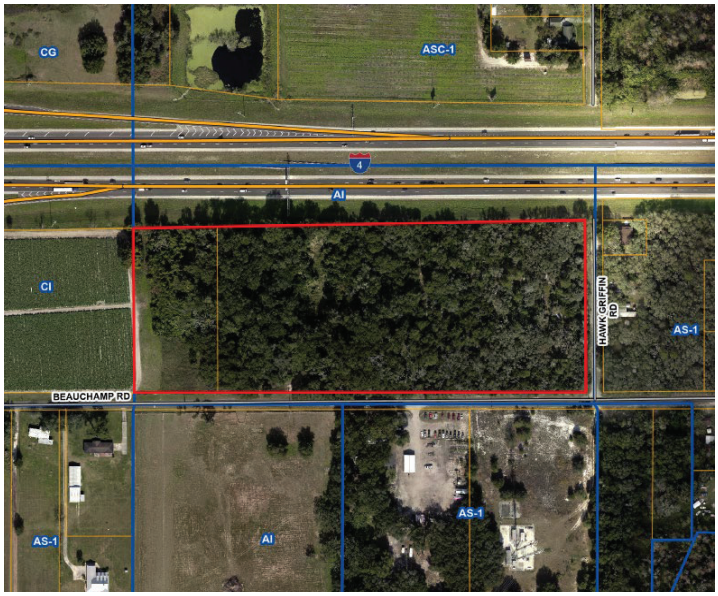
Rezoning Application:	PD 22-0943
Zoning Hearing Master Date:	November 14, 2022
BOCC Land Use Meeting Date:	January 10, 2023

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Isabelle Albert, AICP, Halff Associates, Inc.
FLU Category:	LI-P
Service Area:	Rural
Site Acreage:	AC +/- 14.93
Community Plan Area:	None
Overlay:	None
Request:	Rezoning to Planned Development



Request Summary:
The existing zoning is AI (Agricultural Industrial) which permits agricultural and limited industrial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a warehouse and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		
Uses	Current AI Zoning	Proposed PD Zoning
	Agricultural and limited industrial uses	Warehouse and ancillary uses
Mathematical Maximums *	325,175 square feet	220,000 square feet

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:		
	Current AI Zoning	Proposed PD Zoning
Density / Intensity	325,175 square feet	Under the proposed PD 22-0943 for the two parcels, a maximum of 325,175 square footage is allowable (based in 0.5 FAR in LI-P)

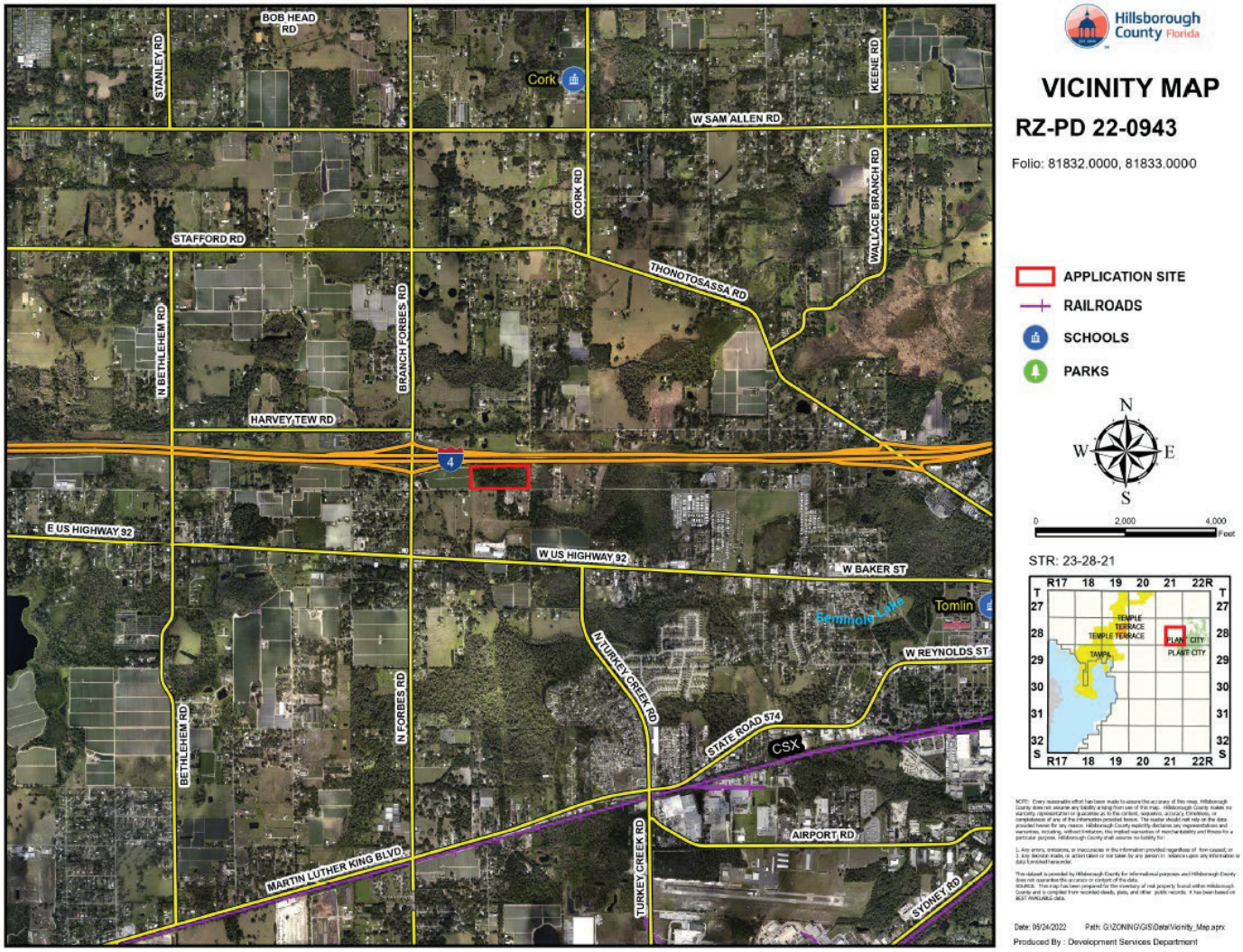
Lot Size / Lot Width	43,560 sf / 150’	20,000 sf / 100’
Setbacks/Buffering and Screening	Not applicable	Not required
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.

Additional Information:	
PD Variations	None requested.
Waiver(s) to the Land Development Code	None requested.

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

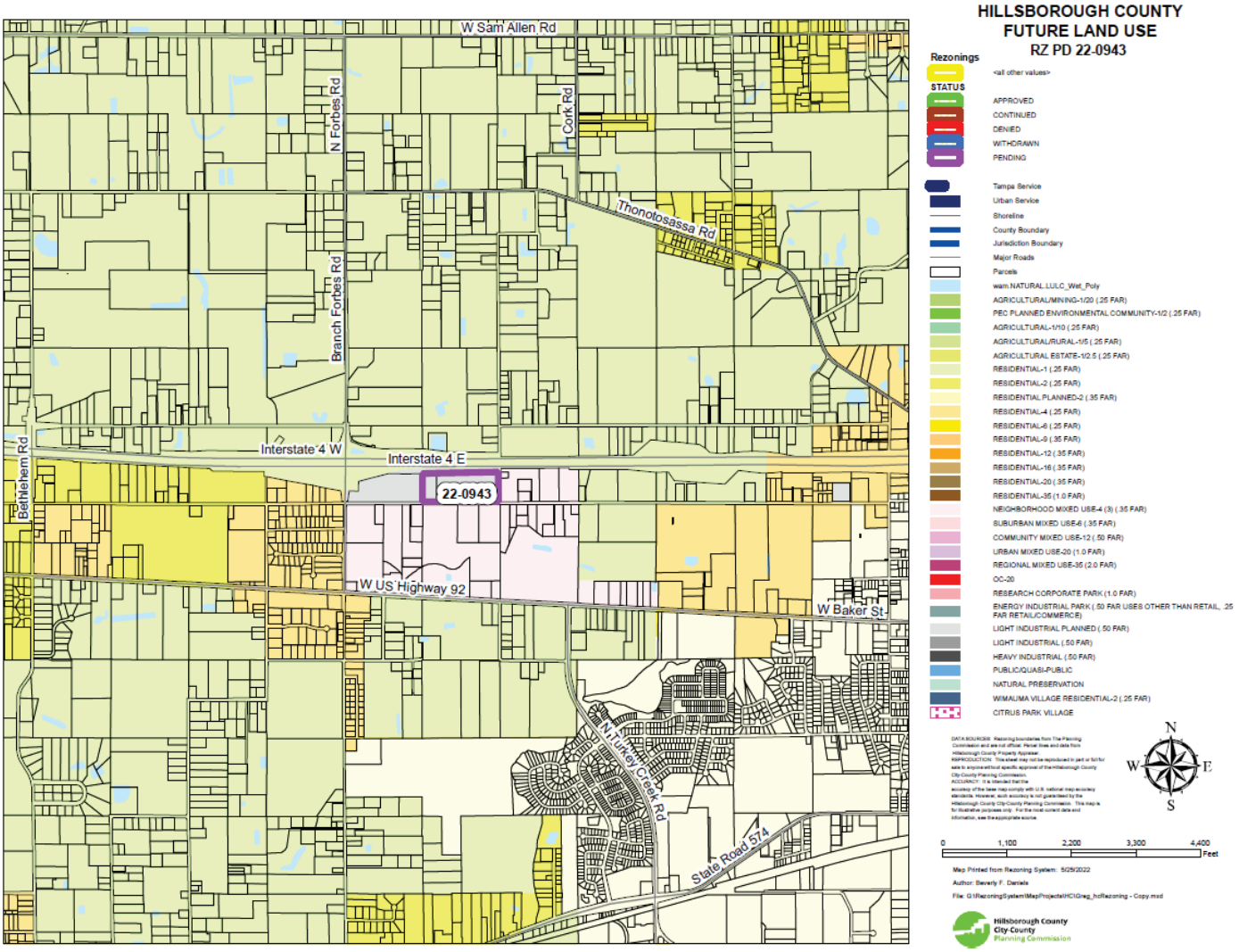


Context of Surrounding Area:

The parcel is located along Beauchamp Rd, with agricultural zoning to the north, south and east along the Hawk Griffin Rd. frontage. The commercially intensive zoned parcel to the west is occupied with agricultural uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

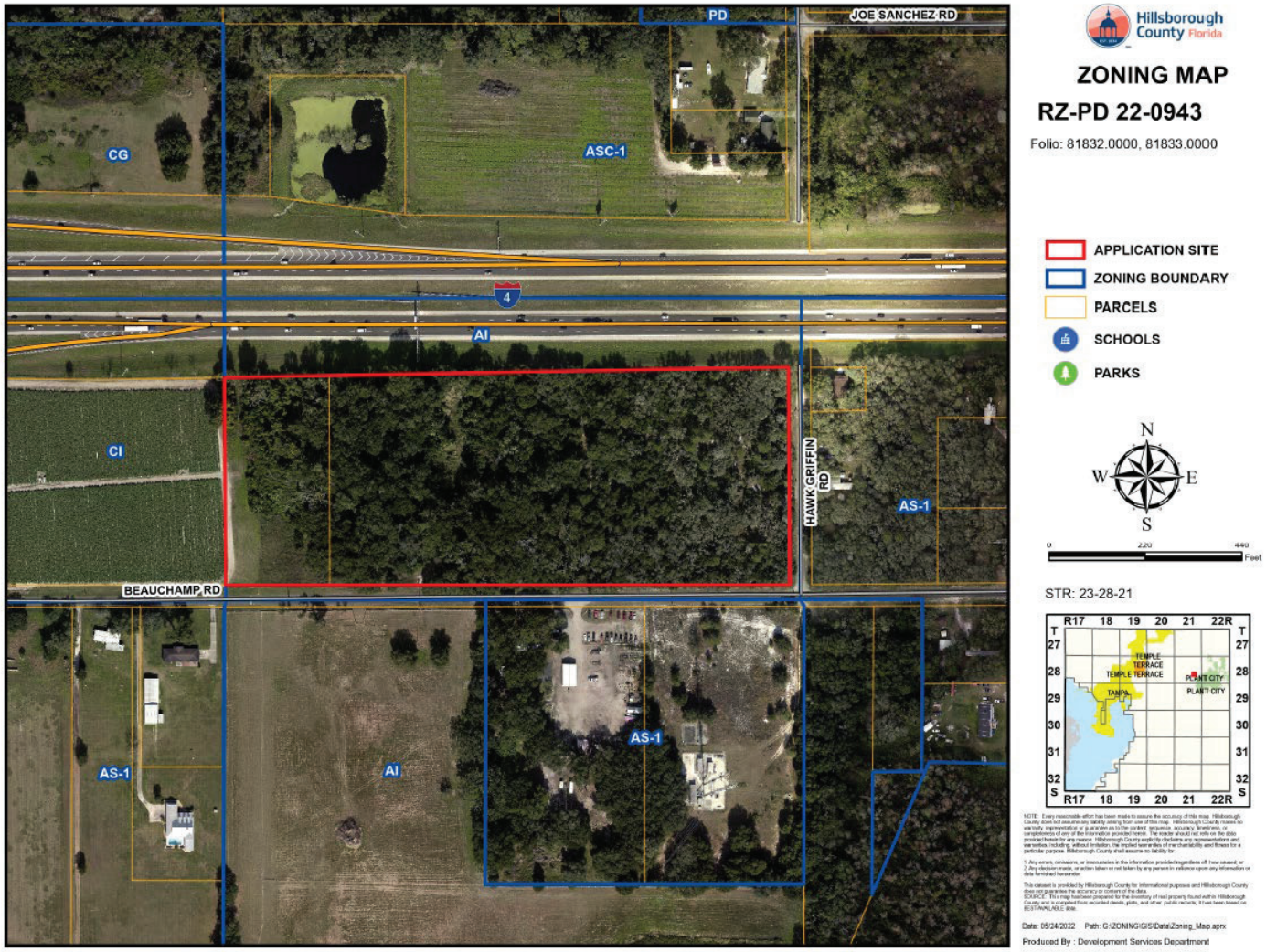
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial Planned
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	Light industrial uses – manufacturing, recycling, storage, support offices, warehousing, rural scale retail.

2.0 LAND USE MAP SET AND SUMMARY DATA

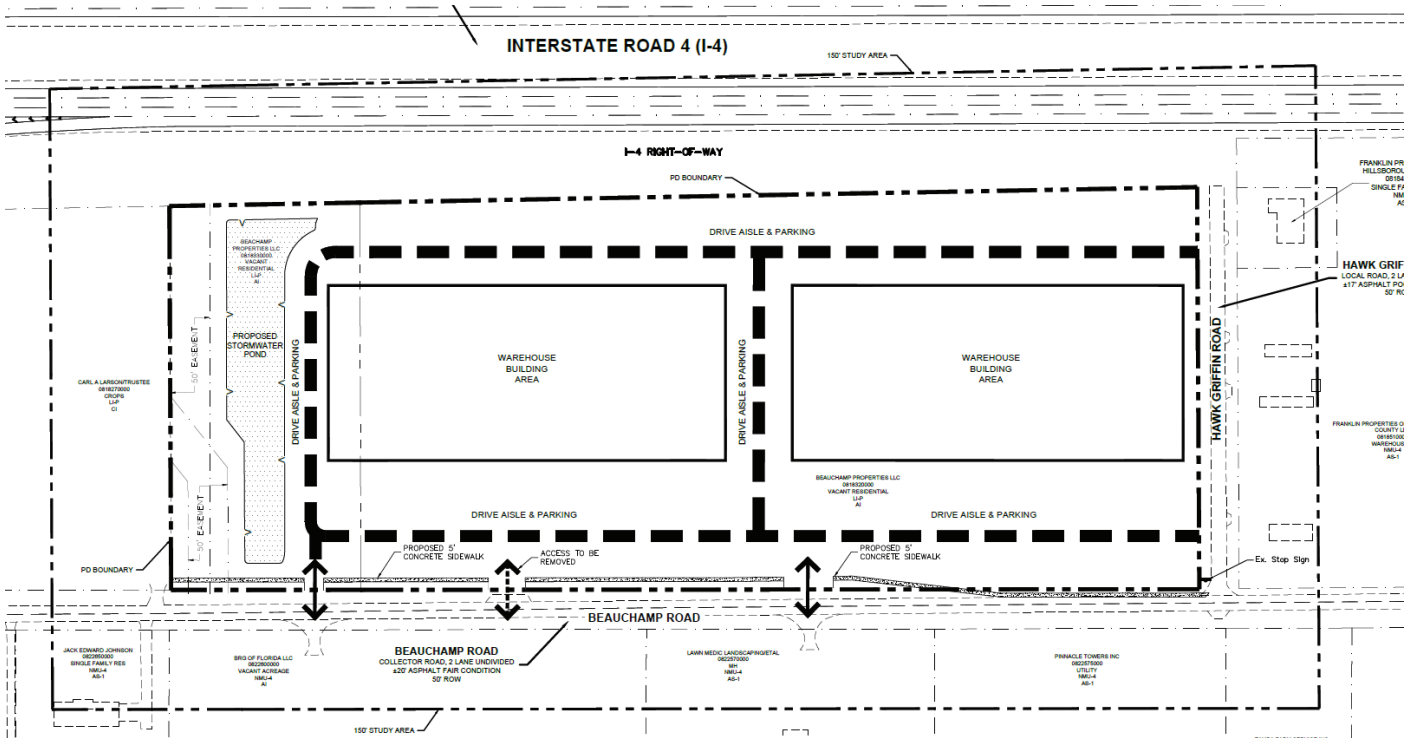
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU/AC	Agricultural uses	Agricultural
South	AI, AS-1	0.27	Agricultural uses	Motor Vehicle repair/Retail
East	AS-1	1 DU/AC	Agricultural uses	Multi-family Residential
West	CI	0.3 FAR	Commercial Intensive uses	Agricultural

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Beauchamp Rd.	County Arterial - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☒ Other

Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	816	83	93
Proposed	393	37	42
Difference (+/1)	(-) 423	(-) 46	(-) 51

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

Connectivity and Cross Access				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South	x	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	**Type**	**Finding**
Beauchamp Rd. – Substandard Road	Design Exception Requested	Approvable.
Beauchamp Rd. – Number of Driveways	Administrative Variance Requested	Approvable.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environmental Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area	☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____		
Public Facilities:	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exception/Adm. Variance Requested ☒ Off-site Improvements Provided	☐ Yes ☒ No	☒ Yes ☐ No	
Utilities Service Area/ Water & Wastewater ☐Urban ☐ City of Tampa ☒Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: $1,992 * 220 = $438,240.00 Fire: $34 * 220 = $7,480.00 Total: $445,720.00			
Comprehensive Plan:	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☐N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed use is permitted in the CI (Commercial Intensive) and M (Manufacturing) zoning districts and is not comparable to the current AI (Agricultural Industrial) allowed uses. However, the proposed warehouse is allowable and is significatively under the 0.5 Maximum FAR allowable in the LI-P Comprehensive Plan category. Furthermore, adjacent to the west is a property zoned CI (Commercial Intensive).

Staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

Given the above, Staff finds the request approvable.

5.2 Recommendation

Approval is subject to the conditions listed below, based on the general site plan submitted February 22, 2022:

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

- Revise note 12 to change the word “roadways” to read “driveways”.
- Add a note indicating “Internal sidewalk to constructed in accordance with Section 6.03.02. of the LDC.”
- Add a note indicating “Parking to be provided in accordance with Sec. 6.05 the LDC.”

1. Uses are limited to warehouse, and ancillary uses with CI development standards, unless otherwise provided herein:

   East principal building setbacks: 15’ feet
   South principal building setbacks: 50’ feet
   West principal building: 50’ feet
   Maximum height: 50’ feet
   Maximum Gross Floor Area: 220,000 Square Feet
   Maximum FAR: 0.34

2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

3. The project shall be served by, and limited to, two (2) vehicular access connections to Beauchamp Rd. All access connections shall align with the existing access connections on the south side of the roadway. No vehicular access shall be permitted onto Hawk Griffin Rd. except for any gated emergency access which may be required by the Hillsborough County Fire Marshall.

4. Prior to or concurrent with the initial increment of development, the developer shall construct the following site access improvements:
   a. An eastbound to northbound left tun lane on Beauchamp Rd. into the western project driveway; and,

b. An eastbound to northbound left tun lane on Beauchamp Rd. into the eastern project driveway.

5. Prior to or concurrent with the initial increment of development, and as proffered by the developer within the Design Exception, the developer shall dedicate and convey a minimum of 35-feet of right-of-way along the entirety of its Beauchamp Rd. frontage.

6. Prior to or concurrent with the initial increment of development, the developer shall construct a minimum 5-foot wide sidewalk along the entirety of its Beauchamp Rd. frontage.

7. Prior to or concurrent with the initial increment of development, and as proffered by the developer within the transportation analysis, the developer shall construct a minimum 4-foot wide raised concrete separator on Branch Forbes Rd., between the existing median south of I-4 and Beauchamp Rd. (i.e. a distance of +/- 150 feet). The developer will be required to widen existing travel lanes and make any other improvements necessary to facilitate installation of the raised separator. The design of the separator shall be subject to the review and approval of Hillsborough County.

8. If RZ 22-0943 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 7, 2022) which was found approvable by the County Engineer (on October 19, 2022) from the Section 6.04.03.I. requirements regarding number of access connections. Approval of this Administrative Variance will permit two (2) access connections on Beauchamp Rd. to serve the project.

9. If RZ 22-0943 is approved, the County Engineer will approve a Design Exception (dated October 7, 2022) which was found approvable by the County Engineer (on October 19, 2022) for the Beauchamp Rd. substandard road improvements. As Beauchamp Rd. is a substandard collector roadway, the developer shall make certain improvements to Beauchamp Rd. consistent with the Design Exception or as otherwise specified herein these conditions. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct the following improvements along Beauchamp Rd. between Branch Forbes Rd. and the eastern project driveway:

c. Widen the existing travel lanes such that there are 12-foot wide travel lanes in both directions;

d. Construct 5-foot wide paved shoulders along both sides of Beauchamp Rd.; and,

e. Widen the existing bridge (asset #104412) to the extent necessary to accommodate required improvements.

10. 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.

11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

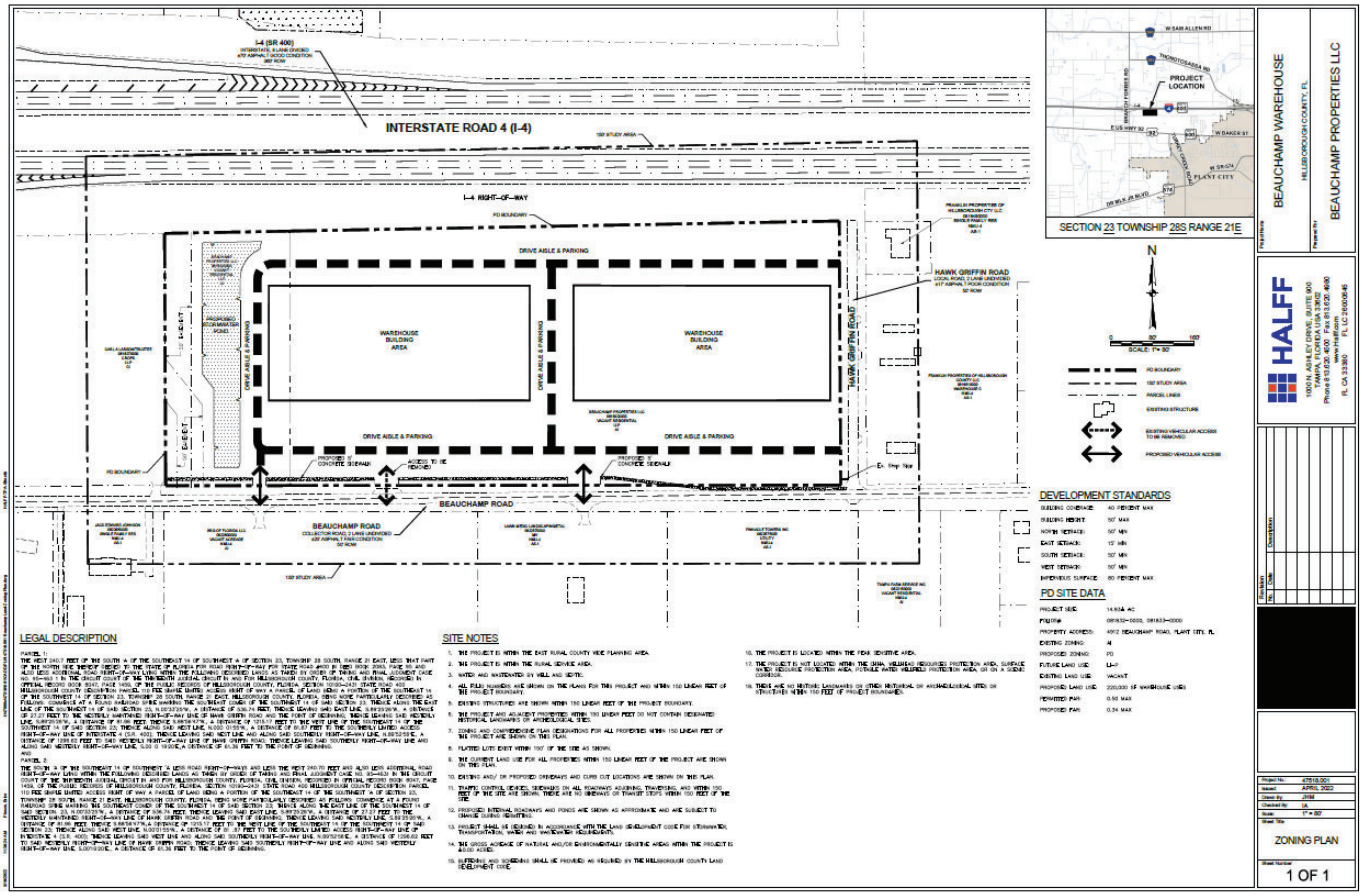
Zoning Administrator Sign Off:	IntegriSign Desktop J. Brian Grady Mon Nov 7 2022 12:52:26

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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/07/2022
Revised: 10/28/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ER/ Central

PETITION NO: RZ 22-0943

[ ] This agency has no comments.

[ ] This agency has no objection.

[X] This agency has no objection, subject to the listed or attached conditions.

[ ] This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

2. The project shall be served by, and limited to, two (2) vehicular access connections to Beauchamp Rd. All access connections shall align with the existing access connections on the south side of the roadway. No vehicular access shall be permitted onto Hawk Griffin Rd. except for any gated emergency access which may be required by the Hillsborough County Fire Marshall.

3. Prior to or concurrent with the initial increment of development, the developer shall construct the following site access improvements:
    a. An eastbound to northbound left tun lane on Beauchamp Rd. into the western project driveway; and,

    b. An eastbound to northbound left tun lane on Beauchamp Rd. into the eastern project driveway.

4. Prior to or concurrent with the initial increment of development, and as proffered by the developer within the Design Exception, the developer shall dedicate and convey a minimum of 35-feet of right-of-way along the entirety of its Beauchamp Rd. frontage.

5. Prior to or concurrent with the initial increment of development, the developer shall construct a minimum 5-foot wide sidewalk along the entirety of its Beauchamp Rd. frontage.

6. Prior to or concurrent with the initial increment of development, and as proffered by the developer within the transportation analysis, the developer shall construct a minimum 4-foot wide raised concrete separator on Branch Forbes Rd., between the existing median south of I-4 and Beauchamp Rd. (i.e. a distance of +/- 150 feet). The developer will be required to widen existing travel lanes and make any other improvements necessary to facilitate installation of the raised separator. The design of the separator shall be subject to the review and approval of Hillsborough County.

7. If RZ 22-0943 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 7, 2022) which was found approvable by the County Engineer (on October 19, 2022) from the Section 6.04.03.I. requirements regarding number of access connections. Approval of this Administrative Variance will permit two (2) access connections on Beauchamp Rd. to serve the project.

8. If RZ 22-0943 is approved, the County Engineer will approve a Design Exception (dated October 7, 2022) which was found approvable by the County Engineer (on October 19, 2022) for the Beauchamp Rd. substandard road improvements. As Beauchamp Rd. is a substandard collector roadway, the developer shall make certain improvements to Beauchamp Rd. consistent with the Design Exception or as otherwise specified herein these conditions. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct the following improvements along Beauchamp Rd. between Branch Forbes Rd. and the eastern project driveway:

    a. Widen the existing travel lanes such that there are 12-foot wide travel lanes in both directions;

    b. Construct 5-foot wide paved shoulders along both sides of Beauchamp Rd.; and,

    c. Widen the existing bridge (asset #104412) to the extent necessary to accommodate required improvements.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:
    - Revise note 12 to change the word "roadways" to read "driveways".
    - Add a note indicating "Internal sidewalk to constructed in accordance with Section 6.03.02. of the LDC."
    - Add a note indicating "Parking to be provided in accordance with Sec. 6.05 the LDC."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 14.93 ac., from Agricultural Industrial (AI) to Planned Development (PD). The proposed PD is seeking entitlements for a 220,000 s.f. of warehousing uses. Since there is no Floor Area Ratio (FAR) standard for AI uses, staff utilized the 0.75 maximum FAR allowed within the LI-P future land use designation to determine the amount of warehousing which could potentially be constructed under the existing zoning designation.

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, 487,763 s.f. Warehouse Uses (ITE LUC 150)	816	83	93

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
PD, 220,000 s.f. Warehouse Uses (ITE LUC 150)	393	37	42

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(-) 423**	**(-) 46**	**(-) 51**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Beauchamp Rd. is a 2-lane, undivided, publicly maintained, substandard collector roadway characterized by +/- 10-foot wide travel lanes in below average condition. Along the project's frontage, the roadway lies within a +/- 50-foot wide right-of-way. There are no sidewalks or bicycle facilities along Beauchamp Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing two (2) vehicular access connections to serve the proposed project to/from Beauchamp Rd. No access connections are proposed to Hawk Griffin Rd. (a substandard local roadway located along the eastern project boundary). Pursuant to Section 6.04.03.I. of the LDC, and based upon the project's anticipated trip generation, only one (1) access connection is warranted to serve the proposed project. As such, the applicant was required to request a Section 6.04.02.B. administrative variance from the Section 6.04.03.I requirement that the project be served by a single driveway. Staff notes that Hawk Griffin is a dead-end road leading to Beauchamp Rd., and so requiring the second connection to Hawk Griffin Rd. would not have resulted in a significant redistribution distribution of trips or additional local connectivity.

ADMINISTRATIVE VARIANCE - NUMBER OF DRIVEWAYS

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated October 7, 2022) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the trip generation of the proposed uses and functional classification of adjacent roadways, the LDC requires (and permits) only one (1) access connections for the subject PD. The applicant is proposing two (2) access connections to serve the proposed project. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on October 19, 2022.

If PD 22-0943 is approved, the County Engineer will approve the above referenced Administrative Variance Request.

DESIGN EXCEPTION - SUBSTANDARD ROAD – BEAUCHAMP RD.

Given that Beauchamp Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (DE) request (dated October 7, 2022) for Beauchamp Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented within the Design Exception request, the County Engineer found the DE approvable (on October 19, 2022). The deviations from the TS-7 Typical Section (2-Lane Undivided, Local and Collector Rural Roadways) include:

- The developer shall be permitted to construct the required improvements within a smaller right-of-way than the 96-feet required pursuant to the Hillsborough County Transportation Technical Manual (TTM) TS-7;

- The developer will be permitted to utilize narrower open ditches than those required pursuant to TS-7 (however the DE indicates the maximum 1:4 side slope requirement will be met); and,

As described in the DE request, the developer will be required to make the following substandard road improvements on Beauchamp Rd., between Branch Forbes Rd. and the eastern project driveway:

- Widen the existing 10-foot wide travel lanes such that there are 12-foot wide travel lanes in both directions as required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

- Construct 5-foot wide paved shoulders on both sides of the roadway, as required by the Hillsborough County Transportation Technical Manual (TTM) TS-7; and,

- Widen the existing bridge on Beauchamp Rd. as necessary to accommodate required improvements, in the event such work is not performed as a part of pending CIP 69200322 (or the applicant desires to move its project ahead of the County CIP project).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Beauchamp Rd. is not a regulated roadway and/or was not included within the Hillsborough County 2020 Level of Service (LOS) report. As such, information for that facility could not be provided.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, October 19, 2022 9:21 AM
To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)
Cc: Albert, Isabelle; bpinson@halff.com; Chapela, Tania; Ratliff, James; Tirado, Sheida; PW-CEIntake; Morales, Cintia
Subject: FW: RZ PD 22-0943 Design Exception and Design Exception Review
Attachments: 22-0943 DEReq 10-07-22.pdf; 22-0943 AVReq 10-07-22.pdf

Importance: High

Vicki/Michael –
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-0943 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, October 18, 2022 2:47 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Morales, Cintia <MoralesCS@hillsboroughcounty.org>
Subject: RZ PD 22-0943 Design Exception and Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception and Administrative Variance are approvable to me. Please include the following people in your response email:

myates@palmtraffic.com
vcastro@palmtraffic.com
ialbert@halff.com
bpinson@halff.com
chapelat@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

Received October 7, 2022
Development Services

Palm Traffic
Engineering + Planning

October 07, 2022

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

RE: Beauchamp Warehouse (22-0493)
Folios: 081832-0000, 081833-0000
Design Exception Request – Beauchamp Road
Palm Traffic Project No. T22036

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 220,000 square feet of warehouse/general light industrial located north of Beauchamp Road and east of Branch Forbes Road, as shown in Figure 1. This request is made based on our virtual meeting on August 5, 2022, with Hillsborough County staff.

The project proposes to have two (2) full accesses to Beauchamp Road. Beauchamp Road is identified in the Hillsborough County Functional Classification Map as a collector roadway and was identified during our meeting as a substandard road. Beauchamp Road has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, no paved shoulder, no sidewalks, and no bike lanes in approximately 50 feet of right of way.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Beauchamp Road from Branch Forbes Road to the proposed eastern project driveway. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The typical TS-7 section for a collector, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, 8-foot shoulders (5-foot paved), open ditch drainage and 5-foot sidewalks.
2. The request is to provide the 12-foot travel lanes and a 5-foot paved shoulder on both sides of Beauchamp Road from Branch Forbes Road to the eastern project driveway, approximately 2,000 feet. The existing open ditches will remain but will be narrower than shown in the TS-7 standards. However, they will not exceed the 1:4 maximum side slopes.
3. A 5-foot sidewalk along the entire project frontage will be provided. The sidewalk will be provided within the 35-foot ROW dedication and placed towards the rear of the dedication area with sufficient space to meet clear zone.
4. CIP project number 69200322 is scheduled to replace the existing bridge on Beauchamp Road.
5. A 195-foot westbound left turn, including taper, will be provided at each of the project driveways. These will be provided within the 35-feet ROW dedication along the project frontage. No additional ROW outside the project limits will be required.

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

Received October 7, 2022
Development Services

6. 35 feet of additional ROW will be dedicated to Hillsborough County along the entire property frontage of Beauchamp Road to allow the future construction of TS-7 roadway with a left turn lane.

