 130,000 m²
- Germany: 12 projects totaling 260,000 m²
- Italy: 12 projects totaling 500,000 m²



# **COMPANY HISTORY**





Build to suits nationwide". Some early repeat clients included repeat business by efficiently serving each customer's unique

needs. This strategy was reflected in the company's motto: FedEx, Performance Food Group, and even Gold's Gym.















# POINTS OF DIFFERENTIATION

PRIVATE OWNERSHIP:

FINANCIAL STRENGTH:

**OUTSOURCING OF GC:** 

INTERNAL RESOURCES:

OUTCOME:

GLOBAL REACH:

Allows development of any size, type, and location

Well capitalized, positioned to use internal equity for BTS & Speculative projects

Ability to select the best GC partner for each opportunity based on scope, cost, experience, available manpower, etc. Inhouse A/E, Legal, Capital, Development, & Construction Management expedites processes, reduces cost, saves schedules, and improves decision making

Track record of guaranteed delivery on time and within budget

insures simplicity and consistency in the transactions for Seamless linkage between U.S. and EU operations occupiers and their brokerage teams



## SCANNELL SCANNELL

# CORE MARKET SEGMENTS

Scannell's expertise extends to a myriad of product types from e-commerce to cold storage.



DISTRIBUTION/ WAREHOUSE

TRUCK



MANUFACTURING



DATA



COLD



E-COMMERCE/ FULFILMENT CENTERS

## **OUR CLIENTS**

















BRIDGESTONE

FedEx





Meadjohnson

Boston Scientific

CORNING





Wakefern

KeHE

S Guardian



















## **OUR INVESTORS**

- Arch Street / IGIS (JV Partner)
- Broadstone
- Cabot
- Clarion
- CrossHarbor
- Dermody
- Diamond Realty Investments (JV Partner)
  - Elm Tree
- Exeter
- **GFH Properties (Bahrain)**
- Inclenberg Investments (JV Partner)

- KFH (Kuwait) LCN
- Lexington Partners
  - Lighthouse
- Mirae Asset Global Investors (JV Partner)
- Monmouth
- PGIS
- Prologis
- Real Capital Solutions
- Stag Industrial
- Stonemont



## SCANNELL SCANNELL



## DS Smith - Lebanon, IN



SF: 548,080

Completion: November 2019

Construction Timeline: 10 months

Tenant: DS Smith

Lease Term: 20 years







SF: 504,400

Completion: July 2020

Construction Timeline: 10 months

Tenant: GE Haier

Lease Term: 10 years





## **LAST MILE CASE STUDIES: AMAZON**



Amazon – Greenwood, IN



SF: 615,440

Completion: August 2019

Construction Timeline: 10 months

Tenant: Amazon

Lease Term: 15 years

317.843.5959 scannellproperties.com







SF: 3,837,730

Completion: 7/9/21

Construction Timeline: 17 months

Tenant: Amazon

Lease Term: 20 years

317.843.5959 scanneliproperties.com





## CASE STUDIES: FOOD GRADE FACILITIES / COLD STORAGE



PFG - Mount Olive, NJ



SF: 241,530

Completion: August 2019

Construction Timeline: 8 months

Tenant: PFG

Lease Term: 15 years





SF: 378,876

Completion: November 2020

Construction Timeline: 9 months

Tenant: KeHE

Lease Term: 12 years









SF: 726,933

Completion: February 2019

Tenant: Geodis, Factory Direct

Construction Timeline: 10 months

Lease Up Timeline: 3 months

actory Direct Wholesale, Inc.

GEODIS

317.843.5959 scannellproperties.com



SF: 403,000

Completion: November 2020

Construction Timeline: 11 months

Tenant: Amazon

Lease Term: 10 years

amazon

317.843.5959 scannellproperties.com



## THANK YOU

scannellproperties.com

## Scannell Narrative and Site Search Supporting Documentation

We believe our project provides a significant economic benefit and local job creation for Hillsborough County, the City of Tampa, and the Orient Park community. We request approval of the impact of 5.66 acres (5.50 direct and 0.16 secondary) of the 74.20 wetlands onsite (7.6% impact, 92.4% preservation) for the following reasons.

Job creation and tax revenue are two key benefits that come with industrial development. In our experience in developing front-parked, rear-loaded speculative facilities of this size and in this area, these projects typically see approximately 1 job per 1,000 square feet. These jobs range from various warehousing/distribution employment to office and administrative jobs, light manufacturing and assembly workers, and high-end manufacturing.

There is a strong desire for industrial users to serve the urban core. With the growth of e-commerce, last-mile delivery and challenges associated with supply chain disturbances, distribution users have a need to be closer to their final delivery destinations to better serve their communities in a cost effective, timely and reliable manner. Additionally, proximity to interstates and workforce housing is critical for these employers. This site is optimally located to serve the community from a distribution standpoint as well as to provide jobs in close proximity to workforce residences. Hillsborough County and the City of Tampa have identified the public desire to increase business investment and job creation in this area by establishing a federally recognized Opportunity Zone designation.

There are 111 active users in the industrial market requiring facilities in the range of 20,000 square feet to 200,000 square feet, for a demand up to 10.45 million square feet. Most of these users will consider the East Tampa/Hillsborough County market for an alternative real estate option. As described further in the paragraph below, there is a lack of real estate alternatives in this size range and therefore we view this size range as the "sweet spot", providing the marketplace with what it needs most. We are in active discussions with several of these occupiers, but they will not further engage or allow disclosure until we receive our necessary approvals, including wetland impacts. Please see the attached list of Tenants in the Market.

There are currently three (3) comparable multi-tenant buildings with vacancy in the market, the rest have been leased. The total available existing square footage for front-park-rear-load multi-tenant Class A space is 267,704 square feet, all of which is currently under consideration by the active users mentioned earlier and is soon likely to be leased. There is another 1.2 million currently under construction for delivery in 2022, much of which is under negotiation to be leased by several of the active users mentioned above and there is a high likelihood that all will be leased by the time construction is completed. Even if only 20% of the active users above commit to new space, all of the product under construction would be absorbed, and that doesn't account for new prospects that are expected to surface in the next 12-24 months and will require space. Please see the attached East Tampa Competitive Set.

The research shows that the local market is severely under supplied for the product being proposed. There are limited remaining land sites available for warehouse/distribution development, and our proposed development program and layout provides the best opportunity to meet market conditions and requirements in a successful project buildout and occupation.

Scannell Properties searched the East Tampa market for other similarly sized sites capable of accommodating two buildings of approximately this size, or one larger building. In all of East Tampa, only 4 options, including this site, were deemed potentially viable. **Please see the provided site search query.** The other three sites include:

- 6890 US Highway 301—This site was under contract and is currently going through entitlements. Therefore, it was not available for consideration.
- O Anna Drive—This is a 16.5 acre site that is also under contract and not available for consideration.
- 9020 Riverview Drive—This is quite a bit further south and is only 10 acres. The site contains approximately 1 acre of borrow area and is adjacent to dense residential areas which is not ideal. Therefore, this is not a truly comparable alternative from a location or size standpoint.

Additionally, in the Summer of 2019, Scannell was looking at property at SW corner of Sligh Avenue and US Hwy 301 in Tampa that required significantly more wetland impacts. Consultants representing Scannell met with the EPC regarding the proposed project and weren't completely discouraged from pursuing the impacts. However, after an extensive review of the property, it was determined that more than 12 acres of impact or 8.7 State-Only Freshwater Forested Wetland credits would be required to allow for a feasible project. Therefore, the client decided to look for alternative sites that would allow for the development with fewer impacts. The current site has less than half of those impacts and requires far less mitigation given that the wetlands impacts are to lower quality isolated wetlands.

In an ideal world, Scannell Properties would build a larger product in this area, similar to the alternative provided in Exhibit 4, to help achieve economies of scale from a construction cost standpoint, allowing for more affordable lease rates. However, we have proactively reduced our building footprint to the minimum size we believe to be financially feasible, with any further reduction making the project cost prohibitive. In an effort to be mindful of the environment, wetland impacts were limited to isolated wetlands of smaller size and lesser function, except for a small secondary impact to the previously permitted borrow area to allow for a proper turning radius. By reducing the building size, proposing two buildings instead of one large building, and by double loading the center drive isle, we believe we have minimized the impacts to the extent practicable for this type of development. Hence, we have considered alternative sites, site constraints, market demand, location, and economic viability in the selection and design of this site. Our project program includes warehouse/distribution building footprints that meet the widest market segment needs. Our building configuration and layout provides market real geometry for interior modular racking and trailer circulation. We kept buildings within the limits of the UMU-20 Future Land Use category in order to maximize the building offset and increase the buffer to the adjacent single family residential uses. We have eliminated typical additional trailer parking and use dual loading spaces to restrict the overall building envelop. We propose use of retaining walls to reduce intrusion within wetland conservation area setbacks.

Lastly, our company has an extensive history and track record of developing speculative industrial facilities. Since 2017, our organization has developed 124 speculative facilities throughout the United States, including six in Central Florida. Our average lease-up time from commencing construction is 6 months, and our projects take, on average, 10 months to construct. In other words, our speculative developments are fully leased by completion of construction the majority of the time. Simply put, we are not in the business of developing speculative facilities only for them to sit vacant. We believe we are

as good as anyone at underwriting market dynamics and understanding when an area is undersupplied, and what type of product is needed to fill that void. We believe strongly in this market, this particular location and the preliminary site plan we've designed for all of the reasons stated above, and have full confidence in our ability to lease these facilities to occupiers that the community will happily embrace prior to completion of construction.

