

PD Modification Application: MM 22-1339

Zoning Hearing Master Date: December 12, 2022

BOCC Land Use Meeting Date: February 7, 2023



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Anne Pollack, Fletcher Fisher
Pollack, PL

FLU Category: LI

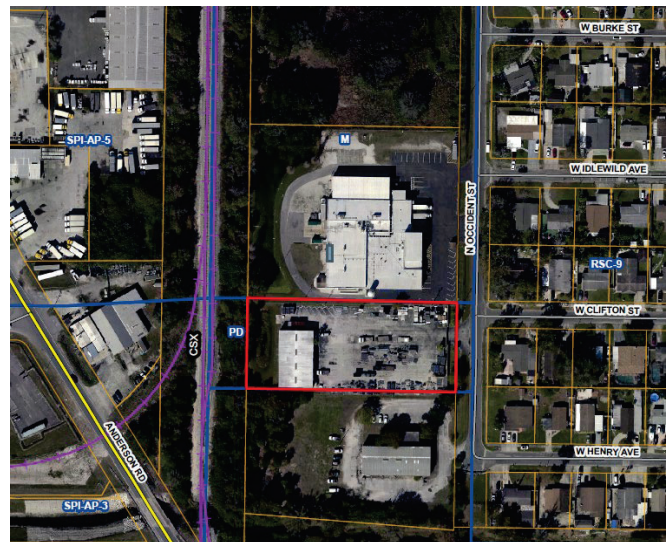
Service Area: Urban

Site Acreage: 1.39 AC +/-

Community
Plan Area: Town N' Country

Overlay: None

Request: Major Modification to PD 87-0143



Request Summary:

Allow Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.

Existing Approvals:

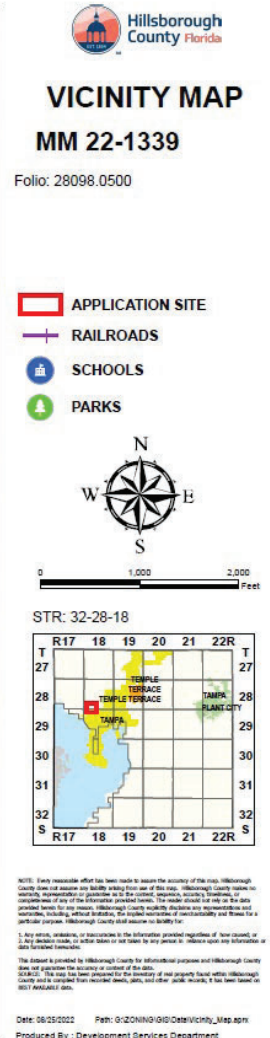
PD 87-0143 is approved for 6,000 sf of Warehouse and Office uses.

Proposed Modification(s):

The applicant requests to allow a maximum of 6,044 sf for Warehouse, Office, Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.

Additional Information:

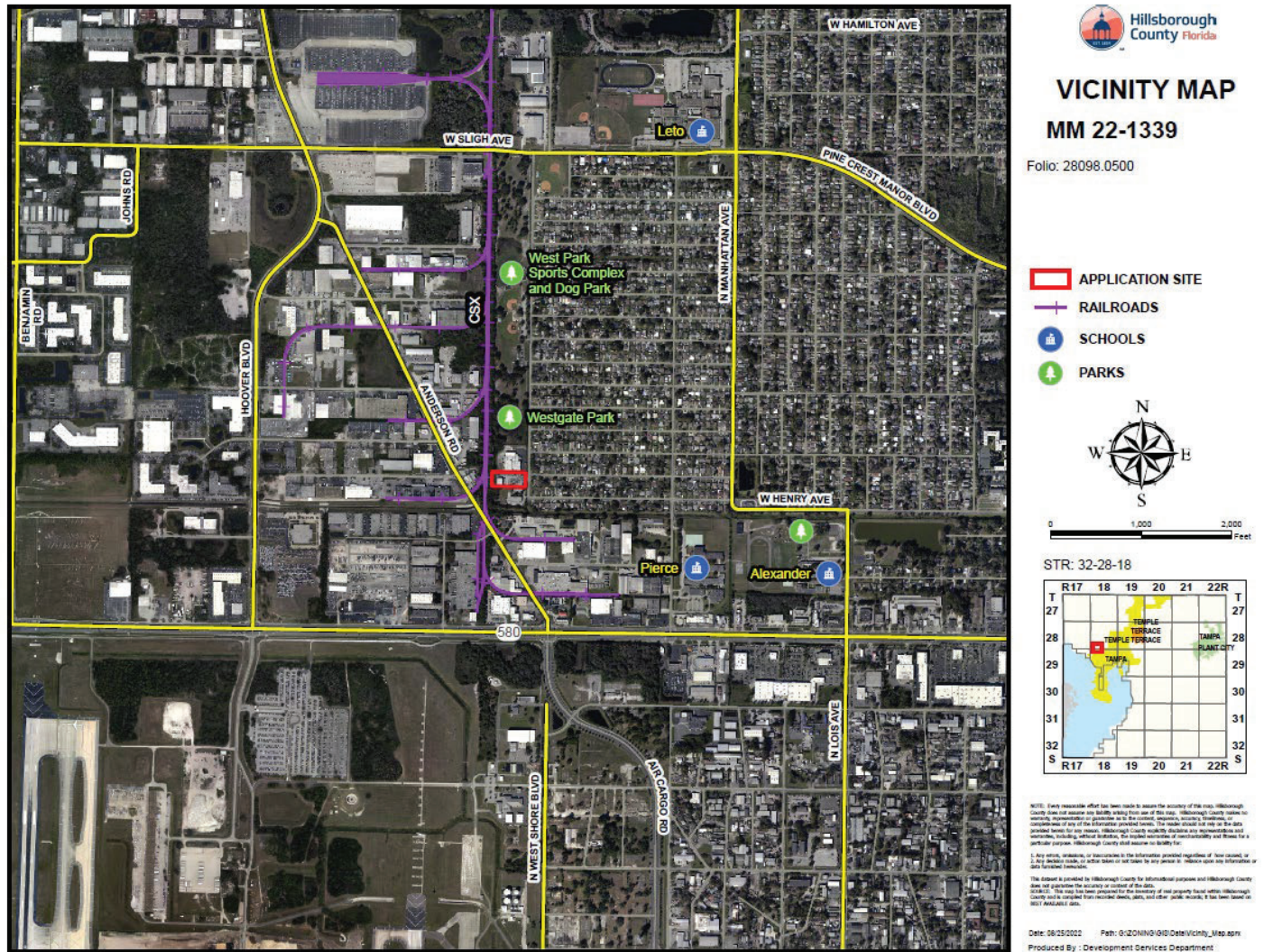
PD Variations	None
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions of approval



The property is adjacent to a railroad and properties developed with light industrial uses to the north and south.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