The proposed typical sections are shown in Figures 2 and 3. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.10.07 15:55:24 -04'00'

VICKI L CASTRO
LICENSE
No 47128
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

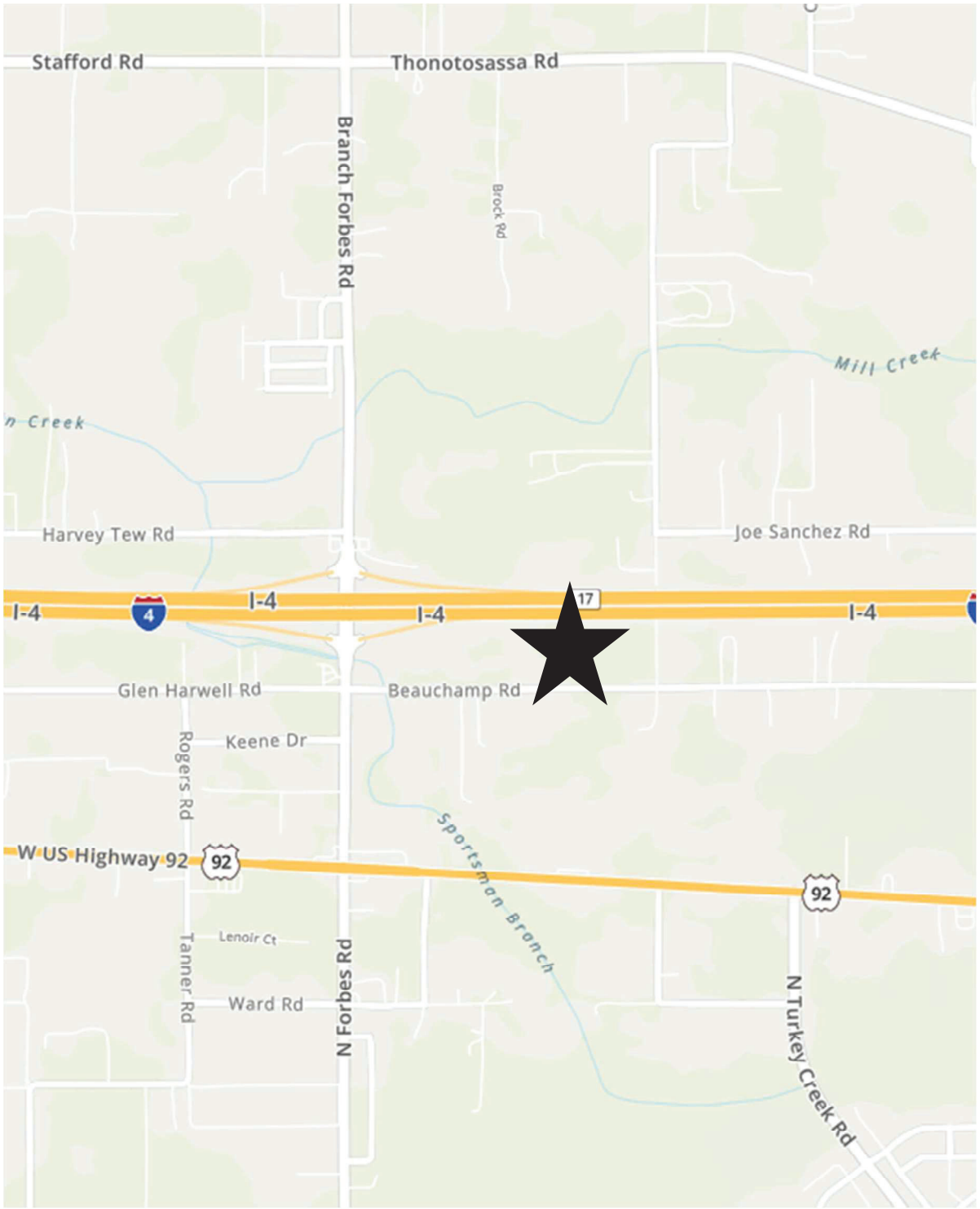
_____Disapproved_____Approved with Conditions _____Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer

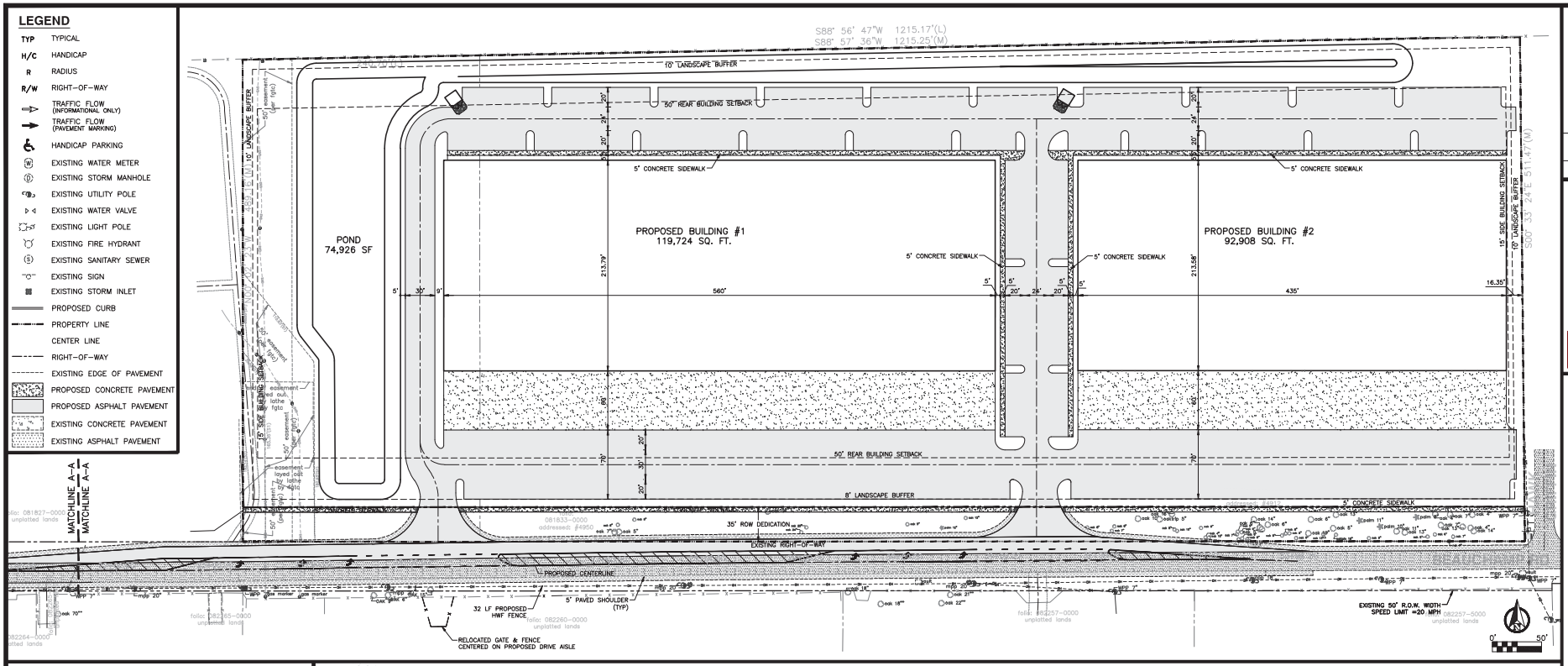
Received October 7, 2022
Development Services

FIGURE 1. LOCATION MAP



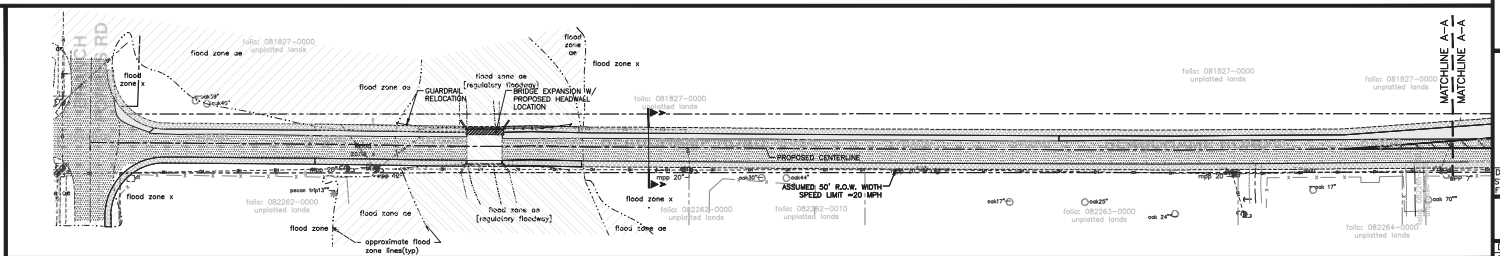
LEGEND

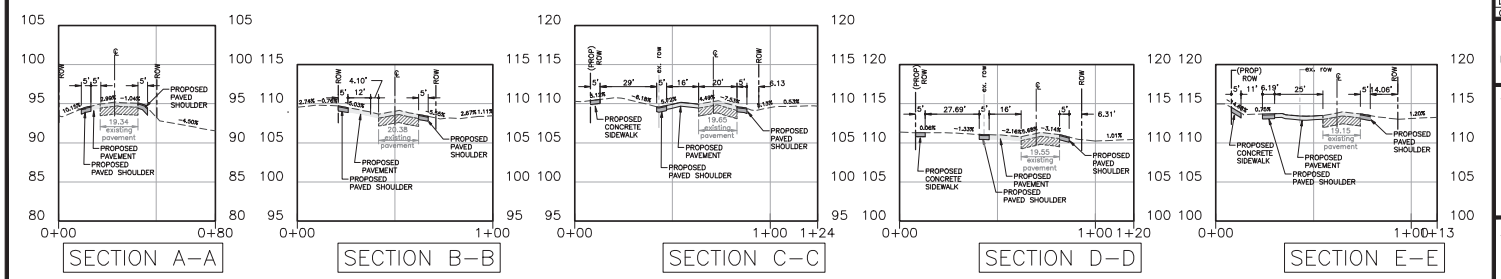
TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT-OF-WAY
	TRAFFIC FLOW (INFORMATIONAL ONLY)
	TRAFFIC FLOW (PAVEMENT MARKING)
	HANDICAP PARKING
	EXISTING WATER METER
	EXISTING STORM MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER
	EXISTING SIGN
	EXISTING STORM INLET
	PROPOSED CURB
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT



SITE DATA

1.	SITE ADDRESS	4912 BEAUCHAMP ROAD PLANT CITY, FLORIDA
2.	GROSS SITE AREA	650,480 SF 14.93 AC
3.	FOLIO NUMBER	081832-0000 & 081833-0000
4.	EXISTING ZONING	A1
5.	PROPOSED ZONING	A1
6.	PRESENT USE	VACANT
7.	DEVELOPED USE	WAREHOUSE
8.	BUILDING SETBACKS	FRONT (SOUTH) = 50 FT SIDE (WEST) = 15 FT SIDE (EAST) = 15 FT REAR (NORTH) = 50 FT
9.	LANDSCAPE BUFFERS	FRONT (SOUTH) = 10 FT SIDE (WEST) = 10 FT SIDE (EAST) = 10 FT REAR (NORTH) = 10 FT
10.	PARKING DATA: WAREHOUSE BUILDINGS	1 SPACES FOR 1,000 SF
	PARKING REQUIRED: WAREHOUSE BUILDINGS	212,632 /1,000 = 212
	TOTAL PARKING SPACES REQUIRED =	212 SPACES
	TOTAL PARKING SPACES PROVIDED =	246 SPACES





NO.	DATE	REVISION DESCRIPTION

B-BOGGS ENGINEERING, LLC
607 S. Alexander Street, Suite 101
Plant City, FL 33563
Phone: (813) 752-2160
www.bboggsengineering.com | info@bboggsengineering.com
CO-A-26997

BEAUCHAMP WAREHOUSING
4912 BEAUCHAMP ROAD
PLANT CITY, FLORIDA

DATE: 10/6/22
STEVEN C. BOGGS, P.E.
FL REG. NO. 55410

PROJECT NO:
21049

DATE: 10/20/21
DESIGNED BY: SCB
DRAWN BY: GTH
CHECKED BY: SCB

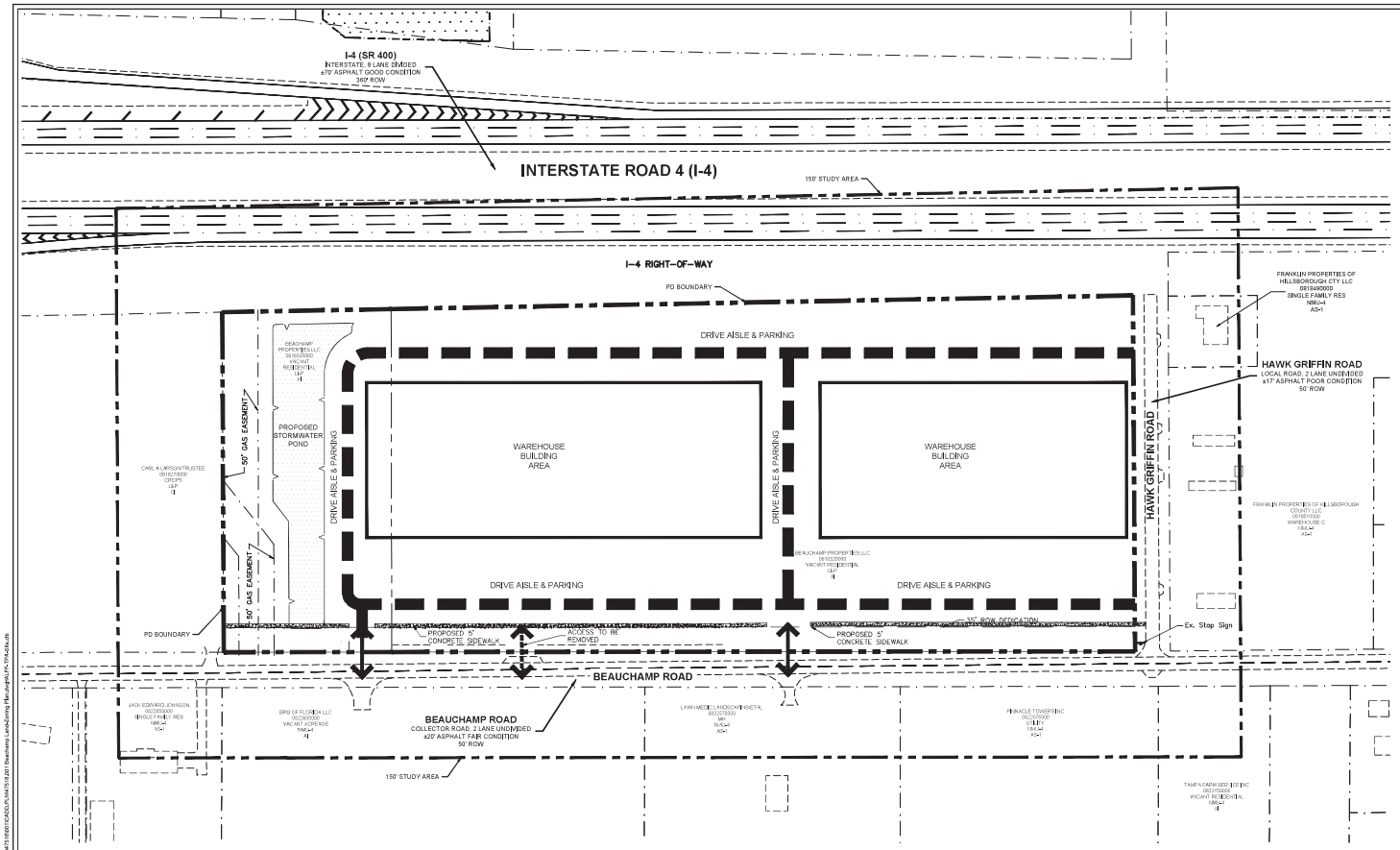
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
www.callsunshine.com

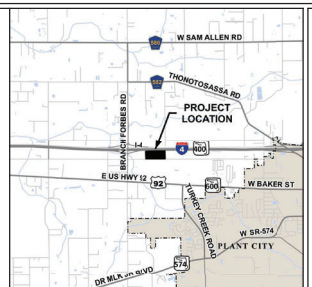
DRAWING TITLE:
CONCEPTUAL SITE PLAN

SHEET NO:
CP

Received October 7, 2022
Development Services

22-0943





SECTION 23 TOWNSHIP 28S RANGE 21E

N

0 80' 160'
SCALE: 1"= 80'

PD BOUNDARY
150' STUDY AREA
PARCEL LINES
EXISTING STRUCTURE
EXISTING VEHICULAR ACCESS TO BE REMOVED
PROPOSED VEHICULAR ACCESS

DEVELOPMENT STANDARDS

BUILDING COVERAGE:	40 PERCENT MAX
BUILDING HEIGHT:	50' MAX
NORTH SETBACK:	50' MIN
EAST SETBACK:	15' MIN
SOUTH SETBACK:	50' MIN
WEST SETBACK:	50' MIN
IMPERVIOUS SURFACE:	80 PERCENT MAX
LOT AREA:	20,000 SF MIN
LOT WIDTH:	100' MIN

PD SITE DATA

PROJECT SIZE:	14.93± AC
FOLIOS#:	081832-0000, 081833-0000
PROPERTY ADDRESS:	4912 BEAUCHAMP ROAD, PLANT CITY, FL
EXISTING ZONING:	AI
PROPOSED ZONING:	PD
FUTURE LAND USE:	LI-P
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	220,000 SF WAREHOUSE USES
PERMITTED FAR:	0.50 MAX
PROPOSED FAR:	0.34 MAX

LEGAL DESCRIPTION

PARCEL 1:
THE WEST 240.7 FEET OF THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS THAT PART OF THE NORTH SIDE THEREOF DEEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY FOR STATE ROAD #400 IN DEED BOOK 2083, PAGE 95 AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-463 1 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION 23, N.00'33'25'W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89'25'26'W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89'25'26'W., A DISTANCE OF 81.96 FEET; THENCE S.88'56'47'W., A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.000 0155'W., A DISTANCE OF 81.87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89'52'56'E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00 0 1920'E, A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A LESS ROAD RIGHT-OF-WAYS AND LESS THE WEST 240.70 FEET AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-4631 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION. 23, N.00'33'25'W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89'25'26'W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89'25'26'W., A DISTANCE OF 81.96 FEET; THENCE S.88'56'47'W.,A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.00'01'55'W., A DISTANCE OF 81 .87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89'52'56'E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00'19'20'E., A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.

SITE NOTES

1. THE PROJECT IS WITHIN THE EAST RURAL COUNTY WIDE PLANNING AREA.
2. THE PROJECT IS WITHIN THE RURAL SERVICE AREA.
3. WATER AND WASTEWATER BY WELL AND SEPTIC.
4. ALL FOLIO NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
5. EXISTING STRUCTURES ARE SHOWN WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
6. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
7. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
8. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
9. THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
10. EXISTING AND/ OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
11. TRAFFIC CONTROL DEVICES, SIDEWALKS ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN. THERE ARE NO BIKEWAYS OR TRANSIT STOPS WITHIN 150 FEET OF THE SITE.
12. PROPOSED INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
13. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
14. THE GROSS ACREAGE OF NATURAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE PROJECT IS ±0.00 ACRES. THE GROSS ACREAGE OF OTHER WATER BODIES WITHIN THE PROJECT IS ±0.50 ACRES.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
16. THE PROJECT IS LOCATED WITHIN THE PEAK SENSITIVE AREA.
17. THE PROJECT IS NOT LOCATED WITHIN THE OHWA, WELLHEAD RESOURCES PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, POTABLE WATER WELLFIELD PROTECTION AREA, OR ON A SCENIC CORRIDOR.
18. THERE ARE NO HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES OR STRUCTURES WITHIN 150 FEET OF PROJECT BOUNDARIES.