Tenants in the Market

The control of the					renants in the Market			
Final Turner   Fina	Tenant Name	Industry	Requirement Size Range:	Requirement Size Range:	Submartet	Broker Name	Broker Firm	Comments
Fig.   1900   200,000 SF   520,000 SF   17,000 SF	TBD	Furniture	Min 200.000 SF	Max 300,000 SF	East Tampa/Plant City/Lakeland	Roberto Susi	Aviom Capital Pa	
	180	TBD	200,000 SF	500,000 SF	Central Florida	Robyn Hurrell	Colliers	Touring Lakeside Phase II 11/18/2021
Freed & Beverage   200,000 SF   Timps   Monta Victorial   Monta	(Undisclosed)	Food & Beverage	200,000 SF	275,000 SF	Tampa "core"	Lee Winter/Peter Cecora		This is a headquarter space, there is also a 10,000 SF short term (1-2 years) requirement, would prefer to be in the "core" but willing to look alsowhere
Indicated	TBD	Food & Beverage	200,000 SF	250,000 SF	Tampa/Polk	Monic Wonus/Rian Smith		Need 32' clear height, sent info on Tampa Commerce Center, Lakeside I & II, TIA & Causeway
Included   Medical Marijuana   Z00,000 SF   Z00,000 SF   Tampa   TRD	(Undisclosed)	Healthcare/Life Science		250,000 SF	Tampa MSA	Andy Koenig	זור	Deciding between 3 markets. Once geography is determined this project will move quickly. Highly automated production facility. BTS will be a longshot due to timeline. 20 minute drive from airport.
TED   200,000 SF   200,000 SF   Tampa   Tempa   Alex Beacham   Make Beacham   M	(Undisclosed)	Medical Marijuana	200,000 SF	250,000 SF	Tampa	TBD	TRD	Interested in leasing lang form with a nascible numbase antion
TBD   150,000 SF   East Tampa   Biddienes    TBD   150,000 SF   East Tampa   Biddienes    Bidd	(Undisclosed)	TBD	200,000 SF	200,000 SF	Tampa	Alex Beacham	Cushman	Reached out about TIA Logistics & Tampa Commerce Center
Inclosed   Logistic & Distribution   150,000 SF   Z50,000 SF   East Tampa   East	TBD	TBD	150,000 SF	500,000 SF	East Tampa	Adam	LandQwest	Sent photos of Tampa Commerce Center
Food & Beverage   150,000 SF   250,000 SF   TRD   Dumply	(Undisclosed)		150,000 SF	200,000 SF	East Tampa	Bill Reeves	Colliers	Need operations center, probably BTS
Face   Face   150,000 SF   150,000 SF   Tampa Bay MSA   Rick Narkewicz   Tampa Bay MSA   Rick Narkewicz   Tab   150,000 SF   150,000 SF   Tampa Bay MSA   Rick Narkewicz   Tab   150,000 SF   150,000 SF   Tampa MSA   Rick Narkewicz   Tab   130,000 SF   140,000 SF	(Undisclosed)	Logistics & Distribution	150,000 SF	250,000 SF	East-Tampa	Jake Beli	NFI	Called on JJ's Harney site, Wilson knows RE guy
TED   150,000 SF   150,000 SF   Tampa Bay MSA   Rick Nartiewicz	(hadisclosed)	Food & Beverage	150,000 SF	250,000 SF	180	Dunphy	11(	Prefer to purchase, cold storage
TBD   150,000 SF   150,000 SF   Tampa MSA   Brad Berrins   Traincity/John Jackson   TBD   135,000 SF   Tampa MSA   Brad Berrins   Distribution   130,000 SF   Tampa MSA   Brad Berrins   Distribution   130,000 SF   Tampa MSA   East Tampa   Distribution   TBD   120,000 SF   Tampa MSA   Tampa MSA   Brad Berrins   Distribution   TBD   130,000 SF   Tampa MSA   Tampa MSA   Distribution   TBD   TBD	GE	TBD	150 000 SE	150 000 55	Tamna Rav MGA	Rick Markinwirz		Currently located in Pinellas in 4 facilities and it's a mess. Their leases expire in late 2022 and they are paying a below market rate so they would sublease their space and move now for a decent opportunity. Pete reached out to Nark 10/19 - nothing to do at this noist than are working on it internally.
TBD   150,000 SF   150,000 SF   East Tampa MSA   Brad Berzins   TBD   120,000 SF   East Tampa MSA   Brad Berzins   Brad Berzins   Production & 130,000 SF   East Tampa to Lakeland   Julia Silva   Loconomerce   100,000 SF   Tampa/Polk   Julia Silva   Jul			120,000 31	100000	ייבוא משל אינו	DICK 1401 NICWICE		point, trief are working on a internany 10K SF office. Emailed about TCC, Lakeside Phase 2, Lakeland Central
TBD   135,000 SF   165,000 SF   Tampa MSA   Brad Berzins	180	TBD	150,000 SF	150,000 SF	East Tampa/Plant City	JT Faircloth/John Jackson	Cushman	Park and Cabot Crosstown
Production &   Distribution   130,000 SF   East Tampa   East Tampa   Distribution   120,000 SF   East Tampa   East Tampa	.80	TBD	135,000 SF	165,000 SF	Tampa MSA	Brad Berzins	NAI THOR Commercial Group	20' clear height, 6 DH doors and 1 drive-in/ramp, 2,500 SF office
TBD   120,000 SF   140,000 SF   East Tampa to Lakeland   Luia Silva   110,000 SF   190,000 SF   Tampa to Lakeland   Luia Silva   100,000 SF   100,000 SF   Tampa Polk   Lisa Ross   Lisa	08.	Production & Distribution	130,000 SF	200,000 SF	East Tampa	Jonathan Wolf	Tampa Bay EDC	I have a company that is looking for 130,000+ sf of industrial space for some production & distribution with docks and standard high ceilings for industrial space
Sectioned   TED   10,000 SF   130,000 SF	Ce	GE	120,000 CE	140 000 55	Fact Tamma	Krieten Tofte	Colliere	Tenant already in the market, deciding whether to relocate,
E-commerce   100,000 SF   Tampa/Polk   Tampa/Polk   Tommerce   100,000 SF   Tampa/Polk   Tommerce   100,000 SF   Tampa/Polk   Tommerce   100,000 SF   Tampa/Polk   Tompa/Polk   Tommerce   100,000 SF   Tampa/Polk   Tompa/Polk   Tompa/Polk		O GOL	110,000 55	100 000 cc	Total Tanana Tanana	Julia Cilva		Oraçor Ci Landina 24 ricar hainhi
TBD (Data Center Use)   100,000 SF   Tampa/Polk   Lisa Ross   Tampa   TBD (Data Center Use)   100,000 SF   East Side   Lisa Ross   Lisa	Undisclosed)	E-commerce	100,000 SF	200,000 SF	Tampa/Polk	John Dunphy	111	Tere of toguing, at them height.
TBD (Data Center Use) 100,000 SF 200,000 SF NE Tampa  TBD 100,000 SF 150,000 SF East Side Lisa Ross  Healthcare/Life Science 100,000 SF 150,000 SF East Tampa  Delavergne	-commerce	E-commerce	100,000 SF	200,000 SF	Tampa/Polk	John Dunphy	717	
TBD 100,000 SF 150,000 SF East Side Uisa Ross  Healthcare/Life Science 100,000 SF 150,000 SF East Tampa Delavergne	Q8.	TBD (Data Center Use)	100,000 SF	200,000 SF	NE Tampa	Lisa Ross	Cushman	working on finishing other deals, Tamps is on the radar. Reached out about rate/opex/TI allowance for TCC. Data center use so tenant will be investing a significant amount of their own money. Looking in NE Tampa area.
Healthcare/Life Science 100,000 SF 150,000 SF East Tampa Delavergne	BD	TBO	100,000 SF	150,000 SF	East Side	Lisa Ross	Cushman	Reached out 5/19 for rental rates for Fairfield, TCC and Cabot Crosstown
	HĐ.	Healthcare/Life Science	100,000 SF	150,000 SF	East Tampa	Delavergne	Delavergne	making a decision by committee, taking forever, no decision made as of yet
BD Logistics & Distribution 100,000 SF 150,000 SF Tampa Kaleb Wilson	BO	Logistics & Distribution	100,000 SF	150,000 SF	Tampa	Kaleb	Wilson	Fulfillment operator, opening 4 locations nationally and Tampa is one. Need to be operational by end of Q2, at the latest. 25+ DH, 20+ Trailer positions, 125+ Employee spots. Also looking to build out 4,000-4,500 SF Office/Break Area.
BD Logistics & Distribution 100,000 SF Tampa Logistics & Distribution 100,000 SF Tampa	90	Logistics & Distribution	100,000 SF	100,000 SF	East Tampa	Jessica Mizrahi	C&W	Jess toured Fairfield 5/6/2021

Industry		Requirement Size Range: Min	Requirement Size Range: Max	Submarket	Broker Name	Broker Firm	Comments
Logistics &	Logistics & Distribution 1	100,000 SF 100,000 SF	100,000 SF 100,000 SF	Central Florida (Tampa Bay, Lakeland & Orlando) East Tampa to Lakeland	Robyn Hurrell David Buckner	Colliers	
Distribution		100,000 SF	100,000 SF	TBD	Joe Cole	Turner Cole	Undisclosed distribution user looking for 100K SF. Timing is 2022. National company, regional branch has a revenue of \$60M+ per annum. Sent info on Causeway, Tampa Commerce Center & 8800 Adamo
TBD		100,000 SF	100,000 SF	180	Beatrice Ramjattan		Talked to Julia. Sent info on TIA.
Food Processing		90,000 SF	250,000 SF	Tampa	Javier Martin	Blanca CRE	Power requirements Water: 800 m3/day Electric Supply: Heavy Power (+/- 800 kW) Natural Gas: If not existing the ability to add the service (+/- 4,500
Appliance Retailer		75,000 SF	100,000 SF	Tampa/Orlando	Matt Powers/Julia Silva	111	Out of St Louis, Survey sent 7/7/21
Construct	ling M	'5,000 SF	75,000 SF	East Tampa	Peter Cecora	זור	Probably renewing
TBD	-	70,000 SF	100,000 SF	East Tampa/Plant City	Julia Silva/John Dunphy	JLL	24' clear height, touring 5/25/2021
TBD	2	70,000 SF	80,000 SF	East Tampa	John Bencivenga	Avocat Group	Reached out about Fairfield and Tampa Commerce Center
TBD	9	5,000 SF	65,000 SF	Pinelias (Open to other locations)	Lisa Ross		Need HVAC, Preference is Pinellas but open to other locations, dockhigh, occupancy around March 2022
Manufacturing		60,000 SF	80,000 SF	Hillsborough/Pinellas	Gary Bauler	CBRE	Fiberglass Manufacturing for the marine industry, 16'+ clear height,
TBD	9	60,000 SF	60,000 SF	TBD	Guy Thomas	eXp Commercial	Emailed about Lakeside Phase II
180	ŭ.	50,000 \$F	250,000 SF	Polk, Hilsborough or Pinelias	Robyn Hurrell	Colliers	Fortune 50 company, short term lease (2 years), accommodate and allow up to 100 auto parks inside the building and up to 75 additional exterior spaces, plus up to 25 trailer drops, 26; clear height, can also fulfill need with an 8-12 acre gravel/asphalt lot with power.
Firmiture	Furniture Distribution	50 000 SE	100 000 SE	Fact Tampa	8ick Narkiewicz	Newmark	
Real Estate	T	50 000 SF	100.000 SF	"The Care"	Pete Cecora	JIL	Want to buy
Confidential (Manufacturing use) Manufacturing	ring	50,000 SF	100,000 SF	Hillsborough or Pinellas County	Robyn Hurrell	Colliers	HVAC preferred, 20' minimum clear height required, manufacture tiny homes, sent TIA, Causeway, TCC & Adamo
		50,000 SF	100,000 SF	East Tampa	Jas Reber/Katie Trott	Foundry	Emailed about Fairfield.
Medical	S.	50,000 SF	100,000 SF	Pinellas/East Tampa	Chase Taracks	KW Commercial	100% air-conditioned, looking at Pinebrooke
T8D	. vi	50,000 SF	75,000 SF	Greater Tampa Area	Bill Reeves	Colliers	2-3K SF office, .5-1 acre fenced yard with ability to store materials outside, newer construction, 24'+ clear height preferred
3PL	S	50,000 SF	60,000 SF	Tampa	Peter Starr	Savills	Touring 8800 Adamo and Fairfield (35K SF)
TBD	.s	50,000 SF	60,000 SF	East Tampa	Josh Tarkow	Cushman & Wakefield	2,500 SF office, AC preferred, minimum 8 DH doors
TBD	S	50,000 SF	55,000 SF	East Tampa	Craig Castor	Cresa	
Event equi	uipment rental	50.000 SF	50,000 SF	East Tampa	James Robbins	Cresa (California)	Equipment rental company, emailed about Pinebrooke and Tampa Commerce Center
Ca		20 000 05	20 000 55	Fact Tamna	Garv Bauler	CBRE	Toured Lakeside phase II, seems to like it, current lease expires before they can occupy, causing an issue. Told them LL would provide free rent to allow of holdover increases.
TBD	4	46.000 SF	65,000 SF	TBD	Miguel Osorio	N/A	Reached out about Causeway, sent flyer
TBD	4	40,000 SF	80,000 SF	East Tampa or Airport	Robbie Lober	Bounat	Tampa or Airport market, Clear height: 28' ft minimum, Loading:
TBD	4	40,000 SF	80,000 SF	East Tampa/Airport	Gary Baufer/Mike Fisher	CBRE	retail spaces, 10 miles of US 301 and MLK in Tampa
TBD	4	40,000 SF	80,000 SF	Central Florida	Robyn Hurrell		Occupier purchase
TBD	4	40,000 SF	80,000 SF	East Tampa	Robyn Hurrell	Colliers	dock-high, trailer parking
							1-4/1-75 proximity, local expansion, 40-60K SF with 4-6 acres or 8-10