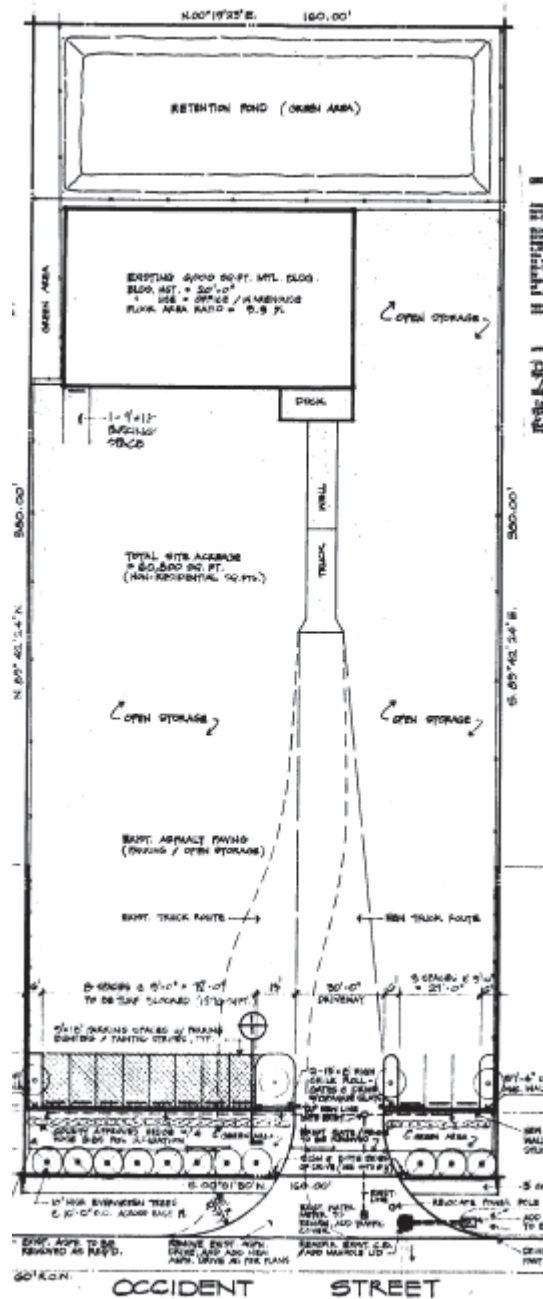
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	0.75 FAR	Manufacturing	Light Industrial
South	SPI-AP-3	0.5 FAR	Manufacturing	Light Industrial
East	RSC-9	9 units per acre	Single-Family Residential	Single-Family Residential
West	M	0.75 FAR	Manufacturing	Railroad

*subject to utilities

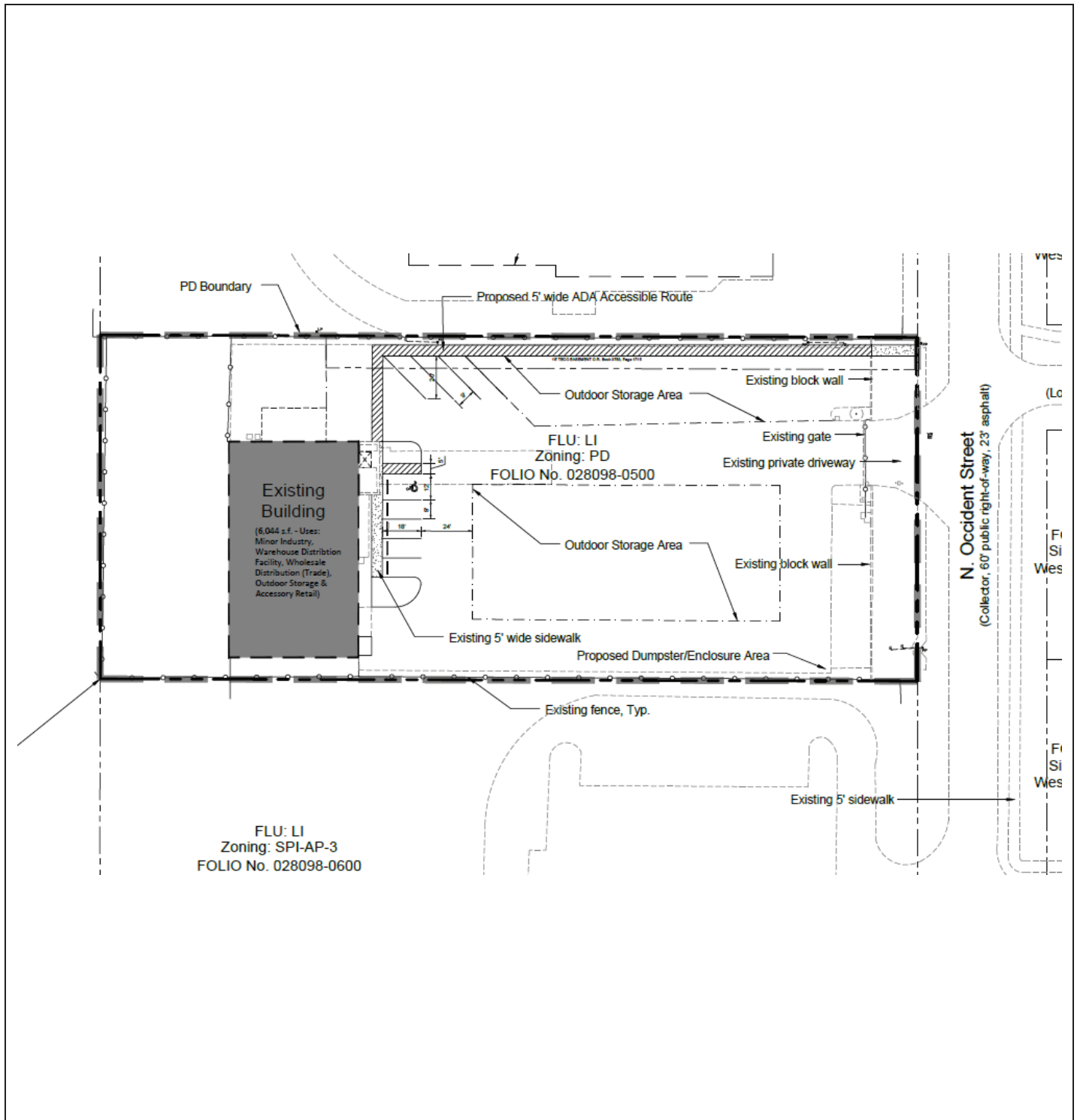
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: MM 22-1339