Project Name: BEAUCHAMP WAREHOUSE
HILLSBOROUGH COUNTY, FL

Prepared For: BEAUCHAMP PROPERTIES LLC

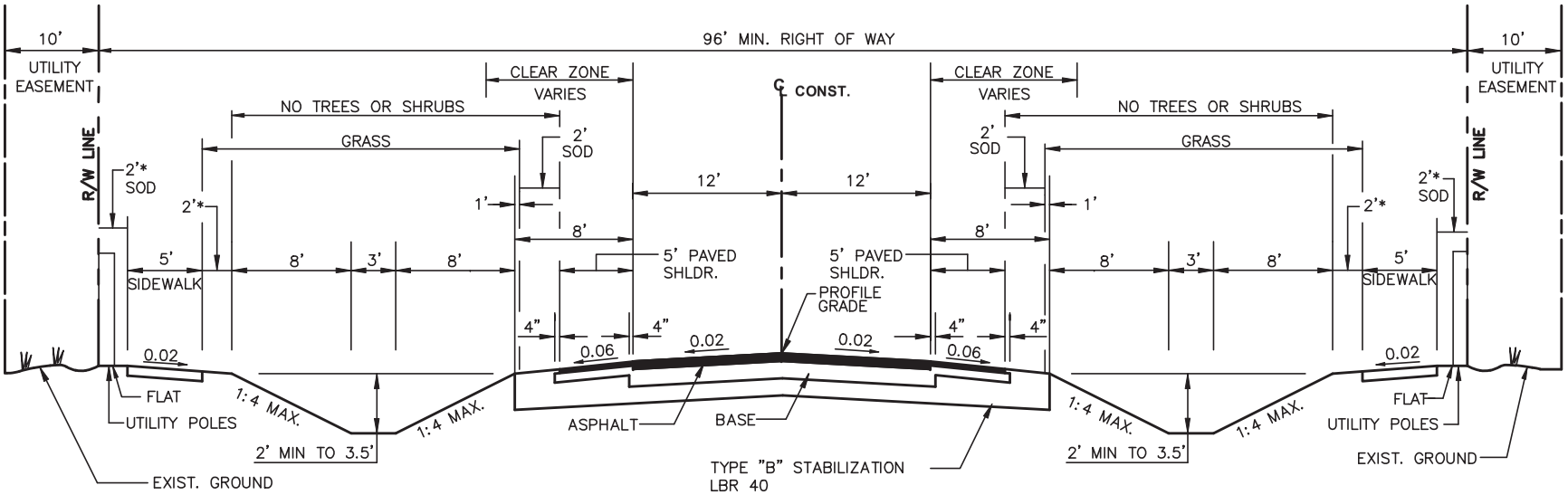
HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4980
www.Halff.com
FL LC 26000645
FL CA 33380

Revision No.	Date	Description

Project No.:	47518.001
Issued:	APRIL 2022
Drawn By:	JHM
Checked By:	IA
Scale:	1" = 80'
Sheet Title	ZONING PLAN
Sheet Number	1 OF 1

Received October 7, 2022
Development Services

22-0943



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
				SHEET NO. 1 OF 1

Received October 7, 2022
Development Services

Received October 7, 2022
Development Services

Bridge #104412 - Beauchamp Rd. over Sparkman Creek
Capital Improvement Program Project Fact Sheet
Project Number: 69200322

Quick Facts

- Community Area: East Hillsborough
- Project Type: Bridge
- Current Project Phase: Construction
- Commissioner District: District 4

Current Phase

Study	Planning	Design	Procurement	Construction
				■

Estimated Project Schedule

- Project Development (Planning) Completion - N/A
- Design/Land Acquisition Completion - N/A
- Procurement Completion - N/A
- Construction Duration - Early 2022 to Early 2024
- Closeout - Early 2027

May include: Community Investment Tax and Bond

Project Cost Estimate

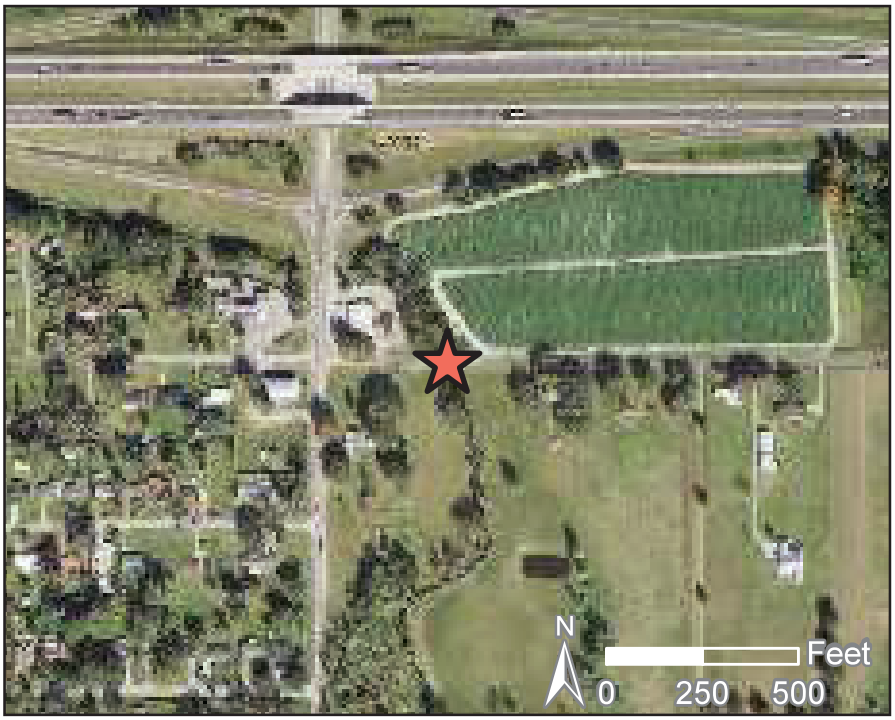
- Total: $204,166
- Planning: $0
- Design and Land: $0
- Construction: $204,166

Project Description

- This project is a part of the Community Investment Tax (CIT) Funded Bridge Improvements Program. The project includes removal of the existing bridge, design, permitting and construction of a new bridge.
- The new bridge will have modern safety features, such as concrete traffic barriers, and sidewalks and road shoulders or bike lanes will be added.

Project Objectives

- Maintain serviceability, reduce deterioration, and preserve structural integrity.
- Avoid expensive replacement costs in the future.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCES: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it is based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Questions?

Bhatt, Jayesh
Project Manager
(813) 635-5400

Data Date: May 2022
Note: The cost and schedule data shown here are the County's current best estimates and are subject to change. Changes (if any) are updated once a month.

Received October 7, 2022
Development Services

Palm Traffic
Engineering + Planning

October 7, 2022

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

RE: Beauchamp Warehouse (22-0493)
Folios: 081832-0000, 081833-0000
Administrative Variance Request – Number of Access Points
Palm Traffic Project No. T22036

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.I (number of access points) in association with the proposed development of up to 220,000 square feet of warehouse/general light industrial. This request is made based on the virtual meeting on August 05, 2022, with Hillsborough County staff.

The project proposes to have two (2) full accesses to Beauchamp Road, aligning with the existing driveways to the south.

This request is for a variance to the number of driveways criteria of the LDC Section 6.04.03.I – Number of Access Points. Based on the code, the maximum driveway connections would be one. The justification for this variance is as follows:

1. Both driveways are vital to the access and circulation for the property.
2. Given the fact that the project is for an industrial development, it is necessary to have two driveways along Beauchamp Road frontage for large trucks to be able to circle around the building. The two driveways also provide a means of ingress and egress for the vehicular traffic using the parking in the front of the building without creating a dead-end parking isle.

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

a) <u>There is unreasonable burden on the applicant</u>

The property is located south of 1-4 and north of Beauchamp Road with approximately only 480 feet in depth and over 1,000 feet of frontage. Given the proposed industrial use and the limited depth of the parcel, two full access driveways on Beauchamp Road are necessary for large trucks to be able to circulate around the building.

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

LDC 6.04.07 allows for a driveway spacing of 245 feet along Beauchamp Road, approximately 450 feet is being provided between the driveways. Eastbound

Received October 7, 2022
Development Services

left turn lanes, designed to County standards, are being provided at each driveway to minimize the delay on Beauchamp Road. In addition, a detailed intersection analysis was conducted of the driveways to demonstrate they will operate at an acceptable level of service.

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

With the truck traffic, both driveways are vital to the circulation within and access to the property. The two driveways allow the trucks to circulate to the back of the building without traveling in front of the building where pedestrians and passenger cars would be operating. Without the second access, the site could not function safely with the proposed use

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.10.07 15:52:45 -04'00'

VICKI L CASTRO
LICENSE
No 47128
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

_____Disapproved _____Approved

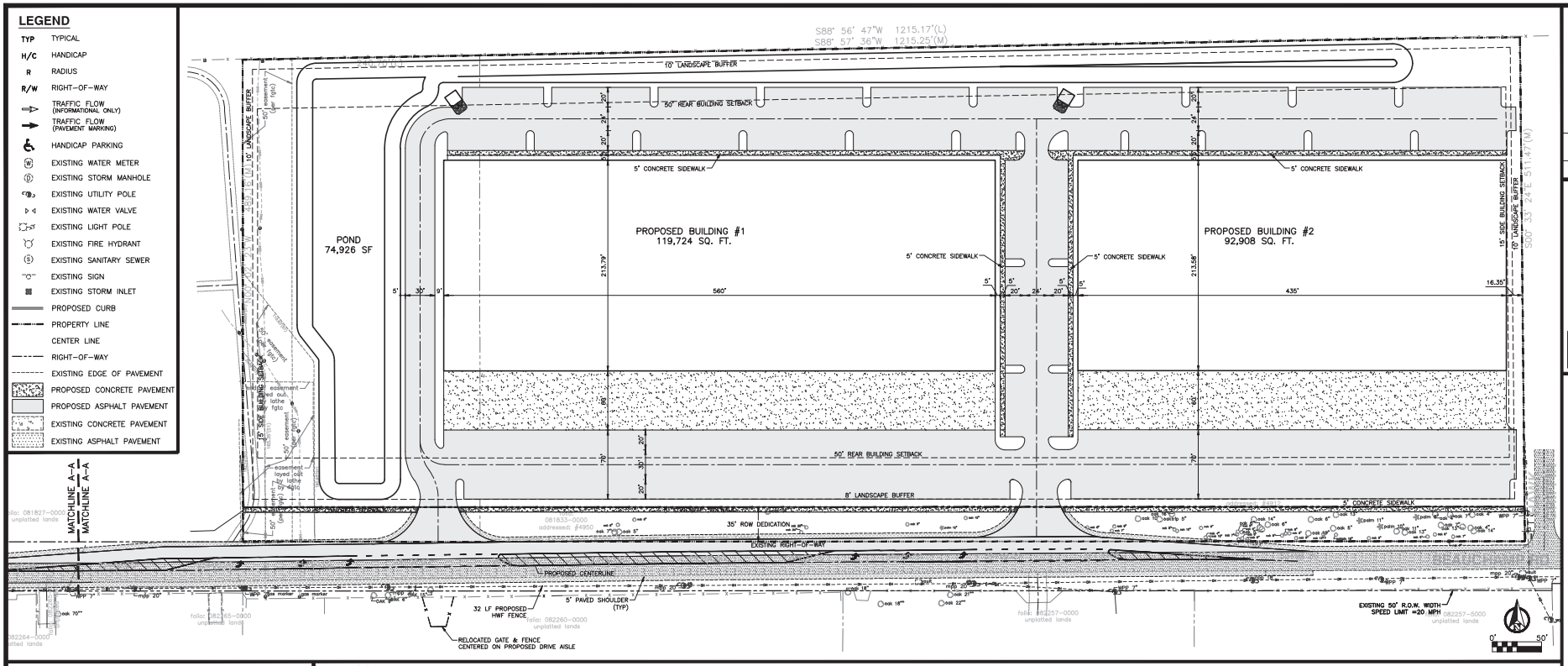
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

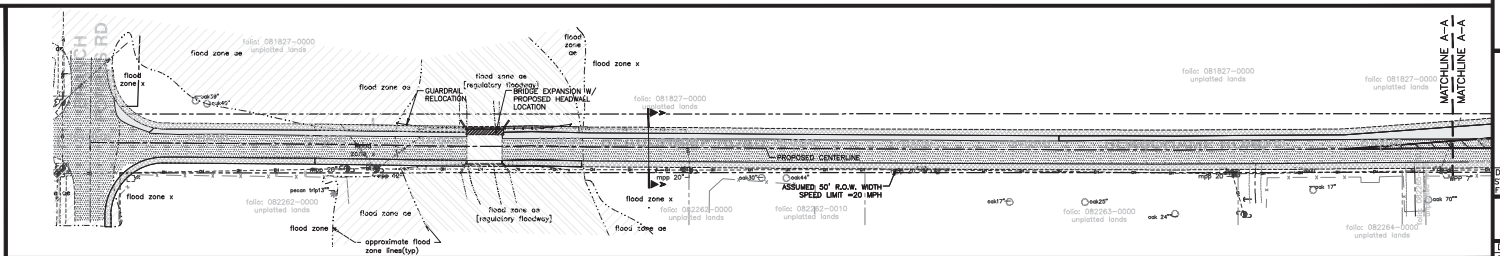
LEGEND

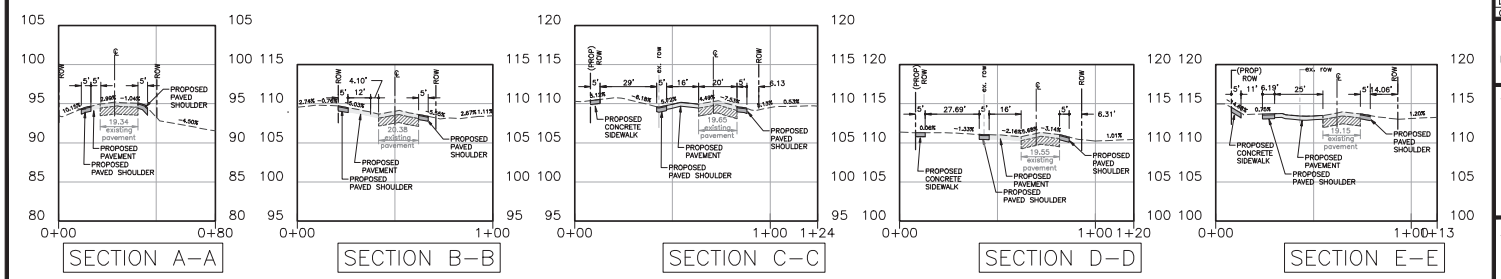
TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT-OF-WAY
	TRAFFIC FLOW (INFORMATIONAL ONLY)
	TRAFFIC FLOW (PAVEMENT MARKING)
	HANDICAP PARKING
	EXISTING WATER METER
	EXISTING STORM MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER
	EXISTING SIGN
	EXISTING STORM INLET
	PROPOSED CURB
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT



SITE DATA

1.	SITE ADDRESS	4912 BEAUCHAMP ROAD PLANT CITY, FLORIDA
2.	GROSS SITE AREA	650,480 SF 14.93 AC
3.	FOLIO NUMBER	081832-0000 & 081833-0000
4.	EXISTING ZONING	A1
5.	PROPOSED ZONING	A1
6.	PRESENT USE	VACANT
7.	DEVELOPED USE	WAREHOUSE
8.	BUILDING SETBACKS	FRONT (SOUTH) = 50 FT SIDE (WEST) = 15 FT SIDE (EAST) = 15 FT REAR (NORTH) = 50 FT
9.	LANDSCAPE BUFFERS	FRONT (SOUTH) = 10 FT SIDE (WEST) = 10 FT SIDE (EAST) = 10 FT REAR (NORTH) = 10 FT
10.	PARKING DATA: WAREHOUSE BUILDINGS	1 SPACES FOR 1,000 SF
	PARKING REQUIRED: WAREHOUSE BUILDINGS	212,632 /1,000 = 212
	TOTAL PARKING SPACES REQUIRED =	212 SPACES
	TOTAL PARKING SPACES PROVIDED =	246 SPACES





NO.	DATE	REVISION DESCRIPTION

B-BOGGS ENGINEERING, LLC
607 S. Alexander Street, Suite 101
Plant City, FL 33563
Phone: (813) 752-2160
www.bboggsengineering.com | info@bboggsengineering.com
CO-A-26997