sent Name	industry	Requirement Size Range: Min	Requirement Size Range: Max	Submarker	Broker Name	Broker Firm	Comments
Undisclosed)	TBD	40,000 SF	60,000 SF	East Tampa	Brian Buran	Keller Marine & F	Keller Marine & RV Emailed about Pinebrooke
Undisclosed)	Construction/Building Materials	40.000 SF	60.000 SF	Central Fi	n S	O. Complete	
Undisclosed)	Other	40,000 SF	60,000 SF	Tampa	Dunphy	JLL	
	TBD	40,000 SF	50,000 SF	Hillsborough, Pinellas and Northen Manatee County	Derek Riggleman	Lee & Associates	required, 18'+ clear height, 3,000 SF office (can retrofit the right
	T8D	40,000 SF	50,000 SF	East Tampa	Josh Tarkow	Cushman & Wakefield	
ndisclosed)	TBD	40,000 SF	100,000 SF	Tampa MSA - Lakeland/County Line Road	Brad Berzins	The requestion of the requestion of the requirement	The requirement for what needs to be under roof in the warehouse remains fluid (40,000 – 150,000 SF). If they can find anywhere from 3-10 acres of yard space to go with the site (i know that's a rarity) or to lease within 10-15 miles of the warehouse, then the warehouse requirement may shrint. General specs are: Size: 40,000 – 150,000 SF, Location: Tampa MSA - Lakeland/County Line Rd, Clear Height: 18' minimum, Loading: 6 loading docks minimum and 1 drive-in or ramp, Office Space: 2,500-3,000 SF, Outdoor Storage: 3-10 Acres with the warehouse or within 10-15 miles of the warehouse, Timing: 0,2022
	Construction/Building	200/01	50000	ימווסם הוסט - במצרומות כסמונג רווב מסמה	Diad Del Cilis	MAI SKYWAY INGILE	וותר במכד
Judisclosed)	Materials	35,000 SF	50,000 SF	East Tampa	Cecora	'n	Consolidate into one location. Need a lay down yard
Jndisclosed)	Manufacturing	35,000 SF	50,000 SF	East Tampa	Peter Cecora	JIL	Out of North Carolina
	78D	35,000 SF	50,000 SF	East Tampa or Airport	Robyn Hurrell	Colliers	Minimal office (1,500 SF of less), 24' clear height, dock-high loading with 1 drive-in, flood zone X (cannot be A or AE), off-dock trailer parking required
	T80	35,000 SF	50,000 SF	Hillsborough County/Pinellas County	Erika Thompson	The Dikman Company	Looking to purchase a vacant building to occupy, prefer dock high, for 1031 exchage, 3 million plus
	TBD	35,000 SF	45,000 SF	East Tampa	Josh Tarkow	Cushman	consideration, 20,000 SF office, 15-25K SF WH
	Manufacturing	35,000 SF	40,000 SF	East Tampa	Robbie Lober	Bounat	Emailed about TCC, outdoor patio furniture manufacturer
Indisclosed)	Logistics & Distribution	33,500 SF	44,000 SF	East Tampa	Russell Perry	Company	Sent RFP for Tampa Commerce Center
	TBD	30,000 SF	60,000 SF	East Tampa	Kris Courier	CBRE	loasing, 20' min clear height
Indisclosed)	Materials	30,000 SF	50,000 SF	East Tampa	Cecora	111	space asap.
Indisclosed)	Manufacturing	30,000 SF	50,000 SF	East Tampa/Polk	Robbie Lober	Bounat	25-ton crane in WH
	TBD	30,000 SF	50,000 SF	East Tampa	John Bencivenga	Avocat Group	30-50K SF or 3-7 acres of land
Indisclosed)	Retail	30,000 SF	50,000 SF	TIA	Cecora/Godsey	111	Looking to consolidate office and warehouse HQ
Indisclosed)	Food & Beverage	30,000 SF	45,000 SF	East Tampa	Claiborne/Dunphy	111	Close to signing a 44K deal - 1820 Massaro
	T8D	30,000 SF	45,000 SF	Pinellas & Hillsborough	Robyn Hurrell	Colliers	Working with a pretty simple group needing 30,000 – 45,000 SF in the January/February time-frame. 30' clear minimum and considering Pinellas & Hillsborough County, Business has been operating for 20+ years and is willing to sign a 5-year lease with the parent company as the entity.
	TBD	30,000 SF	40,000 SF	East Tampa	Lisa Ross	Cushman	2,000 SF or less office, 24' clear minimum, 3 year term, Dock High Plus a Ramp or Grade Level Door. (Tenant Requires Either a Significant Door Count or Additional Area for Trailer Parking)
	Materials	35 000'0E	40,000 5F	East Tangar	IT Faintloth	Conhesen	
	Manufacturing	30,000 SF	30,000 SF	St Pete/Clearwater, will consider Tampa	Tom Quinlan	CBRE	grade and dock-high loading, 20 min clear height
	TB0	30,000 SF	30,000 SF	East Tampa	Nancy Phaneuf		Emailed about TCC
	TBD	25,000 SF	100,000 SF	Hillsborough County	John Bencivenga	Avocat Group	For purchase, cash buyer, minimum 20' clear height
	TBD	25,000 SF	70,000 SF	Hillsborough	John Bencivenga	Avocat Group	Industrial building for purchase, cash buyer

enant Name	industry	Size Range:	Size Range:	Submarket	Broker Name	Broker Firm	Comments
		Min	Max				
D8	TBD	25,000 SF	50,000 SF	East Tampa	Rian Smith	CBRE	10+ dock dors, on-site trailer parking is preferred, lease
	TBD	25,000 SF	50,000 SF	Hillsborough County	John Bencivenga	Avocat Group	For purchase
90	Manufacturing	25,000 SF	35,000 SF	Pinellas, Hillsborough or Polk Counties	Gary Baufer		Medical manufacturing, 8k-10K SF ISO 8 clean room or hight in-place
Judisclos ed)	TBS	25,000 SF	35,000 SF	East Tampa	Michelle Senner	Colliers	
08	TBO	25,000 SF	35,000 SF	East Tampa/Airport	Trey Carswell	Cushman	18' minimum clear height, fully air-conditioned and floor drains
90	Medical Device Manufac 25,000 SF	1c 25,000 SF	35,000 SF	Pinellas, Hillsborough or Polk Counties	Gary Bauler	CBRE	amps/120 volts or 1,000 amps/480 volts
DB	TBD	25,000 SF	35,000 SF	Tampa/St. Pete/Clearwater	Jeffrey Lamm	Lamm Properties	Lamm Properties   Climate controlled WH to store medical supplies, sale or lease
OS	TBD	25,000 SF	30,000 SF	East Tampa	Mark Urbanowicz	Vestian Group Inc	Vestian Group Inc. Emailed about TCC
Indisclosed)	TBD	25,000 SF	25,000 SF	East Tampa	Samantha Kaye	Cushman & Wake	Cushman & Waker Trojan battery expires at their current location in September
QS	TBD	25,000 SF	25,000 SF	North-East Tampa	Oliver Vaubois	Colliers	Highway 301, minimal office, DH loading, prefer buildings with main
ndisc. Furniture Showroom	Furniture	20,000 SF	30,000 SF	Tampa	Jackson Kilcoyne	CBRE	partial warehouse use.
OS OS	TBD	20,000 SF	40,000 SF	Hillsborough County (Oldsmar, Airport, North Tampa Preferred)	Oliver Vaubois	Colliers	controlled
30	180	20,000 SF	30,000 SF	Tampa to Lakeland (East Tampa, Plant City or Lakeland)	Andrew Fox	NAI Skyway National Partners	multi-tenant or standalong building, outdoor storage/staging area is a plus, at least 2 docks plus a drive in at grade, 2,000 SF of office space, sent Lakeside and Fairfield
(5	a di più	23 000 00	30 000 05	Face Tamera	Carleton Compton	Healthcare Realty	Air-conditioned, inquired about Cabot at Aprile but LL won't break it
Mulaciose	INIEGICAL	20,000 02	10,000,00	Cast lampa	Lishon		chill have not made a derision
Indisclosed	Ketari	20,000 5F	30,000 SF	cast lampa	rischei		מצוב וופער וופער מינינים מינים מינים מינינים מינינים מינינים מינינים מינינים מינינים מינינים מינינים מ
30	TB0	20,000 SF	30,000 SF	East Tampa	Josh Tarkow	Wakefield	2,000 SF office, DH loading
30	Logistics & Distribution	20,000 SF	30,000 SF	East Tampa to Mid-Pinellas	Josh Tarkow	Wakefield	Minimal office, dock-high loading, 18' clear height, 50% AC in WH
Qt	TBD		30,000 SF	Hillsborough, Pinellas or Pasco	John Bencivenga	Avocat Group	For purchase, Dock-high, fully air-conditioned, 21' clear height, will consider BTS
C.	Cal	20 000 CE	30 000 05	Hillshorough County - East Tampa Preferred	Gary Bauler	CBRE	Air-conditioned WH, 2 DH doors, 22' clear height, 1,500 SF office
						and it	2-3K SF office, DH with ramp preferred, 22'-24' clear height, flooring company, no fabrication/straight distribution, must have access to
30	Logistics & Distribution 20,000 SF	20,000 SF	30,000 SF	Lakeland area is preferable; other locations considered	Michelle Senner	Colliers	Hayac professed 2 truck walls or DH doors 1 5/1000 parking 20'
0	Construction/Building Materials	20,000 SF	25,000 SF	Brandon, South Tampa, East Hillsborough, close to interstates	Pat Marzullii	Colliers	ceiling height, national credit HVAC wholesale supplier, ideal space would have 6,000 SF office
indisclosed)	Materials	20,000 SF	25,000 SF	East Tampa	Lisa Ross	Cushman	
G.	Q	20,000 SF	25,000 SF	Tampa Bay	Don Russell	Klein & Heuchan	6,000 SF office, 3-phase power, 18' clear height, doct-high or truck well loading, climated controlled WH soproduct temps does not exceed 80 degrees, paring for 40-45 employeed, prefer 3-year lease term, looking in southern Pasco, mid or north Pinellas or northwest Hillsborough
	TRD	20.000 SF	25,000 SF	East Tampa	Robyn Hurrell	Colliers	2,000 SF office, 3 DH doors minimum + ramp
2 9	TBD	20,000 SF	20,000 SF	East Tampa/West Polk	Gary Bauler	CBRE	Grade-level, 53' truck court access, 15' minimum clear height, parking for 15 employees, 1 quarter acre minimum of fenced outside storage
9	TBO	20,000 SF	20,000 SF	Tampa (Airport or East Side)	Jessica Mizrahi	Cushman	minimal office (1,000-2,000 SF), minimum 3 acres, off market
	Hooltheave/life Science	-	20 000 SE	TIA	Charlies Brenny	Commercial	Clean assembly. Fully A/C'd space. Dock-high loading, 18' clear.
D (Paner Shriedding Company)	neathtrate/ the Science		20,000 SF	Hillsborough/Polk County	Rick Narkiewicz	NGKF	Short term lease
Alandara Barrara			22 000 00	March Towns	John Faga	Newmark	Reached out about Tampa Commerce Center, light manufacturing

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Tenant Name	Industry	Requirement Size Range: Min	Requirement Size Range: Max	Submarket	Broker Name	Broker Firm	Comments
							Nationally recognized name, strong credit, 20-30K SF with minimal
			1				office (500 SF with restrooms), occupancy Q1 2022 (Feb), 4 DH doors
TBD	TBD	20,000 SF	30,000 SF	Tampa/Plant City	Craig Castor	Cresa	minimum, parking for 10-15 employees
(Undisclosed)	Distribution	15,000 SF	30,000 SF	Tampa	Samantha Kaye	Wakefield	New location in Tampa
TBD	TBD	15,000 SF	30,000 SF	Tampa (Westshore/Airport)	Dan Quarles	Commercial Realty or ability to AC	or ability to AC
		6,849,500 SF 10,449,000 SF	10,449,000 SF				