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BOCC LUM MEETING DATE: February 7, 2023

Case Reviewer: Tania C. Chapela

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. Occident Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	59	10	12
Proposed	75	11	13
Difference (+/-)	+/-16	+/-1	+/-1

*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		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
N Occident Rd./Substandard Roadway	Administrative Variance Requested	Approvable
N Occident Rd./Minimum Access (driveway) spacing	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is located to the east of the N Occident Street, which is developed with light industrial uses along the west and residential single family development to the east. The development pattern and character of the west side of North Occident Street contains similar light industrial uses and therefore the proposed additional uses to this site are compatible.

The project provides visual mitigation to the surrounding residential uses providing buffering and screening requirements. Also, the site is surrounded by fence to the north, west, and south and a masonry wall with a fully opaque gate at the entrance to the site at the east end. The open storage shown in the center and north side of the site will be fully enclosed and not visible from the street.

Furthermore, the project generates fewer than 50 peak hour trips, and would result in an increase of maximum potential daily trips generated by development of the subject site by +16 average daily trips, +1 a.m. peak hour trips and +/-1 p.m. peak hour trips.

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

5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on the general site plan submitted November 18, 2022.

- ~~1. The maximum floor area ratio (FAR) for the PD-I project shall be 104.~~
- ~~2. The maximum height for the PD-I project shall be 20 feet~~
- ~~3. The square footage for the PD-I project shall be 6,000 square feet.~~
- ~~4. The required front yard shall be 50 feet in the PO-I project proposed.~~
- ~~5. The remaining yards shall be in accordance with Section 7.12 of the Hillsborough County Zoning Code.~~

1. The project shall be permitted a maximum of 6,044 sf for Warehouse, Office, Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the CI zoning district, unless otherwise specified herein.

Front Setback (North, along Causeway Blvd.): 52.1'

Front Setback (North, along Folio 47523.0000): 20'

Side Setback (West): 20'

Side Setback (East): 15'

Maximum building Height: 50'

6. 3. Screening of outside storage shall be provided. The method of screening shall consist of solid masonry walls or solid wooden fences at least six feet in height. Access shall be only through solid gates which shall be closed except during working hours. Screening shall run at least 100 feet back from the street property line.

8. 4. Architecturally finished masonry walls will be provided along the East property line.

8. 5. An area equal to at least 0.25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.