BEAUCHAMP WAREHOUSING
4912 BEAUCHAMP ROAD
PLANT CITY, FLORIDA

DATE: 10/6/22
STEVEN C. BOGGS, P.E.
FL REG. NO. 55410

PROJECT NO:
21049

DATE: 10/20/21
DESIGNED BY: SCB
DRAWN BY: GTH
CHECKED BY: SCB

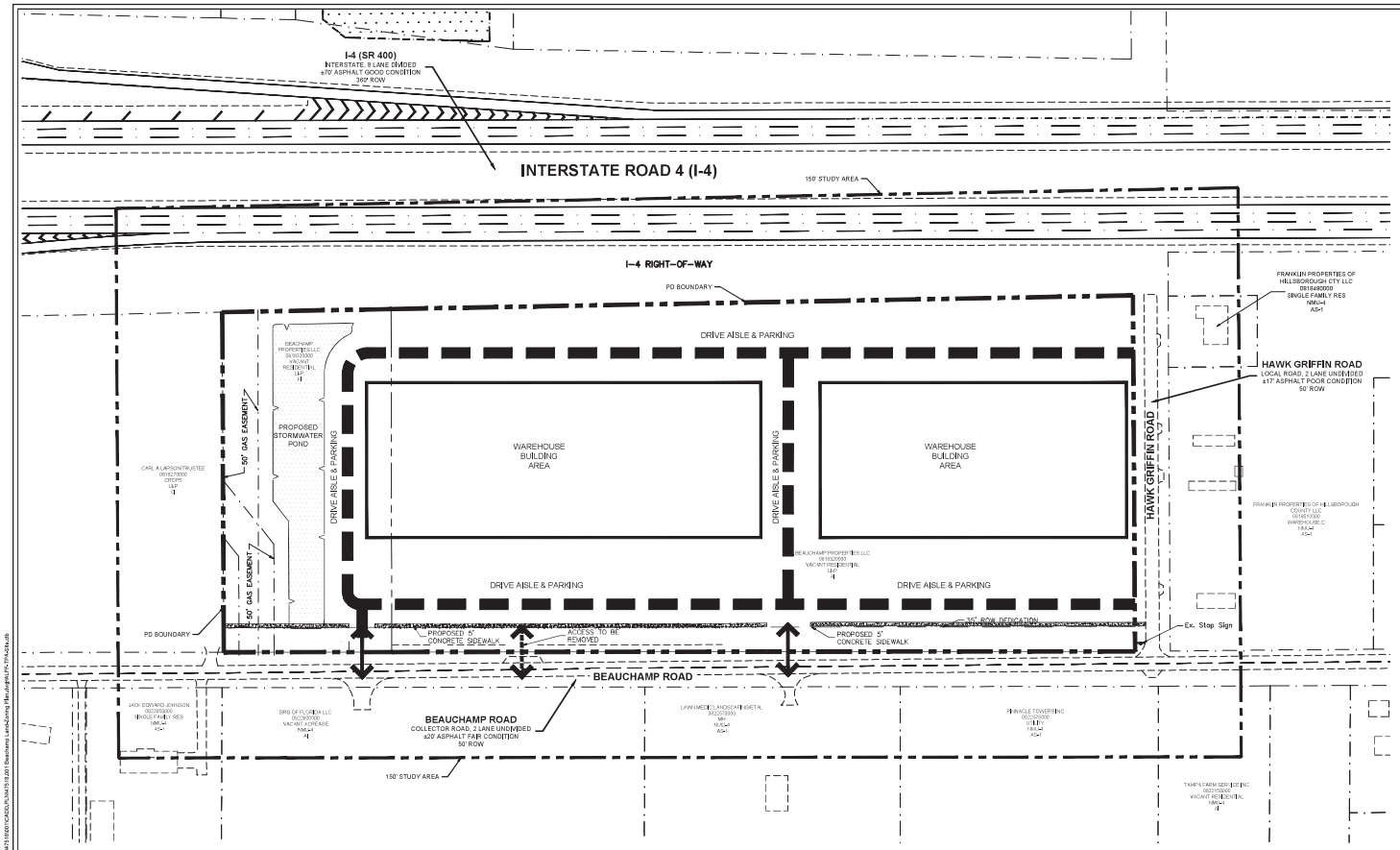
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
www.callsunshine.com

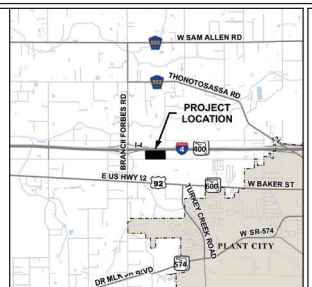
DRAWING TITLE:
CONCEPTUAL SITE PLAN

SHEET NO:
CP

Received October 7, 2022
Development Services

22-0943





SECTION 23 TOWNSHIP 28S RANGE 21E

N

0 80' 160'
SCALE: 1"= 80'

PD BOUNDARY
150' STUDY AREA
PARCEL LINES
EXISTING STRUCTURE
EXISTING VEHICULAR ACCESS TO BE REMOVED
PROPOSED VEHICULAR ACCESS

DEVELOPMENT STANDARDS

BUILDING COVERAGE:	40 PERCENT MAX
BUILDING HEIGHT:	50' MAX
NORTH SETBACK:	50' MIN
EAST SETBACK:	15' MIN
SOUTH SETBACK:	50' MIN
WEST SETBACK:	50' MIN
IMPERVIOUS SURFACE:	80 PERCENT MAX
LOT AREA:	20,000 SF MIN
LOT WIDTH:	100' MIN

PD SITE DATA

PROJECT SIZE:	14.93± AC
FOLIOS#:	081832-0000, 081833-0000
PROPERTY ADDRESS:	4912 BEAUCHAMP ROAD, PLANT CITY, FL
EXISTING ZONING:	AI
PROPOSED ZONING:	PD
FUTURE LAND USE:	LI-P
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	220,000 SF WAREHOUSE USES
PERMITTED FAR:	0.50 MAX
PROPOSED FAR:	0.34 MAX

LEGAL DESCRIPTION

PARCEL 1:
THE WEST 240.7 FEET OF THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS THAT PART OF THE NORTH SIDE THEREOF DEEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY FOR STATE ROAD #400 IN DEED BOOK 2083, PAGE 95 AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-463 1 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION 23, N.00'33'25'W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89'25'26'W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89'25'26'W., A DISTANCE OF 81.96 FEET; THENCE S.88'56'47'W., A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.000 0155'W., A DISTANCE OF 81.87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89'52'56'E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00 0 1920'E, A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A LESS ROAD RIGHT-OF-WAYS AND LESS THE WEST 240.70 FEET AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-4631 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION. 23, N.00'33'25'W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89'25'26'W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89'25'26'W., A DISTANCE OF 81.96 FEET; THENCE S.88'56'47'W.,A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.00'01'55'W., A DISTANCE OF 81 .87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89'52'56'E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00'19'20'E., A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.

SITE NOTES

1. THE PROJECT IS WITHIN THE EAST RURAL COUNTY WIDE PLANNING AREA.
2. THE PROJECT IS WITHIN THE RURAL SERVICE AREA.
3. WATER AND WASTEWATER BY WELL AND SEPTIC.
4. ALL FOLIO NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
5. EXISTING STRUCTURES ARE SHOWN WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
6. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
7. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
8. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
9. THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
10. EXISTING AND/ OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
11. TRAFFIC CONTROL DEVICES, SIDEWALKS ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN. THERE ARE NO BIKEWAYS OR TRANSIT STOPS WITHIN 150 FEET OF THE SITE.
12. PROPOSED INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
13. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
14. THE GROSS ACREAGE OF NATURAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE PROJECT IS ±0.00 ACRES. THE GROSS ACREAGE OF OTHER WATER BODIES WITHIN THE PROJECT IS ±0.50 ACRES.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
16. THE PROJECT IS LOCATED WITHIN THE PEAK SENSITIVE AREA.
17. THE PROJECT IS NOT LOCATED WITHIN THE OHWA, WELLHEAD RESOURCES PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, POTABLE WATER WELLFIELD PROTECTION AREA, OR ON A SCENIC CORRIDOR.
18. THERE ARE NO HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES OR STRUCTURES WITHIN 150 FEET OF PROJECT BOUNDARIES.

Project Name: BEAUCHAMP WAREHOUSE
HILLSBOROUGH COUNTY, FL

Prepared For: BEAUCHAMP PROPERTIES LLC

HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4980
www.Halff.com
FL LC 26000645
FL CA 33380

Revision No.	Date	Description

Project No.:	47518.001
Issued:	APRIL 2022
Drawn By:	JHM
Checked By:	IA
Scale:	1" = 80'
Sheet Title	ZONING PLAN
Sheet Number	1 OF 1

Received October 7, 2022
Development Services

22-0943

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**
Beauchamp Rd.	County Collector - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	816	83	93
Proposed	393	37	42
Difference (+/-)	**(-) 423**	**(-) 46**	**(-) 51**

*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	Vehicular & Pedestrian	None	Meets LDC
East		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**
Beauchamp Rd. – Substandard Road	Design Exception Requested	Approvable.
Beauchamp Rd. – Number of Driveways	Administrative Variance Requested	Approvable.
Notes:		

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

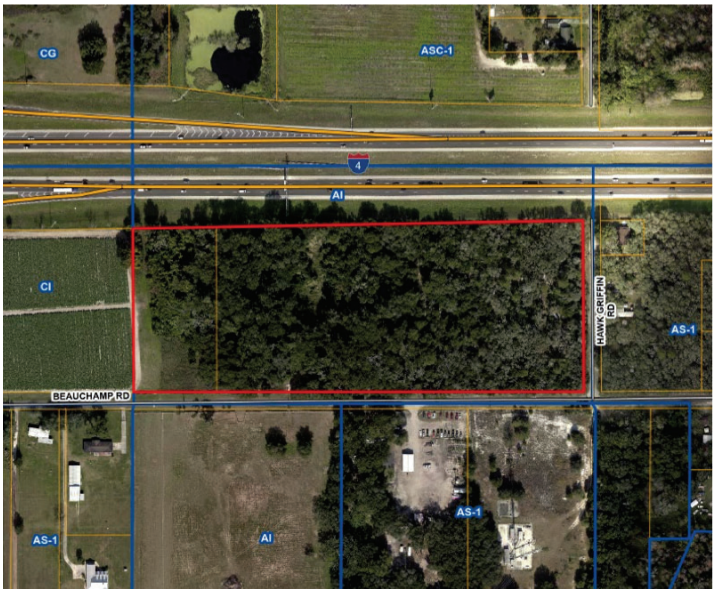
APPLICATION NUMBER:	RZ PD 22-0943
DATE OF HEARING:	November 14, 2022
APPLICANT:	Beauchamp Properties, LLC
PETITION REQUEST:	A request to rezone property from AI to PD to permit a 220,000 square foot warehouse
LOCATION:	Northwest Corner of Beauchamp Rd. and Hawk Griffin Rd.
SIZE OF PROPERTY:	14.93 acres, m.o.l.
EXISTING ZONING DISTRICT:	AI
FUTURE LAND USE CATEGORY:	LI-P
SERVICE AREA:	Rural
COMMUNITY PLAN:	N/A

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

Development Services Department



Applicant: Isabelle Albert, AICP, Halff Associates, Inc.

FLU Category: LI-P

Service Area: Rural

Site Acreage: AC +/- 14.93

Community Plan Area: None

Overlay: None

Request: Rezoning to Planned Development

Request Summary:
The existing zoning is AI (Agricultural Industrial) which permits agricultural and limited industrial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a warehouse and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		
Uses	Current AI Zoning	Proposed PD Zoning
	Agricultural and limited industrial uses	Warehouse and ancillary uses
Mathematical Maximums *	325,175 square feet	220,000 square feet

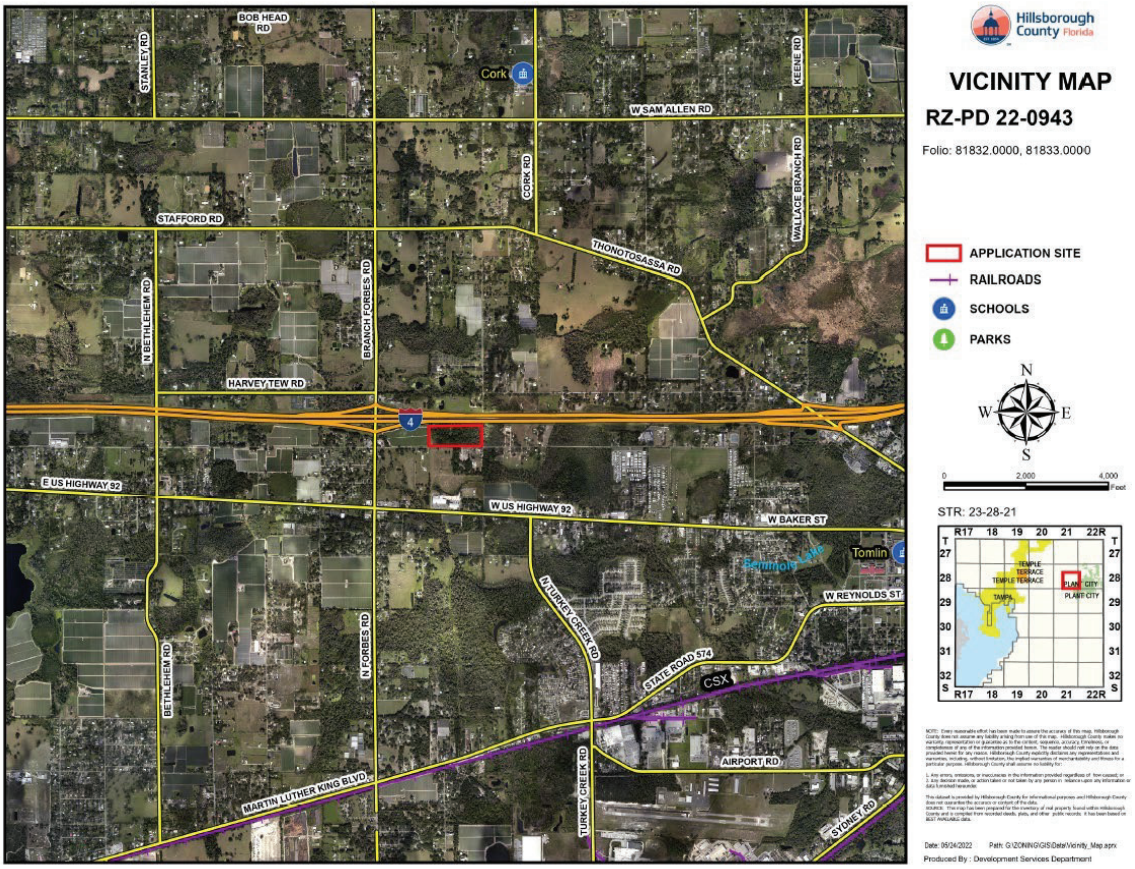
*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:		
	Current AI Zoning	Proposed PD Zoning
Density / Intensity	325,175 square feet	Under the proposed PD 22-0943 for the two parcels, a maximum of 325,175 square footage is allowable (based in 0.5 FAR in LI-P)

Lot Size / Lot Width	43,560 sf / 150’	20,000 sf / 100’
Setbacks/Buffering and Screening	Not applicable	Not required
Height	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.	50 feet, except as defined in LDC 6.01.01 Lot Development standards, Endnotes 8 and 11.

Additional Information:	
PD Variations	None requested.
Waiver(s) to the Land Development Code	None requested.
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, Subject to Conditions

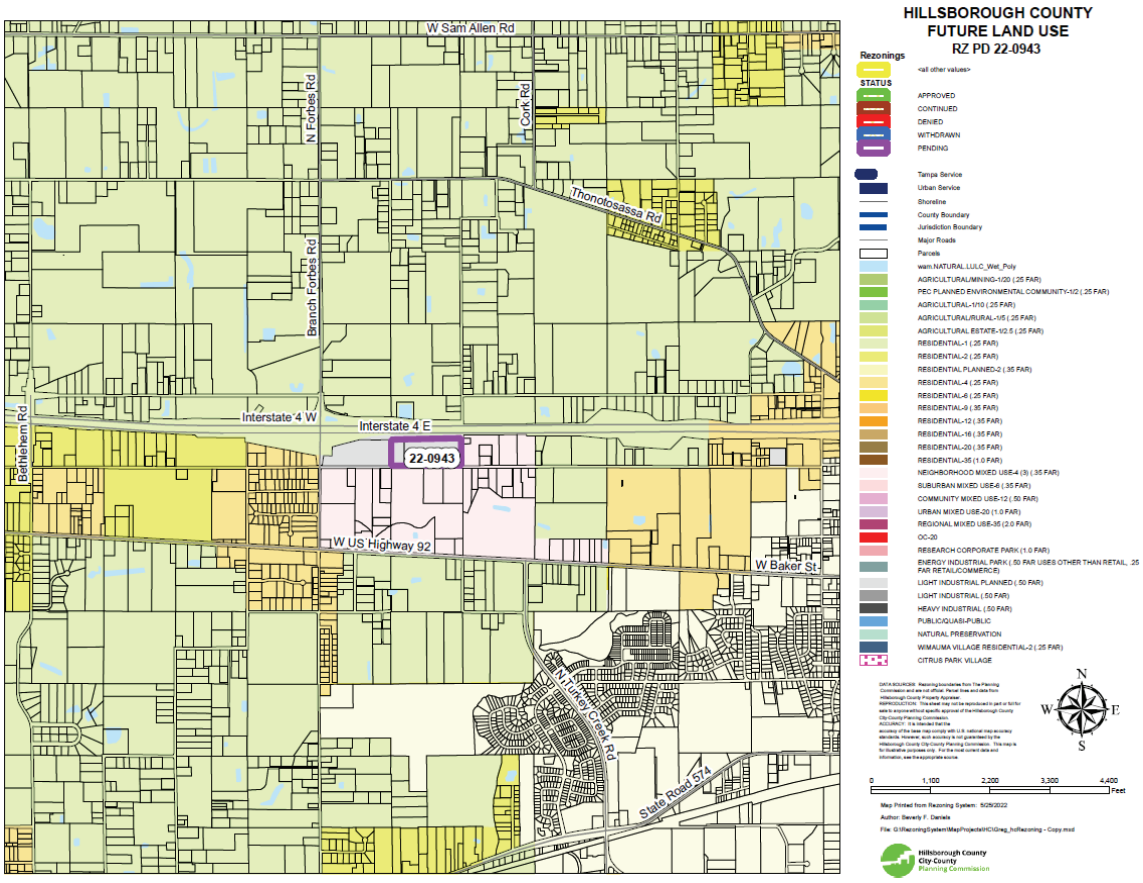
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The parcel is located along Beauchamp Rd, with agricultural zoning to the north, south and east along the Hawk Griffin Rd. frontage. The commercially intensive zoned parcel to the west is occupied with agricultural uses.