## East Tampa Competitive Set

					Exisiting	ng			
Property	Developer/Owner	Submarket	SF	% Leased	Available SF	Single/Multi-Tenant Delivery Date	Delivery Date	Type	Notes (Tenant, etc.)
301 Business Center 100	Nuveen	East Tampa	145,756	87%	18,500	Multi	40-19	Rear-Load.	Wheel Pros, Wurth Action Bolt & Tool, Cirkul
101 Business Center 400	Nuveen	East Tampa	206,400	20%	165,468	Multi	10-21	Rear-Load	Urotuning LLC, Lesses out on balance.
Campa Fulfilment Center	KKR	East Tampa	178,387	100%	0	Muse	20-20	Rear-Load	Workscape, Metropolitan Warehouse & Delivery, (61K SF sublesse)
3rand Oaks 75 Bldg III	EastGroup	East Tampa	134,400	100%	0	Muff	40-21	Rear-Load	Snyder's Lance LLC, Allidis
Aango I-4 Logistics Center	USAA	East Tampa	303,006	72%	83,736	Multi	20-20	Rear-Load	Amazon, G & G Delivery, Lease out on balance,
otal Existing			S45,734	72%	本於公共				
					Under Construction	itruction			
Property	Developer/Owner	Submarket	SF	% Leased	Available SF	Single/Multi-Tenant	Delivery Date	Type	Notes (Tenant, etc.)
secknell 3	Becknell	East Tampa	110,752	%0	110,752	TBD	10,22	RearLoad	Holding out for full building user
South Shore Corporate - Building F	Pattillo	East Tampa	589,000	%0	319,000	Single	40-22	Cross-Dock	BTS for ecommerce group. 270K SF building, 6/1/22 delivery.
Tampa Commerce Center - Bidg 100	Hines	East Tampa	146,000	%0	146,000	TBD	30-22	Rear-Load	Active lease discussions ongoing for users making up full building
ampa Commerce Center - Bldg 400	Hines	East Tampa	252,000	%0	252,000	TBD	30-22	Cross-Dock	Active lease decussions ongoing for users making up full building
Frand Oaks 75 Bidg IV	EastGroup	East Tampa	182,600	%0	182,600	TBD	30-22	Rear-Load	Active lease discussions ongoing for users making up full building
ohei Under Construction			1,28fb, 352	980	1.040.352				

## Show For Sale properties not itsibe in Loc in an Opportunity Zone III Location Available Land for Lease Sort Secondary Type Proposed Use егорепу туре Industria Primary Land Sale Price Auctions Search Show Criteria Filters Land Zoning Land Dover (§ Sydn Dover T ర Sy Clear More Map > Lithia Springs Park 8 Valrico Bloomingdale Terms of Use Seffner Brandon (60) [2] Adamsville Reyboard shortcuts Map data \$2022 Google INEGI 1 million Paul Sanders Park Bell Creek Mango CoStar Riverview (A) E MILK Jr Blvd Marketing Center Progress 3 (g) East ke-Orient Park East Tampa Palm River-Clair Mel Gibsonton Selmon Expressivay Terrace Terrace Þ 583 Public Record 9 Del Rio **(** [Z] ◆ 10+ AC Underwriting & Rent Survey Reports (4) 585 Markets East Ampa Land Search CHS) Fampa Water Works Park 4 Professionals Land Ballast Point Park [26] 3 Egypt SRES Lake-Leto 574 A Sou !! OAKS HATTAN (S) [3] nants 0 BE

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Zoning Hearing Master

August 15, 2022

## **Proposed Wetland Impacts**

The following information is provided in support of the Major Modification application. These materials were previously submitted to HCEPC and the Planning Commission in support of the Major Modification application and the approved companion CPA 21-06 Large Scale Land Use Plan Amendment.

- A. Michael Thompson Environmental Protection Commission of Hillsborough County (Letter dated April 20, 2022)
  - 1. Provide a site plan with the approved wetland lines.
    - Response: A revised digitally signed and sealed survey was submitted to EPC on June 29, 2022, including the missing wetland. All wetland lines are represented in the Planned Development Site Plan submitted to Development Services Department on July 15, 2022, and attached herein.
  - The application depicts two large warehouses and an office. Please explain why a one
    warehouse and office plan that significantly reduces wetland impacts would not be a
    reasonable use of the site considering the extensive areas of wetlands on this property.
    - Response: The two-building plan is the most efficient use of the area while trying to maximize the square footage that we can develop, trying to limit our wetland impacts, and to meet national industry standards, and economic realities.

A one-building plan would result in a reduced square footage due to the fact that there is a limit to how deep the warehouse/distribution buildings can be and still meet national industry standards. The ideal depth for a rear load building is what we show on our drawings (210' to 240'). If it were a one rear load building design, then we would need to increase the depth to 310', a maximum industry depth that we would be willing to construct. This would cause an overall square footage reduction of over 100,000 square feet and not be market feasible.

Alternatively, a facility layout with docks on both sides of the building and increase our building depth, but this wouldn't reduce the wetland impacts due to the fact that the minimum depths for that type of facility would result in equal or greater square footage of building. In addition, we were attempting to face docks away from adjacent properties in an effort to reduce outside views of the docks.

To reduce wetland impacts, could the building development shift east into upland parcels that are currently depicted as stormwater ponds, which would then allow the ponds to be reshaped around existing wetlands.

Response: Unfortunately, no. The proposed buildings are required to be located within the UMU-20 FLU limits. The buildings are located as far to the east as possible on the site. The eastern portion of the property has a R-12 FLU. It is being used for vehicular circulation, tree preservation, stormwater, and landscape buffering.

4. To reduce or eliminate impacts to Wetland 1, could the eastern warehouse building be reduced in length and shifted south.

Response: This option was studied by the design team. It is possible to modify the site plan to avoid impacts to Wetland 1, however, it would reduce the overall square footage between the two buildings by more than 50,000 square feet. Scannell studied this impact against the project economics and that loss of square footage had enough impact that we aren't able to meet our underwriting metrics for the site.

While there is high demand in the marketplace that is discussed in number 5 below, there are other market factors that are having big impacts on our proforma, and the loss of square footage will only make things more problematic. Scannell's development model depends on our ability to sell these buildings once they are complete and leased up. There are currently fewer buyers in the market and the purchase prices on buildings is going down as interest rates are going up on a national level. In addition, construction costs continue to rise which is a current and future risk to our economics, once we get to the point that we have our approvals and move forward with the project.

5. In the EPC Basis of Review and the EPC Wetland Rule, "reasonable use" means an actual, present use or activity on a parcel of real property or such reasonably foreseeable, nonspeculative land uses which are suitable for the subject parcel of property, and which are compatible with adjacent land uses. Please provide additional information on proposed end users to provide assurance that the proposal is a reasonably foreseeable, nonspeculative land use. How many distinct warehouse users are anticipated?

Response: Scannell is confident there will be demand for these buildings once we can demonstrate to end users that development approvals are in place, and we can market the site plan that has been permitted to be developed. We have strong relationships nationwide with clients such as FedEx, Home Depot, General Mills, and other national brands that are wanting to expand their footprint in the Tampa market. We have had confidential conversations and we feel confident that these users are going to want to lease space at this location. Unfortunately, as stated above, no user has signed a commitment at this time and will not until we can demonstrate that the project is approved to move forward to construction.

The types of end users that will want to lease these types of buildings are going to be last-mile delivery facilities. There is a strong need for industrial users to serve Tampa's urban core. With the growth of e-commerce, last-mile delivery and challenges associated with supply chain disturbances, distribution users have a need to be closer to their final delivery

<u>destinations to better serve their communities in a cost effective, timely and reliable</u> manner.

To illustrate our confidence that Scannell will be able to quickly lease up these buildings and not have them sitting vacant, please see the attached Exhibit A and Exhibit B. Exhibit A illustrates the current buildings that are under development and shows that there are 11 projects under construction which have approximately 1.6 Million square feet still vacant. JLL has informed us that approximately ½ of that square footage is currently under lease negotiation and will be coming off the vacancy list once those leases are signed. Exhibit B shows the demand in the Tampa market by showing the users that are actively looking for space in the market. This Exhibit shows between 25.7 Million to 32.7 Million square feet of users who want to lease space in Tampa. This is a very strong illustration of the lack of space in Tampa vs. the high demand which shows that lease-up of these buildings will likely not be an issue.

6. Can the remaining wetlands be placed in a Conservation Easement in order to prevent additional cumulative wetland impacts?

Response: The owner chooses not to place an easement on the remining wetlands.

- B. Michael Thompson Environmental Protection Commission of Hillsborough County (Agency Review Comment Sheet dated July 12, 2021)
  - 1. The Planned Development as proposed on the site plan would result in multiple wetland impacts for warehouse and office buildings which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). EPC staff recommends that the applicant redesign this site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to the EPC Wetlands rule, Chapter 1-11, Rules of the EPC and the adopted Basis of Review for Chapter 1-11. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.

Response: The Applicant has reviewed alternative designs and discussed site limitations and market constraints on modifying the building layout. These responses are noted in the preceding April 20, 2022, response and further discussed with the reviewer during a call on July 18, 2022. The proposed layout locates the buildings within the limits of the UMU-20 FLU category as required, they cannot be shifted further to eat as the R-12 FLU designation restricts the land use.

2. The subject property contains wetland/other surface waters (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.

Response: The revised signed and sealed wetland survey was submitted to HC EPC on June 29, 2022.

## **EXHIBIT B**

	BANKS OF THE PROPERTY OF THE P		
Retail	1,200,000 SF	1,200,000 SF	Pasco
TBD	1,200,000 SF	1,200,000 SF	Hills/Polk
Retail furniture	1,000,000 SF	1,200,000 SF	Central FL
TBD	1,000,000 SF	1,000,000 SF	Central FL
TBD	1,000,000 SF	1,000,000 SF	Central FL
TBD	800,000 SF	1,100,000 SF	Central Florida
	800,000 SF	1,000,000 SF	Central Florida
Food & Beverage	800,000 SF	1,000,000 SF	Tampa MSA
Medical	800,000 SF	1,000,000 SF	Central FL
Building Products	700,000 SF	1,000,000 SF	Tampa
Restaurant Supplies	700,000 SF	1,000,000 SF	West Central Florida
TBD	700,000 SF	700,000 SF	Central FL
conf.	600,000 SF	650,000 SF	Tampa
TBD	500,000 SF	700,000 SF	Tampa MSA
Logistics & Distribution	400,000 SF	400,000 SF	Tampa
TBD	400,000 SF	400,000 SF	Tampa
Logistics & Distribution	300,000 SF	600,000 SF	Tampa/Plant City
Retail	300,000 SF	440,000 SF	Tampa
TBD	300,000 SF	300,000 SF	Tampa/Pasco
Food & Beverage	300,000 SF	350,000 SF	Tampa
WH/Distribution	250,000 SF	300,000 SF	Plant City/Lakeland
TBD	250,000 SF	250,000 SF	TBD
TBD	250,000 SF	250,000 SF	Plant City
TBD	245,000 SF	245,000 SF	Airport
TBD	200,000 SF	500,000 SF	Central Florida
Food & Beverage	200,000 SF	275,000 SF	Tampa "core"
Food & Beverage	200,000 SF	250,000 SF	Tampa/Polk
Medical Marijuana	200,000 SF	250,000 SF	Tampa
TBD	200,000 SF	250,000 SF	Tampa Bay
TBD	250,000 SF	250,000 SF	Plant City
TBD	200,000 SF	200,000 SF	Lakeland/Polk County (multi-market)
TBD	150,000 SF	175,000 SF	East Tampa
TBD	150,000 SF	300,000 SF	East Tampa

Logistics &	150,000 SF	250,000 SF	East-Tampa
Distribution			
TBD	150,000 SF	225,000 SF	Plant CityLakeland
Distribution	150,000 SF	200,000 SF	Tampa
TBD	150,000 SF	200,000 SF	Tampa
TBD	150,000 SF	200,000 SF	Plant City
TBD	150,000 SF	150,000 SF	Plant City
Food & Beverage	150,000 SF	150,000 SF	Plant City
TBD	150,000 SF	150,000 SF	Plant City/Lakeland
Production &	150,000 SF	150,000 SF	East Tampa
Distribution	450,000,65	450,000,65	DI C'1
TBD	150,000 SF	150,000 SF	Plant City
TBD	150,000 SF	150,000 SF	Manatee County
TBD	130,000 SF	130,000 SF	Airport
TBD	125,000 SF	175,000 SF	I-4 Corridor
TBD	125,000 SF	150,000 SF	Plant City & Lakeland
Agriculture	125,000 SF	150,000 SF	Hillsborough County
TBD	125,000 SF	125,000 SF	TBD
TBD	120,000 SF	160,000 SF	Plant City/Lakeland
TBD	100,000 SF	300,000 SF	Airport or Pasco
Food & Beverage	100,000 SF	200,000 SF	14/Polk Parkway
TBD (Data Center Use)	100,000 SF	200,000 SF	NE Tampa
Healthcare/Life Science	100,000 SF	150,000 SF	Airport
TBD	100,000 SF	150,000 SF	East Side
Healthcare/Life	100,000 3.		
Science	100,000 SF	150,000 SF	East Tampa
Logistics & Distribution	100,000 SF	150,000 SF	Tampa
TBD	100,000 SF	125,000 SF	Airport
Manufacturing	100,000 SF	100,000 SF	Pasco
Distribution	100,000 SF	100,000 SF	East Tampa
Logistics & Distribution	100,000 SF	100,000 SF	East Tampa
TBD	100,000 SF	100,000 SF	Tampa
	1200,000	100,000 0.	Central Florida (Tampa
Logistics &	100,000 SF	100,000 SF	Bay, Lakeland &
Distribution	100,000 37	100,000 31	Orlando)
			East Tampa to
TBD	100,000 SF	100,000 SF	· · · · · · · · · · · · · · · · · · ·
Characte	100,000,05	100,000,05	Lakeland
Storage	100,000 SF	100,000 SF	Airport
Distribution	100,000 SF	100,000 SF	TBD
TBD	100,000 SF	100,000 SF	TBD
TBD	100,000 SF	100,000 SF	East Tampa
TBD	100,000 SF	100,000 SF	TBD
TBD	100,000 SF	100,000 SF	TBD