6. No open storage shall be visible from adjacent residential properties.

7. The landscaped buffer area shall be equipped with an irrigation system.

8. Minor Industry uses shall meet the requirements of Sec. 6.09.00 of the Hillsborough County LDC.

9. Parking shall be consistent with Sec. 6.05.00 of the Hillsborough County Land Development Code.

~~9. The developer shall provide prior to the issuance of Certificates of Zoning Compliance, external sidewalks to the project in the right of way area of the major roadway(s) bordering the project (i.e. Occident Road.). The exact~~

~~location of said sidewalks shall be determined by the County Department of Development Coordination during the Detailed Site Plan approval.~~

~~10. Driveway radii should be a minimum of 40 feet to accommodate single unit vehicles.~~

~~11. Driveway radius returns should not extend in front of the adjacent property.~~

~~12. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Zoning Compliance Permits, evidence of commitment from the City of Tampa Water Department and the County Department of Water and Wastewater Utilities to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide public water and public sewer service delivery.~~

~~13.~~ 10. Stormwater detention/retention pond design requirements for any new ponds shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:

- a. The side slopes shall be no greater than 4:1,
- b. The banks shall be completely vegetated to the design low water elevation.
- c. The sides and the bottom of each pond shall not be constructed of impervious material.

11. Parking shall be consistent with Sec. 6.05.00 of the Hillsborough County Land Development Code.

12. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on November 29, 2022. Approval of this Administrative Variance will waive the substandard roadway improvements in association with the proposed development.

13. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022), which was found approvable on November 29, 2022. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the N. Occident St. access and certain adjacent connections to the north and south) such that a minimum spacing of +/-5 feet is permitted from Clifton St., commercial driveways up to +/-175 feet to the north, and +/-187 feet from W. Henry Ave. to the south.

14. ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.

15. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

16. 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.

~~14. 17. The designated route for access to and from the site shall be Occident Road via Sligh Avenue.~~

~~15. 18. "No Trucks" signs must be placed in the rights-of way of W. Henry Street 1 W. Clifton Street and W. Idlewild Avenue. If approved by the Board of County Commissioners,~~

~~16. Davis Industries bills of lading/purchase orders shall indicate the following:~~

- ~~1. The designated access route.~~
- ~~2. The hours deliveries accepted.~~
- ~~3. No on street parking permitted.~~

~~17. Davis Industries shall place a sign on the property, visible to arriving and departing trucks, stating the designated access route.~~

~~18. Davis Industries shall post a notice in all company owned trucks indicating the designated access route.~~

~~19. All turning and backing movements of the delivery vehicles must be accomplished within publicly owned rights-of way or on Davis Industries property. Under no circumstances shall trucks trespass on adjacent residential property.~~

~~20. 19.~~ No open storage shall be visible from adjacent residential properties.

~~21. 20.~~ A drainage culvert shall be placed under the driveway of the property to provide for adequate drainage, subject to the approval of the Hillsborough County Stormwater Management Section and the Hillsborough County Maintenance Unit.

~~22. 21.~~ The landscaped buffer area shall be equipped with an irrigation system.

~~23. Demonstration of adequate backing and turning area shall be provided prior to Detailed Site Plan approval. The site access point location may be adjusted to accomplish this.~~

~~24. The on-site development shall be limited to a warehouse distribution facility.~~


~~25. The General Development Plan may be amended to show additional parking & adjacent to the entrance driveway, on the property, and within the wall.~~

~~26. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification reflecting all the conditions outlined above.~~

22. 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.

23. 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.

Zoning Administrator Sign Off:


J. Brian Grady
Tue Dec 6 2022 12:14:14

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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Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