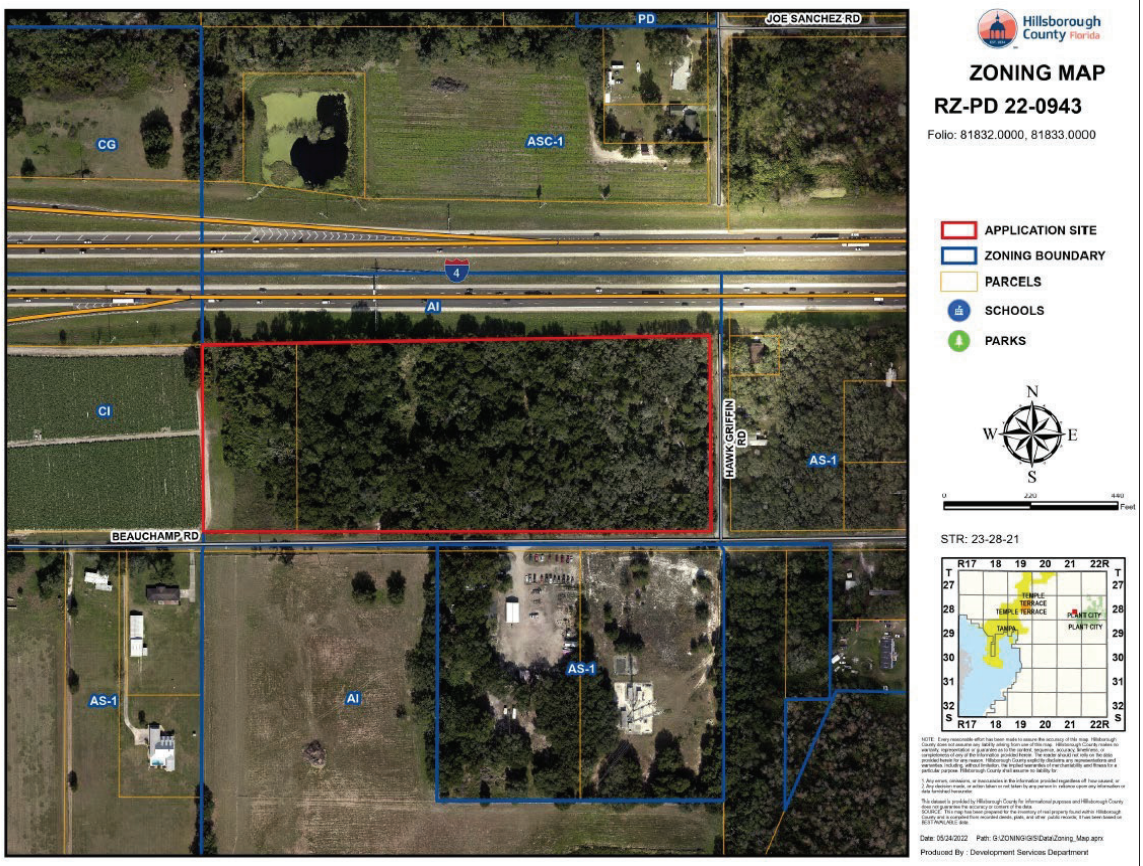
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial Planned
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	

	Light industrial uses – manufacturing, recycling, storage, support offices, warehousing, rural scale retail.

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

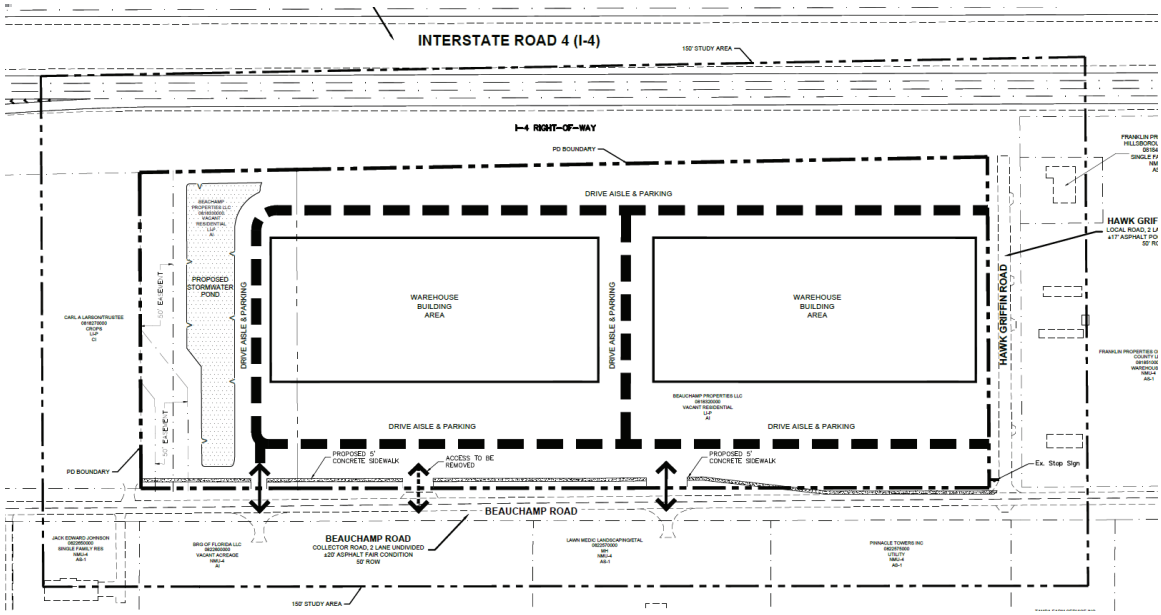


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU/AC	Agricultural uses	Agricultural
South	AI, AS-1	0.27	Agricultural uses	Motor Vehicle repair/Retail

East	AS-1	1 DU/AC	Agricultural uses	Multi-family Residential
West	CI	0.3 FAR	Commercial Intensive uses	Agricultural

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)			
Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Beauchamp Rd.	County Arterial - Urban	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road

			Improvements ☒ Other
	Project Trip Generation		
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	816	83	93
Proposed	393	37	42
Difference (+/1)	(-) 423	(-) 46	(-) 51

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

	Connectivity and Cross Access			
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South	x	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

	Design Exception/Administrative Variance	
Road Name/Nature of Request	**Type**	**Finding**

Beauchamp Rd. – Substandard Road	Design Exception Requested	Approvable.
Beauchamp Rd. – Number of Driveways	Administrative Variance Requested	Approvable.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable:
☐ Wetlands/Other Surface Waters
☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area
☐ Surface Water Resource Protection Area
☐ Potable Water Wellfield Protection Area

☐ Significant Wildlife Habitat
☐ Coastal High Hazard Area
☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property
☐ Other _____

Requested

☐ Yes ☒No

Information/Comments

Environmental Protection Commission

☐ Yes ☒No

☐ Yes ☒No

☐ Yes ☒No

Natural Resources

☐ Yes ☒No

☐ Yes ☒No

Transportation

☒ Design Exception/Adm. Variance Requested ☒ Off-site Improvements Provided

Utilities Service Area/ Water & Wastewater

☐Urban ☐ City of Tampa
☒Rural ☐ City of Temple Terrace

Hillsborough County School Board

Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A

Impact/Mobility Fees

Warehouse
(Per 1,000 s.f.)
Mobility: $1,992 * 220 = $438,240.00 Fire: $34 * 220 = $7,480.00
Total: $445,720.00

Comprehensive Plan:

Planning Commission

☐ Meets Locational Criteria ☐N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A

Findings

☐ Inconsistent ☒ Consistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed use is permitted in the CI (Commercial Intensive) and M (Manufacturing) zoning districts and is not comparable to the current AI (Agricultural Industrial) allowed uses. However, the proposed warehouse is allowable and is significatively under the 0.5 Maximum FAR allowable in the LI-P Comprehensive Plan category. Furthermore, adjacent to the west is a property zoned CI (Commercial Intensive).

Staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

Given the above, Staff finds the request approvable.

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

SUMMARY OF HEARING

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

Ms. Isabelle Albert 1000 North Ashley Drive Tampa testified regarding the rezoning application. Ms. Albert stated that the site is 14.93 acres in size and located on Beauchamp Road. Ms. Albert described the surrounding land uses as a mix of residential and commercial land uses to the south, Interstate 4 and Branch Forbes Road to the north, some residential homes to the east and some agricultural and industrial land uses to the west. Ms. Albert showed graphics to discuss the proposed two warehouse structures. The maximum square footage is 220,000 square feet. She added that both Planning staffs support the rezoning and that there were no agency objections.

Hearing Master Finch asked Ms. Albert to confirm that the requested maximum square footage is 220,000 square feet as the staff report states that more square footage is possible. Ms. Albert replied that 220,000 square feet is correct and that more is possible under the 0.5 FAR.

Ms. Tania Chapela , Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request is to rezone to Planned Development to allow 220,000 square feet of warehouse and ancillary uses. No waivers or variations are requested. Ms. Chapela described the surrounding land uses and stated that the request which equates to an FAR of 0.35 is significantly under the maximum 0.50 FAR permitted under the Future Land Use category. Ms. Chapela concluded her remarks by stating that staff finds the request approvable.

Ms. Andrea Papandrew of the Planning Commission staff stated that the property is designated Light Industrial Future Land Use category and located in the Rural Service Area. She stated that the use is not subject to commercial locational criteria as it is not a free standing neighborhood serving commercial use but rather a traditional warehouse. Ms. Papandrew testified regarding the surrounding Future Land Use categories and surrounding land uses. She stated that the request met Policies 8.1 and 8.2 regarding compliance with the Comprehensive Plan Future Land Use designation as well as Objective 9 and

Policy 9.2 regarding consistency with the County's Land Use regulations. She concluded her remarks by listing Comprehensive Plan policies that are met by the proposed development and stated that the Planning Commission staff finds the request consistent with 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 Ms. Albert did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Albert submitted a copy of her PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 14.93 acres in size and is zoned Agricultural Industrial (AI) and designated Light Industrial-Planned (LI-P) by the Comprehensive Plan. The property is located in the Rural Service Area.

2. The PD rezoning is requested to develop a maximum 220,000 warehouse and ancillary uses.

3. No Planned Development Variations or waivers are requested.

4. The Planning Commission staff testified that the use is not subject to commercial locational criteria as it is not a free standing neighborhood serving commercial use but rather a traditional warehouse. Staff stated that the request met Policies 8.1 and 8.2 regarding compliance with the Comprehensive Plan Future Land Use designation as well as Objective 9 and Policy 9.2 regarding consistency with the County's Land Use regulations. The Planning Commission staff found the request consistent with the Comprehensive Plan.

5. The surrounding area is zoned ASC-1 to the north, AI and AS-1 to the south, AS-1 to the east and CI to the west. The properties are developed with agricultural, residential and motor vehicle repair and retail land uses.

6. The proposed 220,000 square foot warehouse equates to a Floor Area Ratio (FAR) of 0.35 which is significantly less than what could be considered under the existing LI-P land use category which permits an FAR up to 0.50.

7. No opposition testimony was presented at the Zoning Hearing Master hearing.

8. The rezoning to Planned Development for the 220,000 square foot warehouse with ancillary uses results in a development that is compatible with the surrounding zoning and land use pattern as well as the Land Development Code and Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 14.93 acres from AI to Planned Development is to develop a 220,000 square foot warehouse with ancillary uses.

The proposed 220,000 square foot warehouse equates to a Floor Area Ratio (FAR) of 0.35 which is significantly less than what could be considered under the existing LI-P land use category which permits an FAR up to 0.50.

The Planning Commission testified that staff supports the request and found it consistent with the Comprehensive Plan.

The rezoning is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

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

December 7, 2022

Susan M. Finch, AICP **Date**
Land Use Hearing Office

Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 14, 2022 **Report Prepared:** November 2, 2022	**Petition: PD 22-0943** Folios: 81832.0000, 81833.0000 *Northwest corner of Beauchamp Road and Hawks Griffin Road, south of Interstate 4*
Summary Data:	
Comprehensive Plan Finding:	**CONSISTENT**
Adopted Future Land Use:	**Light Industrial – Planned (0.75 FAR)**
Service Area	**Rural**
Community Plan:	**N/A**
Requested Zoning:	Agricultural Industrial (AI) to a Planned Development (PD) for the development of two warehouses totaling 220,000 square feet.
Parcel Size (Approx.):	14.93 ± acres (650, 350.8 square feet)
Street Functional Classification:	Beauchamp Road – **Collector** Hawks Griffin Road – **Local** Interstate 4 **– Principal Arterial**
Locational Criteria	Not Applicable
Evacuation Zone	None

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

Context

- The 14.93 acre +/- subject site is located on the north side of Beauchamp Road, west of Hawk Griffin Road, south of Interstate 4. The subject site is located in the Rural Area. The subject site is not within the limits of a Community Plan.

- The subject site's Future Land Use designation is Light Industrial-Plan (LI-P) on the Future Land Use Map. Typical allowable uses within the LI-P Future Land Use include processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. LI-P is located directly adjacent to the site to the west. To the east and south is Neighborhood Mixed-Use-4 (NMU-4). North of the subject site across Interstate 4 is Residential-1 (RES-1).

- The subject site is zoned Agricultural Industrial (AI). AI is also located to the south. To the west is Commercial Intensive. Agricultural Single Family-1 (AS-1) is located to the east, south and southwest of the site. Agricultural Single Family Conventional-1 (ASC-1) is located to the north across Interstate 4. Commercial General (CG) is located to the northwest.

- The subject site is currently vacant. Agricultural uses are located to the west and south of the site. Light Industrial uses and single-family residential are located to the east. Vacant land is directly south along with some single-family residential uses and public utility uses. Agricultural uses and residential uses are located to the north across interstate 4.

- The applicant is requesting to rezone the subject site from Agricultural Industrial (AI) to a Planned Development (PD) to permit the development of two warehouses that are a total of 220 000 square feet.

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

RURAL AREA

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Land Use Categories

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

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

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

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

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

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

Policy 26.7: *A site plan controlled zoning district shall be required for all new and expanded industrial uses, other than government owned or leased facilities, located on major water bodies as identified on the Future Land Use Map.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN
5.1 COMPATIBILITY

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

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

Staff Analysis of Goals, Objectives and Policies:
The applicant is requesting to rezone the approximately 14.93± acre subject site from Agricultural Industrial (AI) to a Planned Development (PD) to develop two warehouses totaling 220,000 square feet. The subject site is in the Rural Area and not within the limits of a Community Plan. The Future Land Use category of the subject site is Light Industrial-

Planned (LI-P). The proposed rezoning is not subject to Commercial Locational Criteria because it is not a freestanding neighborhood serving commercial use (such as mini-storage or self-storage), rather it is a traditional industrial warehouse in the Light Industrial-Planned Future Land Use category.

The Future Land Use category of the subject site is Light Industrial- Planned (LI-P). According to Appendix A of the Future Land Use Element, the intent of the LI-P Future Land Use Category is to "designate areas of concentrated industrial development that involve processing of non-hazardous and non-toxic materials and create a minimal degree of impact to the surrounding environment." LI-P is located directly adjacent to the site to the west. To the east and south is Neighborhood Mixed-Use-4 (NMU-4). North of the subject site across Interstate 4 is Residential-1 (RES-1).

The proposed use meets the intent of Objective 4 of the Future Land Use Element and will not be changing the existing character of the area which is currently large lot low density rural type residential dwellings interspersed with agricultural uses and limited industrial uses.

The proposed rezoning meets the intent of Objective 8 and Policies 8.1 and 8.2 that require proposed land uses to meet the intent of the Future Land Use Map designations and the goals objectives and policies of the Comprehensive Plan. The subject site's Future Land Use category is Light Industrial- Planned (LI-P) and industrial scale warehousing and storage uses are permitted in the LI-P category as defined in Appendix A of the FLUE. The FAR of the subject site is 0.34 which is well within the FAR for the LI Future Land Use Category.

Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The applicant has provided internal and external connectivity via two full access points from Beauchamp Road. The applicant has also provided full pedestrian connectivity via a sidewalk on Beauchamp Road and will continue the sidewalk internally within the development. The applicant is requesting an administrative variance regarding the number of access points on the site as they content that two access points are necessary for the truck circulation on the site. The applicant is also requesting a Design Exception to the typical TS-7 standards of the Transportation Technical manual and will provide a 12-foot travel lanes and 5-foot paved shoulder on both sides of Beauchamp Road. Comments by Transportation available in Optix indicate that the request meets all applicable requirements.

The subject site meets the intent of Objective 16 and Policies 16.2 and 16.3 regarding the protection of adjacent land uses through various mitigation measures and the transition of uses. The subject site is currently vacant land that is zoned Agricultural Industrial and is directly adjacent to Commercial Intensive zoned agricultural uses at the intersection of Beauchamp Road and Branch Forbes Road. There are to be two proposed warehouse buildings, with a stormwater retention pond on the western portion of the site and two access points from Beauchamp Road. To the east of the site are existing warehouse uses as well. South of the site are vacant and agricultural lands interspersed with single-family residential. The proposed use does not encroach on the low-density Future Land Use RES-1 on the north side as it is separated by Interstate 4.

The proposed development is also well connected with adjacent land uses to the east and internally through the provision of connected sidewalk path along Beauchamp Road. The proposed industrial warehouse is therefore compatible with the development pattern of the surrounding area and therefore meets the intent of Policy 16.10 of the FLUE.