<u> </u>	<u> </u>		Pinellas, Polk,
TBD	100,000 SF	100,000 SF	Hillsborough, Pasco &
	100,000 37	100,000 3/	Manatee
Food Processing	90,000 SF	250,000 SF	Tampa
Food Logistics	90,000 SF	120,000 SF	Tampa
Pallet Company	80,000 SF	125,000 SF	Lakeland
Building Products	80,000 SF	120,000 SF	Pinellas
Medical Mfg.	80,000 SF	115,000 SF	Airport/Pinellas
Manufacturing	80,000 SF	100,000 SF	Pinellas
TBD	80,000 SF	100,000 SF	Ft. Myers
TBD	80,000 SF	90,000 SF	Pinellas
Logistics &			
Distribution	75,000 SF	250,000 SF	I-4 Corridor
TBD	75,000 SF	125,000 SF	Pinellas
Appliance Retailer	75,000 SF	100,000 SF	Tampa/Orlando
Construction/Buildin			
g Materials	75,000 SF	75,000 SF	East Tampa
TBD	70,000 SF	100,000 SF	East Tampa/Plant City
TBD	70,000 SF	80,000 SF	East Tampa
Logistics &	,		
Distribution	70,000 SF	70,000 SF	Plant City
TBD	65,000 SF	75,000 SF	East Tampa
Logistics &			
Distribution	60,000 SF	100,000 SF	Airport
TBD	60,000 SF	90,000 SF	Lakeland
TBD	60,000 SF	80,000 SF	East Tampa
TOD	CO 000 CF	90,000,55	Hillsborough County,
TBD	60,000 SF	80,000 SF	East Tampa Preferred
Manufacturing	60,000 SF	80,000 SF	Hillsborough/Pinellas
Manufacturing	60,000 SF	80,000 SF	East Tampa
Retail	60,000 SF	75,000 SF	East Tampa
TBD	60,000 SF	65,000 SF	TBD
TBD	50,000 SF	250,000 SF	Polk, Hillsborough or Pinellas
Automotive	50,000 SF	125,000 SF	East Tampa
Medical			
Manufacturer	50,000 SF	100,000 SF	Tampa Bay
Logistics &	50,000,05	400 000 05	East Tampa to East
Distribution	50,000 SF	100,000 SF	Polk
Furniture	F0 000 CF	100.000.05	F
Distribution	50,000 SF	100,000 SF	East Tampa
	50,000 SF	100,000 SF	Tampa
Manufacturina	E0 000 SE	100,000,55	Hillsborough or
Manufacturing	50,000 SF	100,000 SF	Pinellas County
TBD	50,000 SF	100,000 SF	East Tampa
Medical	50,000 SF	100,000 SF	Pinellas/East Tampa

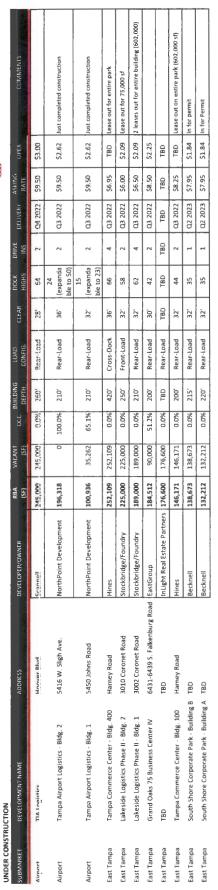
			S 1 - D 2 - 2
T0.0	50,000,55	100 000 05	Southern Pasco, NW
TBD	50,000 SF	100,000 SF	Hillsborough, North
			Pinellas County
TBD	50,000 SF	90,000 SF	Plant City/Lakeland
TBD	50,000 SF	80,000 SF	Airport
TBD	50,000 SF	75,000 SF	Tampa
3PL	50,000 SF	60,000 SF	Tampa
TBD	50,000 SF	60,000 SF	East Tampa
Construction/Build	50,000 SF	60,000,00	Polk
g Materials	50,000 SF	60,000 SF	POIK
TBD	50,000 SF	55,000 SF	East Tampa
Manufacturing	50,000 SF	50,000 SF	Pinellas
Event equipment			
rental company	50,000 SF	50,000 SF	East Tampa
TBD	50,000 SF	50,000 SF	Plant City
TBD	50,000 SF	50,000 SF	Airport
TBD	50,000 SF	50,000 SF	East Tampa
			Hillsborough
TBD	50,000 SF	50,000 SF	
TBD	50,000 SF	50,000 SF	Tampa/Plant City
TBD	46,000 SF	65,000 SF	TBD
Logistics & Distribution	40,000 SF	100,000 SF	TBD
TBD	40,000 SF	100,000 SF	Airport
Building Products	40,000 SF	75,000 SF	Airport/Pinellas
TBD	40,000 SF	80,000 SF	East Tampa or Airport
TBD	40,000 SF	80,000 SF	Airport
TBD	40,000 SF	80,000 SF	East Tampa/Airport
TBD	40,000 SF	80,000 SF	Pinellas
TBD	40,000 SF	80,000 SF	Central Florida
	40,000 SF	80,000 SF	East Tampa
TBD	40,000 3F	80,000 SF	cast rampa
TBD	40,000 SF	70,000 SF	Central Florida (Ocala, Tampa Bay, Polk, Sarasota/Manatee)
TBD	40,000 SF	60,000 SF	East Tampa
TBD	40,000 SF	60,000 SF	East Tampa
Construction/Build	40,000 SF	60,000 SF	Central FL
Other	40,000 SF	60,000 SF	Tampa
TBD	40,000 SF	60,000 SF	Tampa
TBD	40,000 SF	50,000 SF	East Tampa, Pinellas,
TDD	40,000.55	E0 000 CE	Plant City
TBD	40,000 SF	50,000 SF	Plant City/Lakeland
TBD	40,000 SF	50,000 SF	Hillsborough, Pinellas and Northen Manatee County

TBD	40,000 SF	50,000 SF	East Tampa
Logistics &	40,000 CF	FO 000 CF	Dlant City/Lakaland
Distribution	40,000 SF	50,000 SF	Plant City/Lakeland
Cannibis	40,000 SF	50,000 SF	Plant City/Lakeland
Logistics &	40,000.55	FO 000 CF	Fact Towns
Distribution	40,000 SF	50,000 SF	East Tampa
TBD	35,000 SF	55,000 SF	Pinellas/Airport
Construction/Buildin	25,000,05	EO 000 CE	Fast Towns
g Materials	35,000 SF	50,000 SF	East Tampa
TBD	35,000 SF	50,000 SF	East Tampa or Airport
TBD	35,000 SF	50,000 SF	Hillsborough County/Pinellas County
TBD	35,000 SF	45,000 SF	East Tampa
Manufacturing	35,000 SF	40,000 SF	East Tampa
TBD	35,000 SF	40,000 SF	East Tampa
Logistics & Distribution	33,500 SF	44,000 SF	East Tampa
Construction/Buildin g Materials	35,000 SF	35,000 SF	Airport
School	30,000 SF	70,000 SF	Pinellas County
TBD	30,000 SF	60,000 SF	Tampa Bay MSA
TBD	30,000 SF	60,000 SF	Tampa Bay MSA
TBD	30,000 SF	60,000 SF	East Tampa
3PL	30,000 SF	60,000 SF	Plant City/Lakeland
Construction/Buildin g Materials	30,000 SF	50,000 SF	East Tampa
Food & Beverage	30,000 SF	50,000 SF	Airport
Construction/Buildin g Materials	30,000 SF	50,000 SF	East Tampa
Manufacturing	30,000 SF	50,000 SF	East Tampa/Polk
Medical	30,000 SF	50,000 SF	Pinellas
TBD	30,000 SF	50,000 SF	Pinellas County
TBD	30,000 SF	50,000 SF	East Tampa
TBD	30,000 SF	50,000 SF	Airport
TBD	30,000 SF	50,000 SF	Pinellas County
Retail	30,000 SF	50,000 SF	TIA
TBD	30,000 SF	150,000 SF	East Tarmpa
	L		

## Investor Prospectus



**EXHIBIT A** 



1,986,531 1,630,027

Totals





## SCANNELL PROPERTIES OVERVIEW

scannellproperties.com

## **ABOUT SCANNEL!**

ESTABLISHED:

1990

FOUNDER / CEO:

Bob Scannell

Doug Snyder

FOUNDER / COO:

PRODUCT:

MARKETS:

OFFICES:

United States, Canada, Western Europe

Student Housing, Special Purpose

Industrial, Multi-Family, Office,

(EMPLOYEES)

Germany France Europe

Alexandria, VA United States

Boston, MA Dallas, TX

Italy UK

Denver, CO

12 Offices 104 Employees Total

SF Bay Area, CA Minneapolis, MN Kansas City, MO Indianapolis, IN

focusing on build-to-suit and speculative projects Scannell Properties is a estate development and investment company, throughout the U.S., Canada and Europe. privately owned real Founded in 1990,



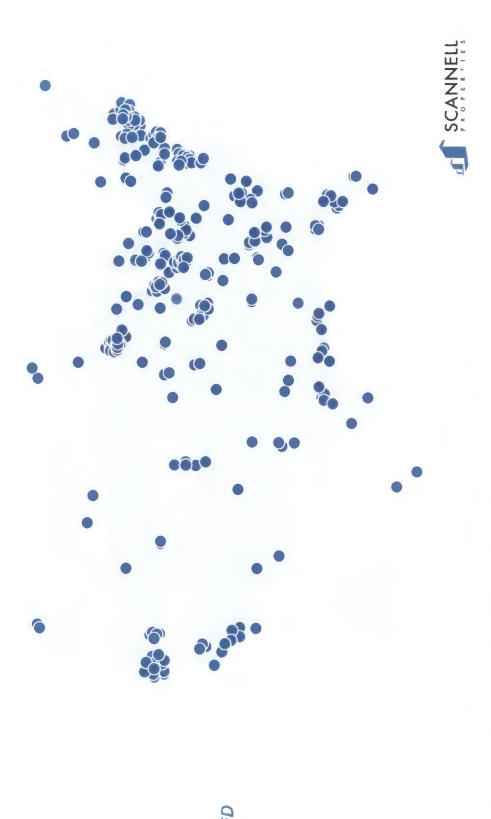
## SCANNELL

## INVESTMENT HISTORY

By volume, investment type, credit, and market tier

Year	Year Volume (B)	Assets	BTS	Spec	Other	Investment Grade
2021P	\$3.1	109	39	68	2	33
2020	\$2.1	35	18	<del></del>	9	14
2019	\$1.4	56	22	30	4	10
2018	\$1.3	33	15	15	4	10
Year	Volume (B)	Assets	Primary	Secondary	Tertiary	Other Markets
2021P	\$3.1	109	33	57	17	2
2020	\$2.1	35	4	25	9	4
2019	\$1.4	99	5	41	10	4
2018	\$1.3	33	7	18	00	4

Note: Other assets/markets include multifamily and student housing projects Note: 2021 projection excludes Scannell Europe's development volume