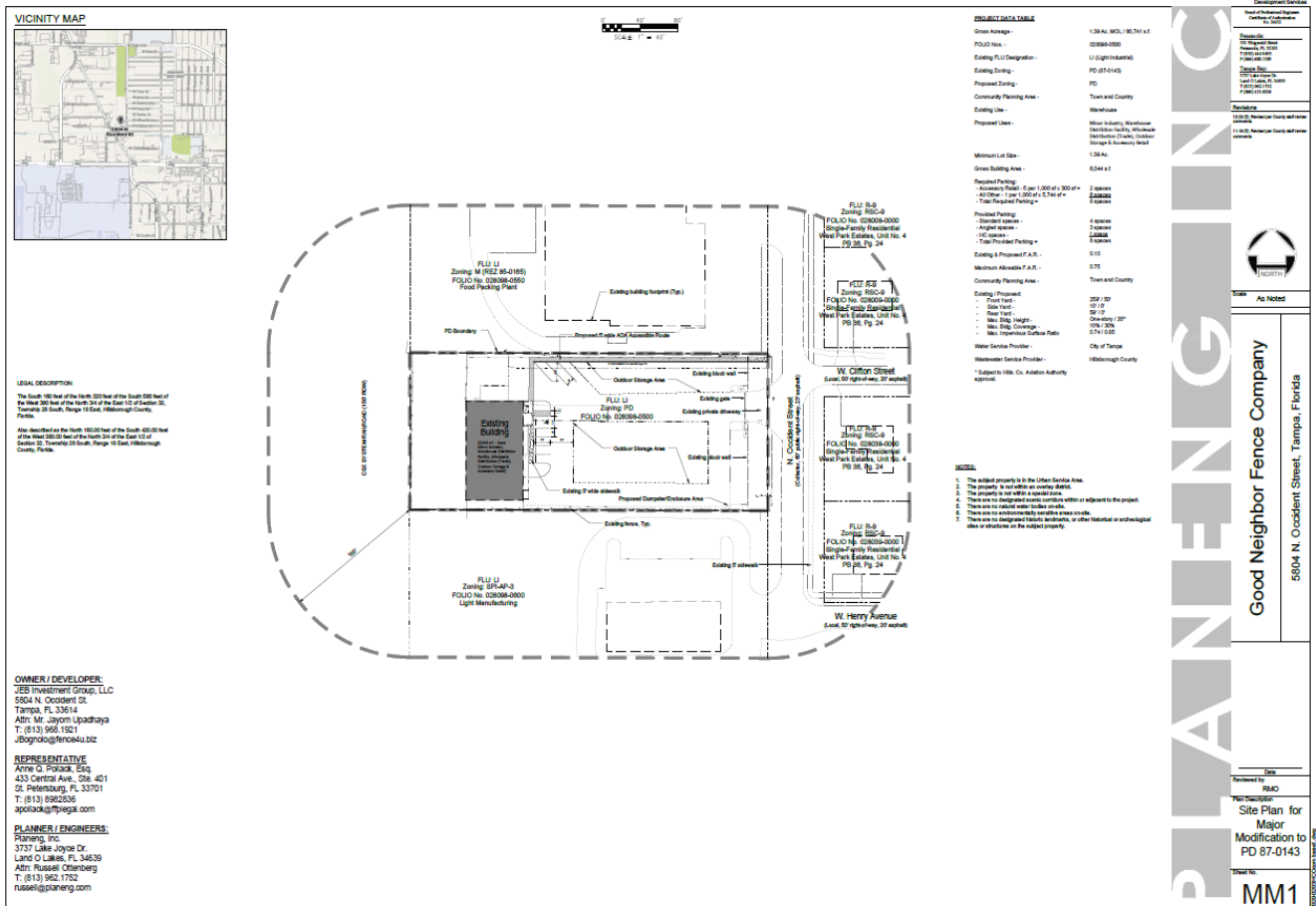
None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

[illegible]

8.2 Proposed Site Plan (Full) – Sheet 1 of 2



APPLICATION NUMBER: MM 22-1339

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 7, 2023

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: TNC/Northwest

DATE: 11/30/2022
AGENCY/DEPT: Transportation
PETITION NO: MM 22-1339

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

CONDITIONS OF ZONING APPROVAL

New Conditions:

- If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on November 29, 2022. Approval of this Administrative Variance will waive the substandard roadway improvements in association with the proposed development.
- If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022), which was found approvable on November 29, 2022. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the N. Occident St. access and certain adjacent connections to the north and south) such that a minimum spacing of +/-5 feet is permitted from Clifton St., commercial driveways up to +/-175 feet to the north, and +/-187 feet from W. Henry Ave. to the south.
- ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 87-0143 to allow Accessory Retail Uses on +/- 1.39-acre site, designated LI future land use category.