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

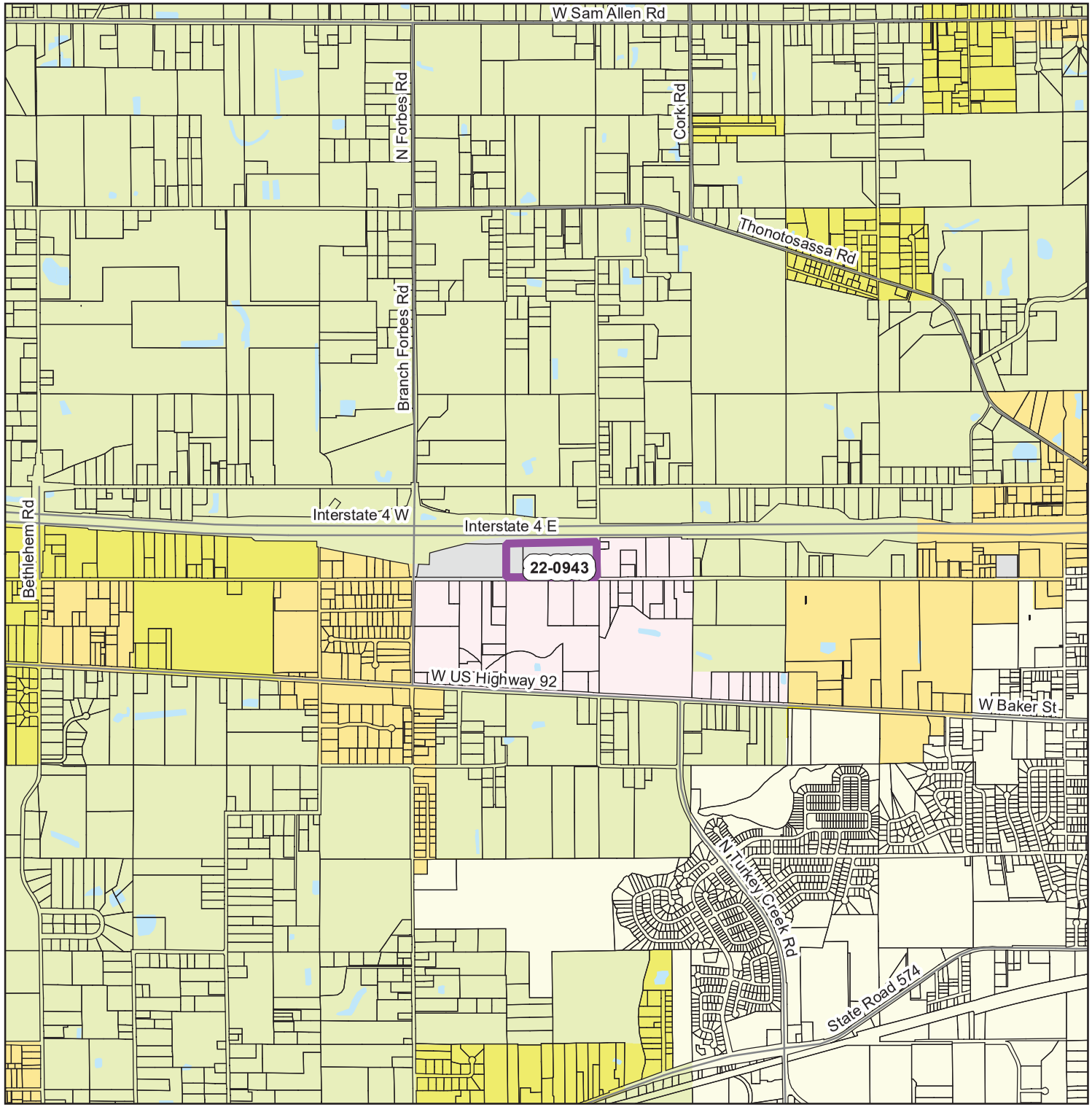
The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surroundings (*CDC Goal 12*). It further states that new developments should recognize the existing community and be designed in a way that is compatible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

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

Recommendation

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ PD 22-0943



Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 1,100 2,200 3,300 4,400 Feet

Map Printed from Rezoning System: 5/25/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Beauchamp Road Industrial

Zoning File: RZ-PD (22-0943) **Modification:** None

Atlas Page: None **Submitted:** 12/19/22

To Planner for Review: 12/19/22 **Date Due:** ASAP

Contact Person: Isabelle Albert, AICP, Halff Associates, Inc. **Phone:** 813-331-0976/ialbert@halff.com

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

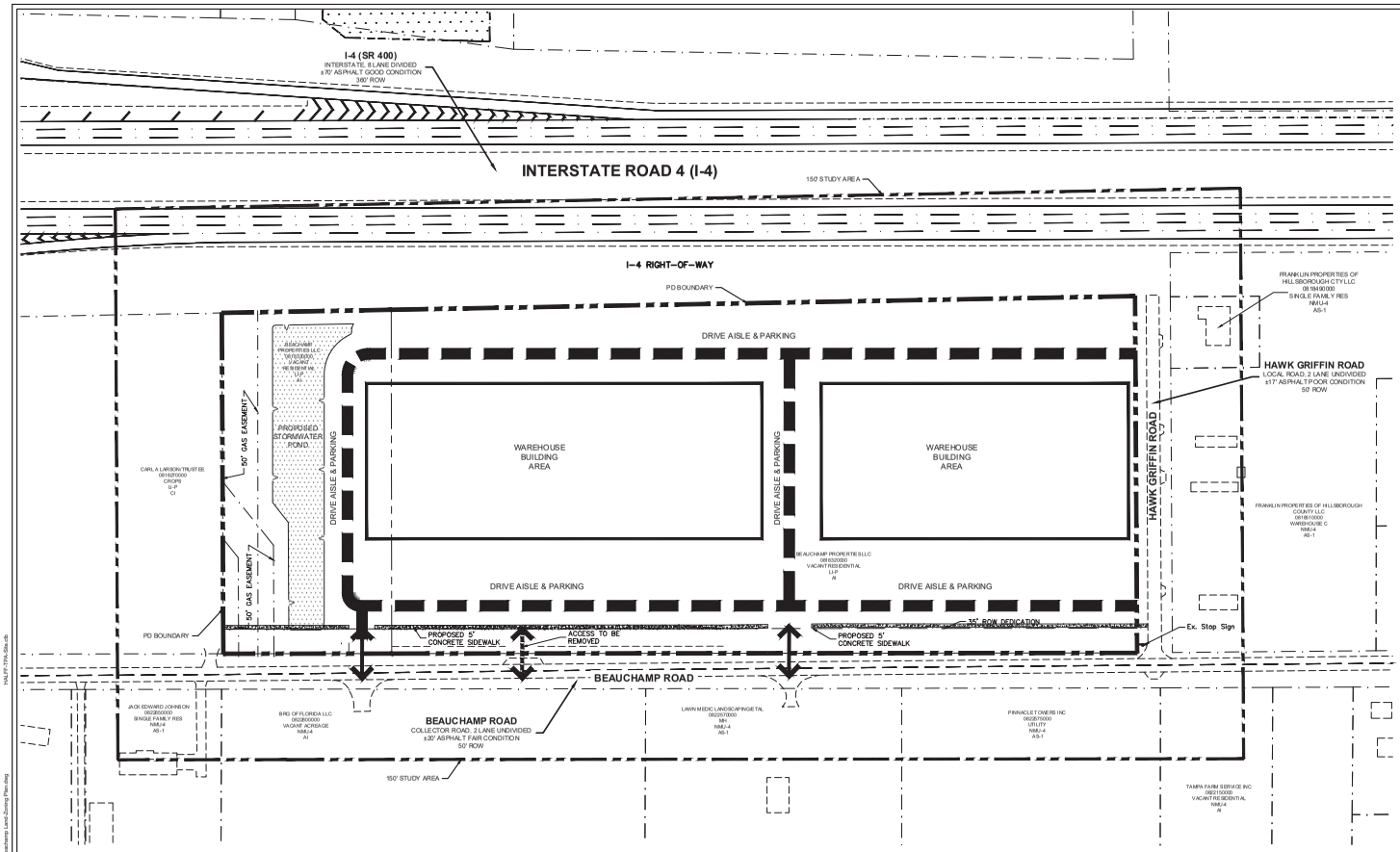
☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

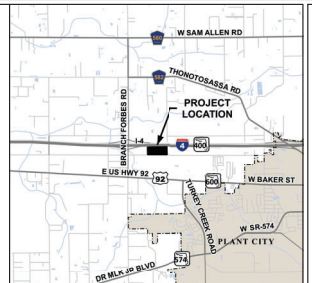
☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C. Chapela Date: 12-21-22

Date Agent/Owner notified of Disapproval: _____

Received
December 19, 2022
Development
Services





SECTION 23 TOWNSHIP 28S RANGE 21E

N

0 80' 160'
SCALE: 1"= 80'

PD BOUNDARY
150' STUDY AREA
PARCEL LINES
EXISTING STRUCTURE
EXISTING VEHICULAR ACCESS TO BE REMOVED
PROPOSED VEHICULAR ACCESS

DEVELOPMENT STANDARDS

BUILDING COVERAGE:	40 PERCENT MAX
BUILDING HEIGHT:	50' MAX
NORTH SETBACK:	50' MIN
EAST SETBACK:	15' MIN
SOUTH SETBACK:	50' MIN
WEST SETBACK:	50' MIN
IMPERVIOUS SURFACE:	80 PERCENT MAX
LOT AREA:	20,000 SF MIN
LOT WIDTH:	100' MIN

PD SITE DATA

PROJECT SIZE:	14.93± AC
FOLIOS#:	081832-0000, 081833-0000
PROPERTY ADDRESS:	4912 BEAUCHAMP ROAD, PLANT CITY, FL
EXISTING ZONING:	AI
PROPOSED ZONING:	PD
FUTURE LAND USE:	LI-P
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	220,000 SF WAREHOUSE USES
PERMITTED FAR:	0.50 MAX
PROPOSED FAR:	0.34 MAX

LEGAL DESCRIPTION

PARCEL 1:
THE WEST 240.7 FEET OF THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS THAT PART OF THE NORTH SIDE THEREOF DEEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY FOR STATE ROAD #400 IN DEED BOOK 2083, PAGE 95 AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-463 1 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION 23, N.00°33'25"W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89°25'26"W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89°25'26"W., A DISTANCE OF 81.96 FEET; THENCE S.88°56'47"W., A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.000 01'55"W., A DISTANCE OF 81.87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89°52'56"E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00 0 19'20"E. A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A LESS ROAD RIGHT-OF-WAYS AND LESS THE WEST 240.70 FEET AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-4631 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION. 23, N.00°33'25"W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89°25'26"W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89°25'26"W., A DISTANCE OF 81.96 FEET; THENCE S.88°56'47"W. A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.00°01'55"W., A DISTANCE OF 81 .87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89°52'56"E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00°19'20"E., A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.

SITE NOTES

1. THE PROJECT IS WITHIN THE EAST RURAL COUNTY WIDE PLANNING AREA.
2. THE PROJECT IS WITHIN THE RURAL SERVICE AREA.
3. WATER AND WASTEWATER BY WELL AND SEPTIC.
4. ALL FOLIO NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
5. EXISTING STRUCTURES ARE SHOWN WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
6. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
7. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
8. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
9. THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
10. EXISTING AND/ OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
11. TRAFFIC CONTROL DEVICES, SIDEWALKS ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN. THERE ARE NO BIKEWAYS OR TRANSIT STOPS WITHIN 150 FEET OF THE SITE.
12. PROPOSED INTERNAL DRIVEWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
13. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
14. THE GROSS ACREAGE OF NATURAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE PROJECT IS ±0.00 ACRES. THE GROSS ACREAGE OF OTHER WATER BODIES WITHIN THE PROJECT IS ±0.50 ACRES.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
16. THE PROJECT IS LOCATED WITHIN THE PEAK SENSITIVE AREA.
17. THE PROJECT IS NOT LOCATED WITHIN THE CHHA, WELLHEAD RESOURCES PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, POTABLE WATER WELLFIELD PROTECTION AREA, OR ON A SCENIC CORRIDOR.
18. THERE ARE NO HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES OR STRUCTURES WITHIN 150 FEET OF PROJECT BOUNDARIES.
19. INTERNAL SIDEWALK TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 6.03.02. OF THE LDC.
20. PARKING TO BE PROVIDED IN ACCORDANCE WITH SEC. 6.05 OF THE LDC.

Project Name: BEAUCHAMP WAREHOUSE
HILLSBOROUGH COUNTY, FL
Prepared For: BEAUCHAMP PROPERTIES LLC

HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4980
www.Halff.com
FL LC 26000645
FL CA 33380

Revision No.	Date	Description

Project No.:	47518.001
Issued:	APRIL 2022
Drawn By:	JHM
Checked By:	IA
Scale:	1" = 80'
Sheet Title	ZONING PLAN
Sheet Number	1 OF 1

22-0943

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/07/2022
Revised: 10/28/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ER/ Central

PETITION NO: RZ 22-0943

[ ] This agency has no comments.

[ ] This agency has no objection.

[X] This agency has no objection, subject to the listed or attached conditions.

[ ] This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

2. The project shall be served by, and limited to, two (2) vehicular access connections to Beauchamp Rd. All access connections shall align with the existing access connections on the south side of the roadway. No vehicular access shall be permitted onto Hawk Griffin Rd. except for any gated emergency access which may be required by the Hillsborough County Fire Marshall.

3. Prior to or concurrent with the initial increment of development, the developer shall construct the following site access improvements:
    a. An eastbound to northbound left tun lane on Beauchamp Rd. into the western project driveway; and,

    b. An eastbound to northbound left tun lane on Beauchamp Rd. into the eastern project driveway.

4. Prior to or concurrent with the initial increment of development, and as proffered by the developer within the Design Exception, the developer shall dedicate and convey a minimum of 35-feet of right-of-way along the entirety of its Beauchamp Rd. frontage.

5. Prior to or concurrent with the initial increment of development, the developer shall construct a minimum 5-foot wide sidewalk along the entirety of its Beauchamp Rd. frontage.

6. Prior to or concurrent with the initial increment of development, and as proffered by the developer within the transportation analysis, the developer shall construct a minimum 4-foot wide raised concrete separator on Branch Forbes Rd., between the existing median south of I-4 and Beauchamp Rd. (i.e. a distance of +/- 150 feet). The developer will be required to widen existing travel lanes and make any other improvements necessary to facilitate installation of the raised separator. The design of the separator shall be subject to the review and approval of Hillsborough County.

7. If RZ 22-0943 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 7, 2022) which was found approvable by the County Engineer (on October 19, 2022) from the Section 6.04.03.I. requirements regarding number of access connections. Approval of this Administrative Variance will permit two (2) access connections on Beauchamp Rd. to serve the project.

8. If RZ 22-0943 is approved, the County Engineer will approve a Design Exception (dated October 7, 2022) which was found approvable by the County Engineer (on October 19, 2022) for the Beauchamp Rd. substandard road improvements. As Beauchamp Rd. is a substandard collector roadway, the developer shall make certain improvements to Beauchamp Rd. consistent with the Design Exception or as otherwise specified herein these conditions. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct the following improvements along Beauchamp Rd. between Branch Forbes Rd. and the eastern project driveway:

    a. Widen the existing travel lanes such that there are 12-foot wide travel lanes in both directions;

    b. Construct 5-foot wide paved shoulders along both sides of Beauchamp Rd.; and,

    c. Widen the existing bridge (asset #104412) to the extent necessary to accommodate required improvements.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:
    - Revise note 12 to change the word "roadways" to read "driveways".
    - Add a note indicating "Internal sidewalk to constructed in accordance with Section 6.03.02. of the LDC."
    - Add a note indicating "Parking to be provided in accordance with Sec. 6.05 the LDC."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 14.93 ac., from Agricultural Industrial (AI) to Planned Development (PD). The proposed PD is seeking entitlements for a 220,000 s.f. of warehousing uses. Since there is no Floor Area Ratio (FAR) standard for AI uses, staff utilized the 0.75 maximum FAR allowed within the LI-P future land use designation to determine the amount of warehousing which could potentially be constructed under the existing zoning designation.

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, 487,763 s.f. Warehouse Uses (ITE LUC 150)	816	83	93

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
PD, 220,000 s.f. Warehouse Uses (ITE LUC 150)	393	37	42

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(-) 423**	**(-) 46**	**(-) 51**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Beauchamp Rd. is a 2-lane, undivided, publicly maintained, substandard collector roadway characterized by +/- 10-foot wide travel lanes in below average condition. Along the project's frontage, the roadway lies within a +/- 50-foot wide right-of-way. There are no sidewalks or bicycle facilities along Beauchamp Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing two (2) vehicular access connections to serve the proposed project to/from Beauchamp Rd. No access connections are proposed to Hawk Griffin Rd. (a substandard local roadway located along the eastern project boundary). Pursuant to Section 6.04.03.I. of the LDC, and based upon the project's anticipated trip generation, only one (1) access connection is warranted to serve the proposed project. As such, the applicant was required to request a Section 6.04.02.B. administrative variance from the Section 6.04.03.I requirement that the project be served by a single driveway. Staff notes that Hawk Griffin is a dead-end road leading to Beauchamp Rd., and so requiring the second connection to Hawk Griffin Rd. would not have resulted in a significant redistribution distribution of trips or additional local connectivity.

ADMINISTRATIVE VARIANCE - NUMBER OF DRIVEWAYS

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated October 7, 2022) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the trip generation of the proposed uses and functional classification of adjacent roadways, the LDC requires (and permits) only one (1) access connections for the subject PD. The applicant is proposing two (2) access connections to serve the proposed project. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on October 19, 2022.

If PD 22-0943 is approved, the County Engineer will approve the above referenced Administrative Variance Request.

DESIGN EXCEPTION - SUBSTANDARD ROAD – BEAUCHAMP RD.

Given that Beauchamp Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (DE) request (dated October 7, 2022) for Beauchamp Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented within the Design Exception request, the County Engineer found the DE approvable (on October 19, 2022). The deviations from the TS-7 Typical Section (2-Lane Undivided, Local and Collector Rural Roadways) include:

- The developer shall be permitted to construct the required improvements within a smaller right-of-way than the 96-feet required pursuant to the Hillsborough County Transportation Technical Manual (TTM) TS-7;

- The developer will be permitted to utilize narrower open ditches than those required pursuant to TS-7 (however the DE indicates the maximum 1:4 side slope requirement will be met); and,

As described in the DE request, the developer will be required to make the following substandard road improvements on Beauchamp Rd., between Branch Forbes Rd. and the eastern project driveway:

- Widen the existing 10-foot wide travel lanes such that there are 12-foot wide travel lanes in both directions as required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

- Construct 5-foot wide paved shoulders on both sides of the roadway, as required by the Hillsborough County Transportation Technical Manual (TTM) TS-7; and,

- Widen the existing bridge on Beauchamp Rd. as necessary to accommodate required improvements, in the event such work is not performed as a part of pending CIP 69200322 (or the applicant desires to move its project ahead of the County CIP project).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Beauchamp Rd. is not a regulated roadway and/or was not included within the Hillsborough County 2020 Level of Service (LOS) report. As such, information for that facility could not be provided.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, October 19, 2022 9:21 AM
To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)
Cc: Albert, Isabelle; bpinson@halff.com; Chapela, Tania; Ratliff, James; Tirado, Sheida; PW-CEIntake; Morales, Cintia
Subject: FW: RZ PD 22-0943 Design Exception and Design Exception Review
Attachments: 22-0943 DEReq 10-07-22.pdf; 22-0943 AVReq 10-07-22.pdf

Importance: High

Vicki/Michael –
I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 22-0943 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, October 18, 2022 2:47 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Morales, Cintia <MoralesCS@hillsboroughcounty.org>
Subject: RZ PD 22-0943 Design Exception and Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception and Administrative Variance are approvable to me. Please include the following people in your response email:

myates@palmtraffic.com
vcastro@palmtraffic.com
ialbert@halff.com
bpinson@halff.com
chapelat@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

Received October 7, 2022
Development Services

Palm Traffic
Engineering + Planning

October 07, 2022

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

RE: Beauchamp Warehouse (22-0493)
Folios: 081832-0000, 081833-0000
Design Exception Request – Beauchamp Road
Palm Traffic Project No. T22036

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 220,000 square feet of warehouse/general light industrial located north of Beauchamp Road and east of Branch Forbes Road, as shown in Figure 1. This request is made based on our virtual meeting on August 5, 2022, with Hillsborough County staff.