North American Development

BTSs completed

- 292 BTSs COMPLETED

- 127 FedEx BTSs



## **American Development** North

SPEC COMPLETED

8

- 162 PROJECTS COMPLETED

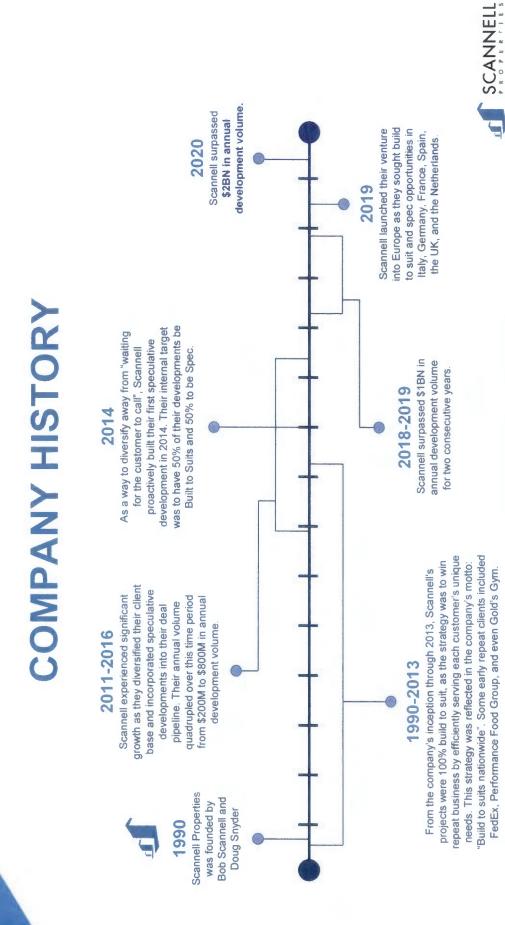
## SCANNELL IN EUROPE



## ( e offices:

- Luxembourg
  - Paris
- London
- Milan
- Düsseldorf
- Madrid (March 2021)
- 26 projects in the pipeline totaling 890,000 m<sup>2</sup>:
- France: 2 projects totaling 130,000 m²
- Germany: 12 projects totaling 260,000 m<sup>2</sup>
  - Italy: 12 projects totaling 500,000 m²





FedEx, Performance Food Group, and even Gold's Gym.















# POINTS OF DIFFERENTIATION

PRIVATE OWNERSHIP:

FINANCIAL STRENGTH:

Well capitalized, positioned to use internal equity for BTS & Speculative projects

Allows development of any size, type, and location

Ability to select the best GC partner for each opportunity based on

scope, cost, experience, available manpower, etc.

**OUTSOURCING OF GC:** 

INTERNAL RESOURCES:

Inhouse A/E, Legal, Capital, Development, & Construction Management

expedites processes, reduces cost, saves schedules, and improves

OUTCOME:

GLOBAL REACH:

Track record of guaranteed delivery on time and within budget

decision making

insures simplicity and consistency in the transactions for Seamless linkage between U.S. and EU operations occupiers and their brokerage teams



## SCANNELL SCANNELL

# CORE MARKET SEGMENTS

Scannell's expertise extends to a myriad of product types from e-commerce to cold storage.



**DISTRIBUTION/** WAREHOUSE



TRUCK



MANUFACTURING



DATA CENTERS



E-COMMERCE/ FULFILMENT CENTERS

COLD STORAGE



## **OUR CLIENTS**











1 TE Connectivity







BRIDGESTONE

FedEx



Meadjohnson

Scientific Scientific







KeHE Solutions

**S** Guardian















## **OUR INVESTORS**

- Arch Street / IGIS (JV Partner)
- Broadstone
- Cabot
- Clarion
- CrossHarbor
- Dermody
- Diamond Realty Investments (JV Partner)
- Elm Tree
- Exeter
- GFH Properties (Bahrain)
- Granite
- Inclenberg Investments (JV Partner)

- LBA
- KFH (Kuwait) LCN
- Lexington Partners
  - Lighthouse
- Mirae Asset Global Investors (JV Partner)
  - Monmouth
- PGIS
- Prologis
- Real Capital Solutions
- Stag Industrial
- Stonemont







## DS Smith - Lebanon, IN



SF: 548,080

Completion: November 2019

Construction Timeline: 10 months

Tenant: DS Smith

Lease Term: 20 years

317.843.5959 scannellproperties.com





SF: 504,400

Completion: July 2020

Construction Timeline: 10 months

Tenant: GE Haier

Lease Term: 10 years

317.843.5959 scannellproperties.com



### **LAST MILE WAREHOUSE CASE STUDIES: AMAZO**



Amazon – Greenwood, IN



SF: 615,440

Completion: August 2019

Construction Timeline: 10 months

Tenant: Amazon

Lease Term: 15 years

317.843.5959 scannellproperties.com







SF: 3,837,730

Completion: 7/9/21

Construction Timeline: 17 months

Tenant: Amazon

Lease Term: 20 years

317.843.3959 scanneliproperties.com







SCANNELL SCANNELL

## PFG – Mount Olive, NJ



- SF: 241,530
- Completion: August 2019
- Construction Timeline: 8 months
- Tenant: PFG
- Lease Term: 15 years





- SF: 378,876
- Completion: November 2020
- Construction Timeline: 9 months
- Tenant: KeHE
- Lease Term: 12 years









SF: 726,933

Completion: February 2019

Construction Timeline: 10 months

Tenant: Geodis, Factory Direct

Lease Up Timeline: 3 months

actory Direct Wholesale, Inc.

GEODIS

317,843.5959 scannellpreperties.com



SF: 403,000

Completion: November 2020

Construction Timeline: 11 months

Tenant: Amazon

Lease Term: 10 years

amazon

317.843.5959 scannellproperties.com



# THANK YOU

scannellproperties.com

### Scannell Narrative and Site Search Supporting Documentation

We believe our project provides a significant economic benefit and local job creation for Hillsborough County, the City of Tampa, and the Orient Park community. We request approval of the impact of 5.66 acres (5.50 direct and 0.16 secondary) of the 74.20 wetlands onsite (7.6% impact, 92.4% preservation) for the following reasons.

Job creation and tax revenue are two key benefits that come with industrial development. In our experience in developing front-parked, rear-loaded speculative facilities of this size and in this area, these projects typically see approximately 1 job per 1,000 square feet. These jobs range from various warehousing/distribution employment to office and administrative jobs, light manufacturing and assembly workers, and high-end manufacturing.

There is a strong desire for industrial users to serve the urban core. With the growth of e-commerce, last-mile delivery and challenges associated with supply chain disturbances, distribution users have a need to be closer to their final delivery destinations to better serve their communities in a cost effective, timely and reliable manner. Additionally, proximity to interstates and workforce housing is critical for these employers. This site is optimally located to serve the community from a distribution standpoint as well as to provide jobs in close proximity to workforce residences. Hillsborough County and the City of Tampa have identified the public desire to increase business investment and job creation in this area by establishing a federally recognized Opportunity Zone designation.

There are 111 active users in the industrial market requiring facilities in the range of 20,000 square feet to 200,000 square feet, for a demand up to 10.45 million square feet. Most of these users will consider the East Tampa/Hillsborough County market for an alternative real estate option. As described further in the paragraph below, there is a lack of real estate alternatives in this size range and therefore we view this size range as the "sweet spot", providing the marketplace with what it needs most. We are in active discussions with several of these occupiers, but they will not further engage or allow disclosure until we receive our necessary approvals, including wetland impacts. Please see the attached list of Tenants in the Market.

There are currently three (3) comparable multi-tenant buildings with vacancy in the market, the rest have been leased. The total available existing square footage for front-park-rear-load multi-tenant Class A space is 267,704 square feet, all of which is currently under consideration by the active users mentioned earlier and is soon likely to be leased. There is another 1.2 million currently under construction for delivery in 2022, much of which is under negotiation to be leased by several of the active users mentioned above and there is a high likelihood that all will be leased by the time construction is completed. Even if only 20% of the active users above commit to new space, all of the product under construction would be absorbed, and that doesn't account for new prospects that are expected to surface in the next 12-24 months and will require space. Please see the attached East Tampa Competitive Set.

The research shows that the local market is severely under supplied for the product being proposed. There are limited remaining land sites available for warehouse/distribution development, and our proposed development program and layout provides the best opportunity to meet market conditions and requirements in a successful project buildout and occupation.

Scannell Properties searched the East Tampa market for other similarly sized sites capable of accommodating two buildings of approximately this size, or one larger building. In all of East Tampa, only 4 options, including this site, were deemed potentially viable. Please see the provided site search query. The other three sites include:

- 6890 US Highway 301—This site was under contract and is currently going through entitlements. Therefore, it was not available for consideration.
- O Anna Drive—This is a 16.5 acre site that is also under contract and not available for consideration.
- 9020 Riverview Drive—This is quite a bit further south and is only 10 acres. The site contains
  approximately 1 acre of borrow area and is adjacent to dense residential areas which is not
  ideal. Therefore, this is not a truly comparable alternative from a location or size standpoint.

Additionally, in the Summer of 2019, Scannell was looking at property at SW corner of Sligh Avenue and US Hwy 301 in Tampa that required significantly more wetland impacts. Consultants representing Scannell met with the EPC regarding the proposed project and weren't completely discouraged from pursuing the impacts. However, after an extensive review of the property, it was determined that more than 12 acres of impact or 8.7 State-Only Freshwater Forested Wetland credits would be required to allow for a feasible project. Therefore, the client decided to look for alternative sites that would allow for the development with fewer impacts. The current site has less than half of those impacts and requires far less mitigation given that the wetlands impacts are to lower quality isolated wetlands.

In an ideal world, Scannell Properties would build a larger product in this area, similar to the alternative provided in Exhibit 4, to help achieve economies of scale from a construction cost standpoint, allowing for more affordable lease rates. However, we have proactively reduced our building footprint to the minimum size we believe to be financially feasible, with any further reduction making the project cost prohibitive. In an effort to be mindful of the environment, wetland impacts were limited to isolated wetlands of smaller size and lesser function, except for a small secondary impact to the previously permitted borrow area to allow for a proper turning radius. By reducing the building size, proposing two buildings instead of one large building, and by double loading the center drive isle, we believe we have minimized the impacts to the extent practicable for this type of development. Hence, we have considered alternative sites, site constraints, market demand, location, and economic viability in the selection and design of this site. Our project program includes warehouse/distribution building footprints that meet the widest market segment needs. Our building configuration and layout provides market real geometry for interior modular racking and trailer circulation. We kept buildings within the limits of the UMU-20 Future Land Use category in order to maximize the building offset and increase the buffer to the adjacent single family residential uses. We have eliminated typical additional trailer parking and use dual loading spaces to restrict the overall building envelop. We propose use of retaining walls to reduce intrusion within wetland conservation area setbacks.

Lastly, our company has an extensive history and track record of developing speculative industrial facilities. Since 2017, our organization has developed 124 speculative facilities throughout the United States, including six in Central Florida. Our average lease-up time from commencing construction is 6 months, and our projects take, on average, 10 months to construct. In other words, our speculative developments are fully leased by completion of construction the majority of the time. Simply put, we are not in the business of developing speculative facilities only for them to sit vacant. We believe we are

as good as anyone at underwriting market dynamics and understanding when an area is undersupplied, and what type of product is needed to fill that void. We believe strongly in this market, this particular location and the preliminary site plan we've designed for all of the reasons stated above, and have full confidence in our ability to lease these facilities to occupiers that the community will happily embrace prior to completion of construction.