The site is located on the west of N. Occident St., +/- 100 feet north of W. Henry Ave.

Trip Generation Analysis

As the project generates fewer than 50 peak hour trips, a letter providing the trip generation calculations was submitted with the zoning application. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 6,044 sf Specialty Trade Contractor (ITE LUC 180)	59	10	12

Proposed Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,744 sf Specialty Trade Contractor (ITE LUC 180)	56	10	11
PD: 300 sf Retail (ITE LUC 814)	19	1	2
Total Trips	75	11	13

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+16	+1	+1

The proposed rezoning would generally result in an increase of maximum potential daily trips generated by development of the subject site by +16 average daily trips, +1 a.m. peak hour trips and +/-1 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site fronts N. Occident St.

N. Occident St. is a substandard 2-lane, collector road, characterized by +/-23 feet of pavement. The right-of-way on N. Occident St. in the vicinity of the project is +/-60 feet. There are no bikelanes/paved shoulders and curbing only on the east side. There are sidewalks on both sides of the roadway.

TTM requires a TS-4 urban collector roadway to have 36 feet of pavement (consisting of 11-foot lanes and 7-foot bikelanes), curbs and sidewalks within 64 feet of right of way.

Applicant is requesting a Sec. 6.04.02. B. administrative variance to LDC, Sec. 6.04.03.L to waive the required substandard roadway improvements as described in greater detail herein below.

SITE ACCESS

The PD site plan maintains the existing single full access connection on N. Occident St.

The existing project access does not meet the minimum connection spacing of 245 feet for a Class 6 roadway required by LDC, Sec. 6.04.07. The project access is located +/-5 feet from Clifton St., +/-175 feet or less from two commercial driveways to the north, and +/-187 feet from W. Henry Ave. to the south.

The applicant is requesting a Sec. 6.04.02. B. administrative variance to the LDC, Sec. 6.04.07 minimum spacing criteria as discussed below.

REQUESTED ADMINISTRATIVE VARIANCE: SUBSTANDARD ROADWAY

As N. Occident St. is a substandard urban collector roadway, the applicant is requesting a Section 6.04.02.B. Administrative Variance to waive the LDC, Sec. 6.04.03.L requirement to make the substandard roadway improvements in association with the proposed development.

The County Engineer found the request approvable on November 29, 2022. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance dated November 9, 2022 and submitted on November 22, 2022.

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING

As discussed in the Site Access section of this report, the project access does not meet the minimum access connection spacing requirements of 245 feet for a Class 6 roadway as required pursuant to LDC, Sec. 6.04.074. The applicant submitted a Section 6.04.02.B. Administrative Variance to reduce the minimum spacing from the project access connection such that a minimum spacing of +/-5 feet is permitted from Clifton St., commercial driveways up to +/-175 feet to the north, and +/-187 feet from W. Henry Ave. to the south.

The County Engineer found the request approvable on November 29, 2022. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance dated November 9, 2022 and submitted on November 22, 2022.

LEVEL OF SERVICE (LOS)

Occident St. is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) 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. Occident Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	59	10	12
Proposed	75	11	13
Difference (+/-)	+/-16	+/-1	+/-1

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N Occident Rd./Substandard Roadway	Administrative Variance Requested	Approvable
N Occident Rd./Minimum Access (driveway) spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 12, 2022	Petition: MM 22-1339
Report Prepared: November 30, 2022	5804 North Occident Street <i>West side of North Occident Street and south of West Sligh Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Light Industrial (LI) (0.75 FAR)
Service Area:	Urban
Community Plan:	Town 'N Country
Rezoning Request:	Major Modification to a Planned Development (PD) to allow a warehouse distribution facility and to add Minor Industry, Outdoor Storage, Accessory Retail, and Wholesale Distribution (Trade)
Parcel Size (Approx.):	1.39 +/- acres (60,548.4 square feet)
Street Functional Classification:	North Occident Street – Collector West Sligh Avenue – Arterial Anderson Road – Collector
Locational Criteria:	Not Applicable
Evacuation Area:	D



Context

- The 1.39-acre subject site is located at 5804 North Occident Street. The site is located on the west side of North Occident Street and south of West Sligh Avenue. The site is located within the Urban Service Area and is located within the limits of the Town 'N Country Community Plans.
- The subject site's Future Land Use designation is Light Industrial (LI). Typical uses of LI include processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. Free standing suburban scale neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet). Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by LI to the south, north, and west, and Residential-9 (RES-9) to the east. The site is mainly surrounded by light industrial, light commercial, heavy commercial, agricultural, and public institutional uses. In addition, to the east is single family residential.
- The subject site is zoned Planned Development (PD). To the south and west of the site is Special Public Interest – Airport (SPI-AP-3) zoning. To the east of the site is Residential - Single-Family Conventional (RSC-9) zoning. North of the site is Manufacturing (M) zoning.
- The applicant requests a Major Modification to continue to allow a warehouse distribution facility and to add Minor Industry, Outdoor Storage, Accessory Retail (limited to 300 SF), and Wholesale Distribution (Trade) as permitted uses. The existing building is 6,044 square feet and will not be altered or expanded.

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is 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 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Policy 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.

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.

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 1.39 acres on the west side of North Occident Street and south of West Sligh Avenue. The site is in the Urban Service Area and within the limits of the Town 'N Country Community Plan. The applicant requests a Major Modification to continue to allow a warehouse distribution facility and to add Minor Industry, Outdoor Storage, Accessory Retail (limited to 300 SF), and Wholesale Distribution (Trade) as permitted uses. The existing building is 6,044 square feet and will not be altered or expanded.

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 application is consistent with Objective 8 and Policy 8.1 as the proposed uses are typical for what is expected in the Light Industrial future land use category and stays within the maximum allowable FAR of 0.75. The project proposes light industrial uses that are compatible with the surrounding light industrial, light, and heavy commercial uses. The proposed retail use limited to 300 square feet is accessory to the principal manufacturing and warehousing uses of the site. The accessory retail use proposed is consistent with the "warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use)" described as typical uses in the Light Industrial future land use category.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.5, and 17.7. North Occident Street is a collector roadway, appropriate for higher intensity nonresidential uses adjacent to established neighborhoods. The proposal commits to meeting buffering and screening requirements. In addition, in accordance with the requirements of the existing Planned Development, the site is surrounded by fence to the north, west, and south and a masonry wall with a fully opaque gate at the entrance to the site at the east end. The open storage shown in the center and north side of the site will be fully enclosed and not visible from the street. The site plan shows a 5-foot ADA accessible sidewalk that runs from North Occident Street along the north side of the site and leads to the entrance of the building. There are 8 parking spaces shown. The site plan also notes that there is an existing 5-foot sidewalk that runs along the east side of North Occident Street. County Transportation staff has indicated that they find the proposal supportable.

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 the west side of North Occident Street contains similar light industrial uses and therefore the proposed additional uses to this site are compatible.

The Town 'N Country Community Plan does not include any applicable policies or strategies that address this particular area/this subject property.

Overall, staff finds that the proposed light industrial uses within the Urban Service Area are compatible with the surrounding area and appropriate for the Light Industrial future land use category. 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 *Unincorporated Hillsborough County Comprehensive Plan*. 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 *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 22-1339

<all other values>

Rezoning

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads

Parcels

Wm NATURAL LULC Wet Poly

AGRICULTURAL/MINING-120 (25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (25 FAR)

RESIDENTIAL-2 (25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (25 FAR)

RESIDENTIAL-6 (25 FAR)

RESIDENTIAL-9 (35 FAR)

RESIDENTIAL-12 (35 FAR)

RESIDENTIAL-16 (35 FAR)

RESIDENTIAL-20 (35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

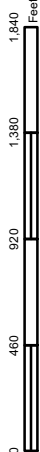
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the map be used for informational purposes only. The map is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate local code.



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Author: Beverly F. Daniels

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