Tenants in the Market

		Requirement	-				The same of the sa
Tenant Name	industry	Size Range: Min	_	Submarket	Broker Name	Broker Firm	Comments
TBD	Furniture	200,000 SF	300,000 SF	East Tampa/Plant City/Lakeland	Roberto Susi	Axiom Capital Par	Axiom Capital Part Purchase, reached out about Lakeside !
TBD	TBD	200,000 SF	500,000 SF	Central Florida	Robyn Hurrell	Colliers	Touring Lakeside Phase II 11/18/2021
(Undisclosed)	Food & Beverage	200,000 SF	275,000 SF	Tampa "core"	Lee Winter/Peter Cecora	111	This is a headquarter space, there is also a 10,000 SF short term (1-2 years) requirement, would prefer to be in the "core" but willing to look elsewhere.
ТВД	Food & Beverage	200,000 SF	250,000 SF	Tampa/Polk	Monic Wonus/Rian Smith		Need 32' clear height, sent info on Tampa Commerce Center, Lakeside I & II, TIA & Causeway
(Undisclosed)	Healthcare/Life Science 200,000 SF	200,000 SF	250,000 SF	Tampa MSA	Andy Koenig	າກເ	Deciding between 3 markets. Once geography is determined this project will move quickly, Highly automated production facility. BTS will be a longshot due to timeline. 20 minute drive from airport.
(Undisclosed)	Medical Marijuana	200,000 SF	250,000 SF	Tampa	T8D	TBD	Interested in leasing long term with a possible purchase option
(Undisclosed)	TBD	200,000 SF	200,000 SF	Tampa	Alex Beacham	Cushman	Reached out about TIA Logistics & Tampa Commerce Center
TBO	T80	150,000 SF	500,000 SF	East Tampa	Adam	LandQwest	Sent photos of Tampa Commerce Center
(Undisclosed)		150,000 SF	200,000 SF	East Tampa	Bill Reeves	Colliers	Need operations center, probably BTS
(Undisclosed)	Logistics & Distribution	150,000 SF	250,000 SF	East-Tampa	Jake Beli	NFI	Called on JJ's Harney site, Wilson knows RE guy
(Undesclosed)	Food & Beverage	150,000 SF	250,000 SF	180	Dunphy	111	Prefer to purchase, cold storage
QEJ	091	150,000 SF	150,000 SF	Tampa Bay MSA	Rick Narkiewicz		Currently located in Pinellas in 4 facilities and it's a mess. Their leases expire in late 2022 and they are paying a below market rate so they would sublease their space and move now for a decent opportunity. Pete reached out to Nark 10/19 - nothing to do at this point, they are working on it internally.
OR J	TBD	150.000 SF	150.000 SF	East Tampa/Plant City	IT Faircloth/Iohn Jackson	Cushman	10K SF office. Emailed about TCC, Lakeside Phase 2, Lakeland Central Park and Cahor Crosstown
		50000	500000			NAI THOR	
IBD	180	135,000 SF	165,000 SF	Tampa MSA	Brad Berzins	Commercial	20' clear height, 6 DH doors and 1 drive-in/ramp, 2,500 SF office
Q8J	Production & Distribution	130,000 SF	200,000 SF	East Tampa	Jonathan Wolf	Tampa Bay EDC	I have a company that is looking for 130,000+ sf of industrial space for some production & distribution with docks and standard high ceilings for industrial space
TBD	780	120,000 SF	140,000 SF	East Tampa	Kristen Tofte	Colliers	Tenant already in the market, deciding whether to relocate, completed space only
Undisclosed)	TBD	110,000 SF	190,000 SF	East Tampa to Lakeland	Julia Silva		Prefer GL loading, 24' clear height
Undisclosed)	E-commerce	100,000 SF	200,000 SF	Tampa/Polk	John Dunphy	JII	
-commerce	E-commerce	100,000 SF	200,000 SF	Tampa/Polk	John Dunphy	111	
ВБ	TBD (Data Center Use)	100,000 SF	200,000 SF	NE Tampa	Lisa Ross	Cushman	working on finishing other deals, Tamps is on the radar. Reached out about rate/opex/TI allowance for TCC. Data center use so tenant will be investing a significant amount of their own money. Looking in NE Tampa area.
BD	TBD	100,000 SF	150,000 SF	East Side	Lisa Ross	Cushman	Reached out 5/19 for rental rates for Fairfield, TCC and Cabot Crosstown
Н9.	Healthcare/Life Science 100,000 SF	100,000 SF	150,000 SF	East Tampa	Delavergne	Delavergne	making a decision by committee, taking forever, no decision made as of yet
BD .	Logistics & Distribution 200,000 SF	100,000 SF	150,000 SF	Tampa	Kaleb	Wilson	Fulfillment operator, opening 4 locations nationally and Tampa is one. Need to be operational by end of Q2, at the latest. 25+ DH, 20+ Trailer positions, 125+ Employee spots. Also looking to build out 4,000-4,500 5F Office/Break Area.
BD	Logistics & Distribution 100,000 SF	100,000 SF	100,000 SF	East Tampa	Jessica Mizrahi	C&W	Jess toured Fairfield 5/6/2021

Tenant Name	industry	Requirement Size Range: Min	Requirement Size Range: Max	Submirket	Broker Name	Broker Firm	Comments
CIET	Conjective & Dieteibueion	-	100 000 65	A beside of the second of the second of	1	o-Illian	
TBD	TBD		100,000 SF	East Tampa to Lakeland	David Buckner	Colliers	
TBD	Distribution	100,000 SF	100,000 SF	TBD	Joe Cole	Turner Cole	Undisclosed distribution user looking for 100K SF. Timing is 2022. National company, regional branch has a revenue of \$60M+ per annum. Sent info on Causeway, Tampa Commerce Center & 8800 Adamo
T8D		100,000 SF	100,000 SF	TBD	Beatrice Ramjattan		Talked to Julia. Sent info on TIA.
160	Food Processing	90,000 SF	250,000 SF	Tampa	Javier Martin	Blanca CRE	Power requirements Water; 800 m3/day Electric Supply: Heavy Power (+/- 800 kW) Natural Gas: If not existing the ability to add the service (+/- 4,500
(Undisclosed)	Appliance Retailer	75,000 SF	100,000 SF	Tampa/Orlando	Matt Powers/Julia Silva	100	Out of St Louis. Survey sent 7/7/21
(Undisclosed)	Construction/Building M 75,000 SF	75,000 SF	75,000 SF	East Tampa	Peter Cecora	JIT.	Probably renewing
(Undisclosed)	TBD	70,000 SF	100,000 SF	East Tampa/Plant City	Julia Silva/John Dunphy	11.1	24' clear height, touring 5/25/2021
TBD	TBD	70,000 SF	80,000 SF	East Tampa	John Bencivenga	Avocat Group	Reached out about Fairfield and Tampa Commerce Center
TBD	TBD	65,000 SF	65,000 SF	Pinellas (Open to other locations)	Lisa Ross		Need HVAC, Preference is Pinellas but open to other locations, dock- high, occupancy around March 2022
TBD	Manufacturing	60,000 SF	80,000 SF	Hillsborough/Pinellas	Gary Bauler	CBRE	Fiberglass Manufacturing for the marine industry, 16'+ clear height,
TBD	TBD	60,000 SF	60,000 SF	TBD	Guy Thomas	eXp Commercial	Emailed about Lakeside Phase II
160	180	\$0,000 SF	250,000 SF	Polk, Hilsborough or Pinellas	Robyn Hurrell	Colliers	Fortune 50 company, short term lease (2 years), accommodate and allow up to 100 auto parks inside the building and up to 75 additional exterior spaces, plus up to 25 trailer drops, 26; clear height, can also fulfill need with an 8-12 acre gravel/asphalt lot with power
(Hadiselessed)	Curniture Dietribution	ED 000 CE	100 000 001	Eart	Complete Navio	Nowmark	
(Undisclosed)	Real Estate	50,000 SF	100,000 SF	"The Core"	Pete Cecora	JLL	Want to buy
Confidential (Manufacturing use)	Manufacturing	50,000 SF	100,000 SF	Hillsborough or Pinellas County	Robyn Hurrell	Colliers	HVAC preferred, 20' minimum clear height required, manufacture tiny homes, sent TIA, Causeway, TCC & Adamo
TBD	TBD	50,000 SF	100,000 SF	East Tampa	Jas Reber/Katie Trott	Foundry	Emailed about Fairfield.
(Undisclosed)	Medical	50,000 SF	100,000 SF	Pinellas/East Tampa	Chase Taracks	KW Commercial	100% air-conditioned, looking at Pinebrooke
TBD	180	50,000 SF	75,000 SF	Greater Tampa Area	Bill Reeves	Colliers	2-3K SF office, .5-1 acre fenced yard with ability to store materials outside, newer construction, 24'+ clear height preferred
(Undisclosed)	3PL	50,000 SF	60,000 SF	Tampa	Peter Starr	Savills	Touring 8800 Adamo and Fairfield (35K SF)
TBD	TBD	50,000 SF	60,000 SF	East Tampa	Josh Tarkow	Cushman & Wakefield	2,500 SF office, AC preferred, minimum 8 DH doors
rBD	TBD	50,000 SF	55,000 SF	East Tampa	Craig Castor	Cresa	
180	Event equipment rental company	50,000 SF	50,000 SF	East Tampa	James Robbins	Cresa (California)	Equipment rental company, emailed about Pinebrooke and Tampa Commerce Center
Undisclosed	180	\$0.000 SF	50.000 SF	Fast Tampa	Gary Bauler	CBRE	Toured Lakeside phase II, seems to like it, current lease expires before they can occupy, causing an issue. Told them LL would provide free rent to allow of holdover increases.
rBD	TBD	46,000 SF	65,000 SF	TBD	Miguel Osorio	N/A	Reached out about Causeway, sent flyer
TBD	TBD	40,000 SF	80,000 SF	East Tampa or Airport	Robbie Lober	Bounat	Tampa or Airport market, Clear height: 28' ft minimum, Loading:
TBD	TBD	40,000 SF	80,000 SF	East Tampa/Airport	Gary Bauler/Mike Fisher	CBRE	retail spaces, 10 miles of US 301 and MLK in Tampa
TBD	TBD	40,000 SF	80,000 SF	Central Florida	Robyn Hurrell		Occupier purchase
TBD	TBD	40,000 SF	80,000 SF	East Tampa	Robyn Hurrell	Colliers	dock-high, trailer parking
							1-4/i-75 proximity, local expansion, 40-60K SF with 4-6 acres or 8-10

in de la	Requirement	Requirement				
Ancoru	Min	Max		DIONE! Name	proket riffit	Comments
TBD	40,000 SF	60,000 SF	East Tampa	Brian Buran	Keller Marine & R	Keller Marine & Ry Emailed about Pinebrooke
Construction/Building Materials	40,000 SF	60.000 SF	Central FL	Frika	Dikman	
Other	40,000 SF	60,000 SF	Tampa	Dunphy	JLL	
TBD	40,000 SF	50,000 SF	Hillsborough, Pinellas and Northen Manatee County	Derek Riggleman	Lee & Associates	required, 18'+ clear height, 3,000 SF office (can retrofit the right
TBD	40,000 SF	50,000 SF	East Tampa	Josh Tarkow	Cushman & Wakefield	
TBD	40 000 SF	35 000 00T	Tampa MSA - Lakeland/County Line Road	Brad Berzins	The requestion of the requestion of the sector of the sect	The requirement for what needs to be under roof in the warehouse termains fluid (40,000 – 150,000 SF). If they can find anywhere from 3-10 acres of yard space to go with the site (I know that's a rarity) or to lease within 10-15 miles of the warehouse, then the warehouse requirement may shrink. General specs are: Size: 40,000 – 150,000 SF, Location: Tampa MSA - Lakeland/County Line Rd, Clear Height: 18 minimum, Loading: 6 loading docks minimum and 1 drive-in or ramp, Office Space: 2,500-3,000 SF, Outdoor Storage: 3-10 Acres with the warehouse or within 10-15 miles of the warehouse, Timing:
000	40,000 31	100,000 31	Tarriba Misk - Lakeland, County Line Noau	DIAU DETAINS	INAI SRYWDY INDIE	7707 1
Construction/Building Materials	35,000 SF	50,000 SF	East Tampa	Cecora	THE	Consolidate into one location. Need a lay down yard
Manufacturing	35,000 SF	50,000 SF	East Tampa	Peter Cecora	JII.	Out of North Carolina
180	35,000 SF	50,000 SF	East Tampa or Airport	Robyn Hurrell	Colliers	Minimal office (1,500 SF of less), 24' clear height, dock-high loading with 1 drive-in, flood zone X (cannot be A or AE), off-dock trailer parking required
TBD	35,000 SF	50,000 SF	Hillsborough County/Pinellas County	Erika Thompson	The Dikman Company	Looking to purchase a vacant building to occupy, prefer dock high, for 1031 exchage, 3 million plus
TBD	35,000 SF	45,000 SF	East Tampa	Josh Tarkow	Cushman	consideration, 20,000 SF office, 15-25K SF WH
Manufacturing	35,000 SF	40,000 SF	East Tampa	Robbie Lober	Bounat	Emailed about TCC, outdoor patio furniture manufacturer
Logistics & Distribution	33,500 SF	44,000 SF	East Tampa	Russell Perry	Company	Sent RFP for Tampa Commerce Center
TBO	30,000 SF	60,000 SF	East Tampa	Kris Courier	CBRE	loasing, 20' min clear height
Materials	30,000 SF	50,000 SF	East Tampa	Cecora	JIE	space asap.
Manufacturing	30,000 SF	50,000 SF	East Tampa/Polk	Robbie Lober	Bounat	25-ton crane in WH
TBD	30,000 SF	50,000 SF	East Tampa	John Bencivenga	Avocat Group	30-50K SF or 3-7 acres of land
Retail	30,000 SF	50,000 SF	TIA	Cecora/Godsey	HL	Looking to consolidate office and warehouse HO
Food & Beverage	30,000 SF	45,000 SF	East Tampa	Claiborne/Dunphy	111	Close to signing a 44K deal - 1820 Massaro
TBD	30,000 SF	45,000 SF	Pinellas & Hillsborough	Robyn Hurrell	Colliers	Working with a pretty simple group needing 30,000 – 45,000 SF in the January/February time-frame. 30' clear minimum and considering Pinellas & Hillsborough County. Business has been operating for 20-years and is willing to sign a 5-year lease with the parent company as the entity.
180	30,000 SF	40,000 SF	East Tampa	Lisa Ross	Cushman	2,000 SF or less office, 24' clear minimum, 3 year term, Dock High Plus a Ramp or Grade Level Door. (Tenant Requires Either a Significant Door Count or Additional Area for Trailer Parking)
Materials	30,000 SF	40,000,00	Last James	IT Faintlath	Dedings	
Manufacturing	30,000 SF	30,000 SF	St Pete/Clearwater, will consider Tampa	Tom Quinfan	CBRE	grade and dock-high loading, 20 min clear height
180	30,000 SF	30,000 SF	East Tampa	Nancy Phaneuf		Emailed about TCC
TBD	25,000 SF	100,000 SF	Hillsborough County	John Bencivenga	Avocat Group	For purchase, cash buyer, minimum 20' clear height

enant Neme	Industry	Size Range: Size Range: Min.	Size Range:	Submarket	Broker Name	Broker Firm	Comments
OB	TBD	25,000 SF	50,000 SF	East Tampa	Rian Smith	CBRE	10+ dock dors, on-site trailer parking is preferred, lease
	TBD	25,000 SF	50,000 SF	Hillsborough County	John Bencivenga	Avocat Group	For purchase
BD	Manufacturing	25,000 SF	35,000 SF	Pinellas, Hillsborough or Polk Counties	Gary Bauler		Medical manufacturing, 8k-10K SF ISO 8 clean room or hight in-place
Jndisclosed)	TBS	25,000 SF	35,000 SF	East Tampa	Michelle Senner	Colliers	
DB	TBD	25,000 SF	35,000 SF	East Tampa/Airport	Trey Carswell	Cushman	18' minimum clear height, fully air-conditioned and floor drains
BD	Medical Device Manufac 25,000 SF	25,000 SF	35,000 SF	Pinellas, Hillsborough or Polk Counties	Gary Bauler	CBRE	amps/120 volts or 1,000 amps/480 volts
80	TBO	25,000 SF	35,000 SF	Tampa/St. Pete/Clearwater	Jeffrey Lamm	Lamm Properties	Lamm Properties   Climate controlled WH to store medical supplies, sale or lease
08	TBD	25,000 SF	30,000 SF	East Tampa	Mark Urbanowicz	Vestian Group Inc.	Vestian Group Inc. Emailed about TCC
Judisclosed)	TBD	25,000 SF	25,000 SF	East Tampa	Samantha Kaye	Cushman & Wakel	Cushman & Wakel Trojan battery expires at their current location in September
O8	TBD	25,000 SF	25,000 SF	North-East Tampa	Oliver Vaubois	Colliers	Highway 301, minimal office, DH loading, prefer buildings with main
ndisc. Furniture Showroom	Furniture	20,000 SF	30,000 SF	Tampa	Jackson Kilcoyne	CBRE	partial warehouse use.
BD	TBD	20,000 SF	40,000 SF	Hillsborough County (Oldsmar, Airport, North Tampa Preferred)	Oliver Vaubois	Colliers	controlled
90	TBD	20,000 SF	30,000 SF	Tampa to Lakeland (East Tampa, Plant City or Lakeland)	Andrew Fox	NAI Skyway National Partners	
Indisclosed)	N P	20.000 SF	30.000 SF	Fast Tampa	Carleton Compton	Healthcare Realty	
(personal property)	Rotail	20 000 SF	30 000 SF	Fast Tampa	Fischer		still have not made a decision
AD STORES	TBD	20.000 SF	30,000 SF	East Tampa	Josh Tarkow	Wakefield	2,000 SF office, DH loading
-	Louistice B. Dietribution	_	30 000 55	Fact Tamma to Mid-Dinellac	losh Tarkow	Wakefield	Minimal office, dock-high loading, 18' clear height, 50% AC in WH
30	TBD		30,000 SF	Hillsborough, Pinellas or Pasco	John Bencivenga	Avocat Group	For purchase, Dock-high, fully air-conditioned, 21' clear height, will consider 8TS
G	TBD	20 000 SE	30.000 SF	Hillshorough County - East Tampa Preferred	Gary Bauler	CBRE	Air-conditioned WH, 2 DH doors, 22' clear height, 1,500 SF office
			13 000 00	Interland arra is prooferable, other locations considered	Michelle Senner	Colliers	2-3K SF office, DH with ramp preferred, 22'-24' clear height, flooring company, no fabrication/straight distribution, must have access to major thoroughfares.
30	Logistics & Distribution	20,000 3F	ac non'ne	Lakeratiu area is pretensure, briter tocanoris consistence			HVAC preferred, 2 truck wells or DH doors, 1.5/1000 parking, 20 ceiline height, national credit HVAC wholesale supplier, ideal space
30	Materials	20,000 SF	25,000 SF	Brandon, South Tampa, East Hillsborough, close to interstates	Pat Marzullii	Colliers	would have 6,000 SF office
Indisclosed)	Materials	20,000 SF	25,000 SF	East Tampa	Lisa Ross	Cushman	
r.	G H	20.000 SF	25.000 SF	Tampa Bav	Don Russell	Klein & Heuchan	6,000 SF office, 3-phase power, 18' clear height, dock-high or truck well loading, climated controlled WH soproduct temps does not exceed 80 degrees, paring for 40-45 employeed, prefer 3-year lease term, looking in southern Pasco, mid or north Pinellas or northwest Hillsborough.
	TBD	20,000 SF	25.000 SF	East Tampa	Robyn Hurrell	Colliers	2,000 SF office, 3 DH doors minimum + ramp
9	180	20,000 SF	20,000 SF	East Tampa/West Polk	Gary Bauler	CBRE	Grade-level, 53' truck court access, 15' minimum clear height, parking for 15 employees, 1 quarter acre minimum of fenced outside storage
0.	TBD	20,000 SF	20,000 SF	Tampa (Airport or East Side)	Jessica Mizrahi	Cushman	minimal office (1,000-2,000 SF), minimum 3 acres, off market
Oi.	Healthcare/Life Science 20,000 SF	20.000 SF	20,000 SF	TIA	Charlies Brenny	Commercial	Clean assembly. Fully A/C'd space. Dock-high loading, 18' clear.
1D (Paper Shredding Company)		20,000 SF	20,000 SF	Hillsborough/Polk County	Rick Narkiewicz	NGKF	Short term lease
		10000	4		40	Noumark	Reached out about 1 ampa Commerce Center, light manufacturing

		Requirement	Requirement				
Tenent Name	Industry	Size Range:	Size Range: Size Range: Submarket		Broker Name	Broker Firm Comments	Comments
		Min	Max				
							Nationally recognized name, strong credit, 20-30K SF with minimal
							office (500 SF with restrooms), occupancy Q1 2022 (Feb), 4 DH doors
TBD	TBD	20,000 SF	30,000 SF	Tampa/Plant City	Craig Castor	Cresa	minimum, parking for 10-15 employees
(Undisclosed)	Distribution	15,000 SF	30,000 SF	Tampa	Samantha Kaye	Wakefield	New location in Tampa
TBD	TBD	15,000 SF	30,000 SF	Tampa (Westshore/Airport)	Dan Quarles	Commercial Realty or ability to AC	or ability to AC
		6,849,500 SF 10,449,000 SF	10,449,000 SF				

## East Tampa Competitive Set

The second secon					Exisiting	ng			
Property	Developer/Owner	Submarket	SF	% Leased	Available SF	Single/Multi-Tenant Delivery Date	Delivery Date	Type	Notes (Tenant, etc.)
301 Business Center 100	Nivaan	Faet Tamna	145 758	87%	18 500	Milk	4O-10	Paar I nad	Wheel Pros Warth Action Both 8. Tool Cities
101 Business Center 400	Nuveen	East Tampa	206,400	20%	165,468	Mutti	10-21	Rear-Load	Unotuning LLC, Leases out on balance.
ampa Fulfillment Center	KKR	East Tampa	178,387	100%	0	MUM	20-20	Rear-Load	Workscape, Metropolitan Warehouse & Delivery, (61K SF sublesse)
3rand Oaks 75 Bldg III	EastGroup	East Tampa	134,400	100%	0	Multi	40-21	Rear-Load	Smyder's Lance LLC, Allidis
Aango I-4 Logistics Center	USKA	East Tamps	303,006	72%	83,736	MAR	20-20	Fear-Load	Amazon, G & G Delivery, Lease out on balance.
otal Existing			867,949	77.	267,704				
					Under Construction	truction	STATE STATE		
									1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
roperty	Developer/Owner	Submarket	<b>5</b>	% Leased	Available SF	Single/Multi-Tenant	Delivery Date	lype	Notes (Tenant, etc.)
tanknall 3	Banknall	East Tamna	440.759	700	110 759	Tan	10.99	Don't nad	Liberation out for fail building smort
South Shore Corporate - Building F	Partitio	East Tampa	289,000	9%0	319,000	Single	40-22	Cross-Dock	BTS for ecommerce group. 270K SF building, 6/1/22 delivery.
ampa Commerce Center - Bidg 100	Hines	East Tampa	148,000	960	148,000	TBD	30-22	Rear-Load	Active lease discussions ongoing for users making up full building
ampa Commerce Center - Bidg 400	Hines	East Tampa	252,000	960	252,000	OST	30-22	Cross-Dock	Active lease discussions ongoing for users making up full building
Grand Oaks 75 Bidg IV	EastGroup	East Tampa	182,600	960	182,600	TBD	30-22	Rear-Load	Active lease discussions ongoing for users making up full building
otal Under Construction			1,280,362	%0	1,010,352				

### 2 Show For Sale properties not lisible in Loc (B) United S Tenan Reports AC • Total Loan Save n an Opportunity Zone Location For Sale Available Land for Lease Sort Secondary Type Proposed Use Industria Property type Primary Land Sale Price Auctions Show Criteria Zoning Filters Search Land Land Dover (§ Sydn Dover T Sy ర 1 Clear More Map > Lithia Springs Park 8 Valrico Bloomingdale - Terms of Use 574 Seffner Brandon (40) [29] Adamsville Keyboard ehorrouts Map data 62022 Google INEGI 1 mt L Paul Sanders Park Bell Creek Mango D CoStar Riverview E M.L K Jr Blvd Marketing Center Progress Village 3 (8) East ke-Orient Park East Tampa Palm River-Clarr Mel Gibsonton Selmon Expressway Terrace Terrace Þ 583 Public Record (3) Del Rio (3) (3) → 10+ AC A .. A MAD UNITED Underwriting & Rent Survey Reports (<del>-</del> 585 Markets East ampa Land Search (580) 574 Fampa Water Works Park TANK RITTOR DAVIS **19** (-7) LOWR ARK Professionals Ballast oint Park Land (3) 3 Egypt Lake-Leto 574 OUTH TAMEA AV SOUTH HATTAN [2] [2] 0 RE

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