The project proposes to have two (2) full accesses to Beauchamp Road. Beauchamp Road is identified in the Hillsborough County Functional Classification Map as a collector roadway and was identified during our meeting as a substandard road. Beauchamp Road has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, no paved shoulder, no sidewalks, and no bike lanes in approximately 50 feet of right of way.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Beauchamp Road from Branch Forbes Road to the proposed eastern project driveway. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The typical TS-7 section for a collector, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, 8-foot shoulders (5-foot paved), open ditch drainage and 5-foot sidewalks.
2. The request is to provide the 12-foot travel lanes and a 5-foot paved shoulder on both sides of Beauchamp Road from Branch Forbes Road to the eastern project driveway, approximately 2,000 feet. The existing open ditches will remain but will be narrower than shown in the TS-7 standards. However, they will not exceed the 1:4 maximum side slopes.
3. A 5-foot sidewalk along the entire project frontage will be provided. The sidewalk will be provided within the 35-foot ROW dedication and placed towards the rear of the dedication area with sufficient space to meet clear zone.
4. CIP project number 69200322 is scheduled to replace the existing bridge on Beauchamp Road.
5. A 195-foot westbound left turn, including taper, will be provided at each of the project driveways. These will be provided within the 35-feet ROW dedication along the project frontage. No additional ROW outside the project limits will be required.

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

Received October 7, 2022
Development Services

6. 35 feet of additional ROW will be dedicated to Hillsborough County along the entire property frontage of Beauchamp Road to allow the future construction of TS-7 roadway with a left turn lane.

The proposed typical sections are shown in Figures 2 and 3. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.10.07 15:55:24 -04'00'

VICKI L CASTRO
LICENSE
No 47128
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

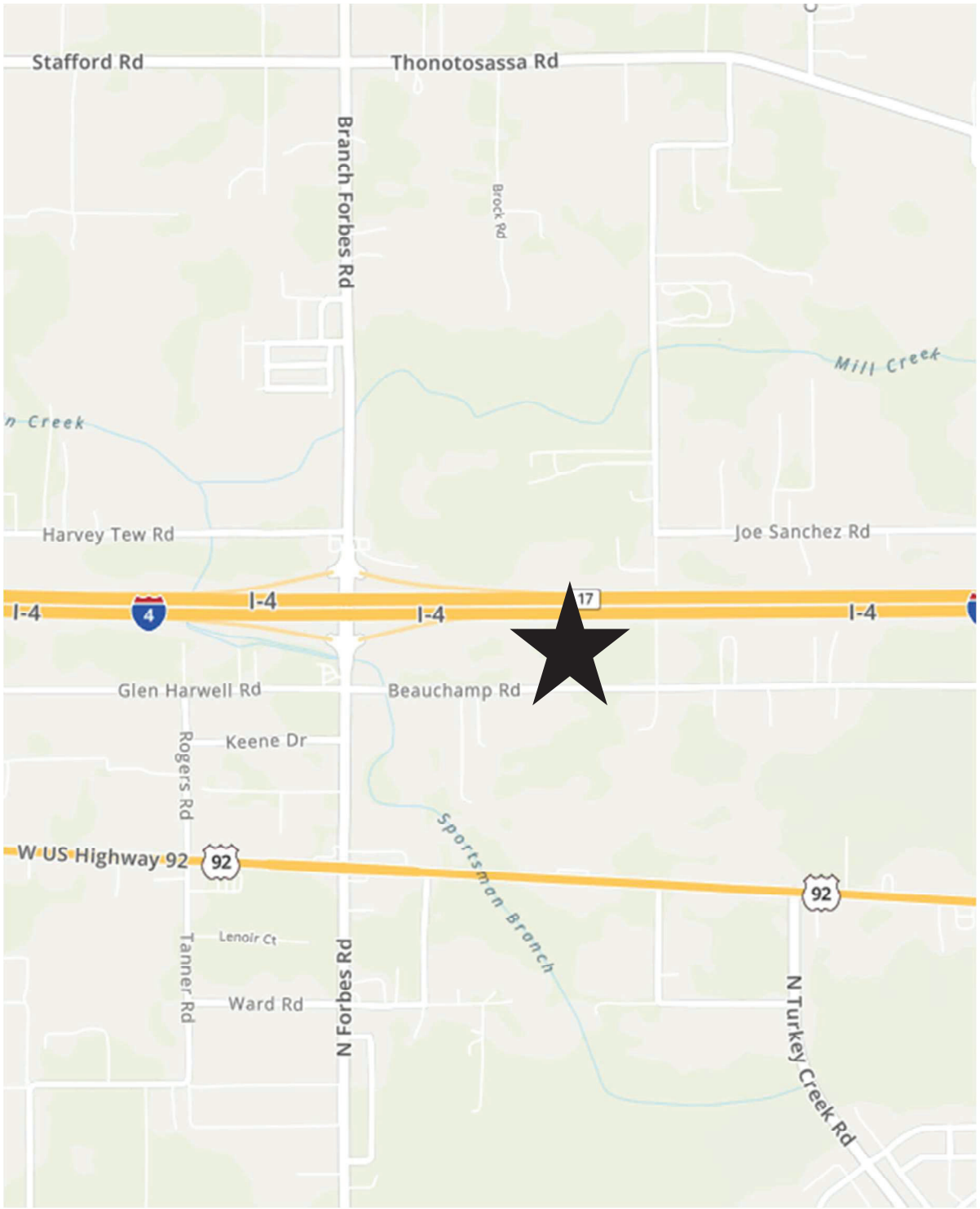
_____Disapproved_____Approved with Conditions _____Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer

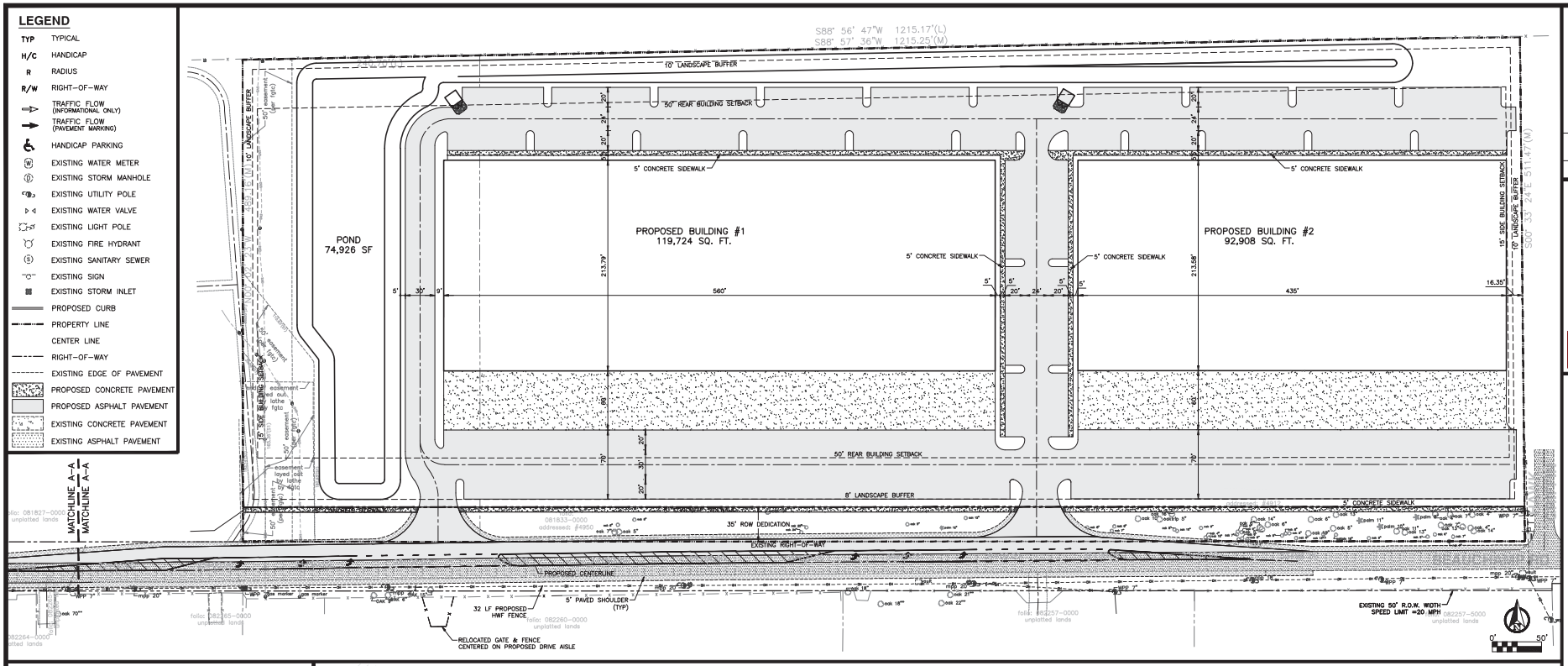
Received October 7, 2022
Development Services

FIGURE 1. LOCATION MAP



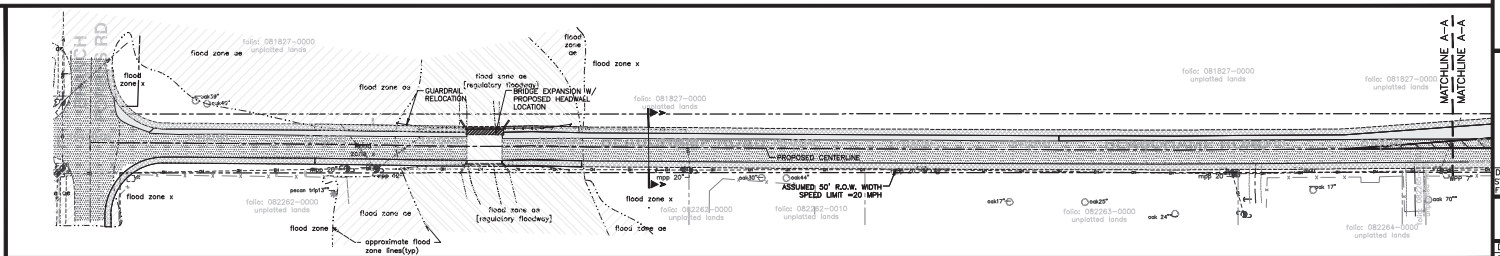
LEGEND

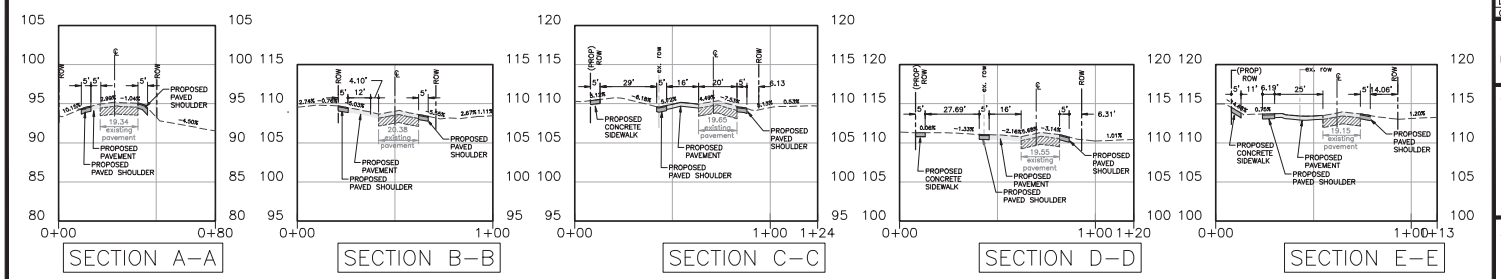
TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT-OF-WAY
	TRAFFIC FLOW (INFORMATIONAL ONLY)
	TRAFFIC FLOW (PAVEMENT MARKING)
	HANDICAP PARKING
	EXISTING WATER METER
	EXISTING STORM MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER
	EXISTING SIGN
	EXISTING STORM INLET
	PROPOSED CURB
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT



SITE DATA

1.	SITE ADDRESS	4912 BEAUCHAMP ROAD PLANT CITY, FLORIDA
2.	GROSS SITE AREA	650,480 SF 14.93 AC
3.	FOLIO NUMBER	081832-0000 & 081833-0000
4.	EXISTING ZONING	A1
5.	PROPOSED ZONING	A1
6.	PRESENT USE	VACANT
7.	DEVELOPED USE	WAREHOUSE
8.	BUILDING SETBACKS	FRONT (SOUTH) = 50 FT SIDE (WEST) = 15 FT SIDE (EAST) = 15 FT REAR (NORTH) = 50 FT
9.	LANDSCAPE BUFFERS	FRONT (SOUTH) = 10 FT SIDE (WEST) = 10 FT SIDE (EAST) = 10 FT REAR (NORTH) = 10 FT
10.	PARKING DATA: WAREHOUSE BUILDINGS	1 SPACES FOR 1,000 SF
	PARKING REQUIRED: WAREHOUSE BUILDINGS	212,632 /1,000 = 212
	TOTAL PARKING SPACES REQUIRED =	212 SPACES
	TOTAL PARKING SPACES PROVIDED =	246 SPACES





NO.	DATE	REVISION DESCRIPTION

B-BOGGS ENGINEERING, LLC
607 S. Alexander Street, Suite 101
Plant City, FL 33563
Phone: (813) 752-2160
www.bboggsengineering.com | info@bboggsengineering.com
CO-A-26997

BEAUCHAMP WAREHOUSING
4912 BEAUCHAMP ROAD
PLANT CITY, FLORIDA

DATE: 10/6/22
STEVEN C. BOGGS, P.E.
FL REG. NO. 55410

PROJECT NO:
21049

DATE: 10/20/21
DESIGNED BY: SCB
DRAWN BY: GTH
CHECKED BY: SCB

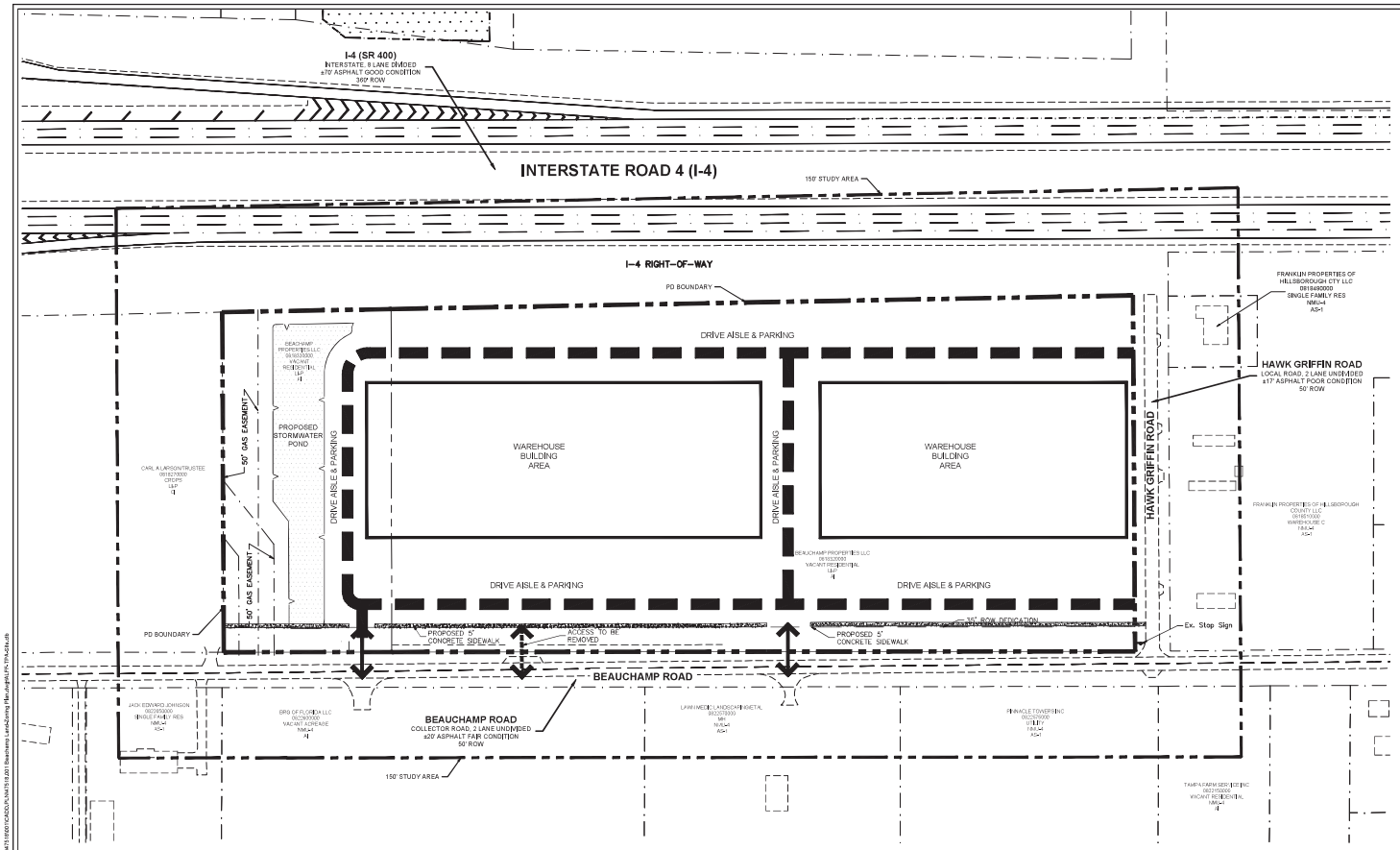
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
www.callsunshine.com

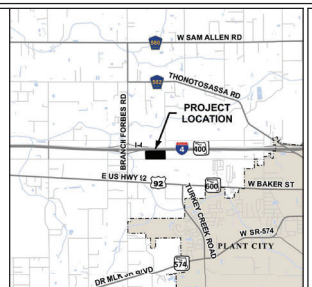
DRAWING TITLE:
CONCEPTUAL SITE PLAN

SHEET NO:
CP

Received October 7, 2022
Development Services

22-0943





SECTION 23 TOWNSHIP 28S RANGE 21E

N

0 80' 160'
SCALE: 1"= 80'

PD BOUNDARY
150' STUDY AREA
PARCEL LINES
EXISTING STRUCTURE
EXISTING VEHICULAR ACCESS TO BE REMOVED
PROPOSED VEHICULAR ACCESS

DEVELOPMENT STANDARDS

BUILDING COVERAGE:	40 PERCENT MAX
BUILDING HEIGHT:	50' MAX
NORTH SETBACK:	50' MIN
EAST SETBACK:	15' MIN
SOUTH SETBACK:	50' MIN
WEST SETBACK:	50' MIN
IMPERVIOUS SURFACE:	80 PERCENT MAX
LOT AREA:	20,000 SF MIN
LOT WIDTH:	100' MIN

PD SITE DATA

PROJECT SIZE:	14.93± AC
FOLIOS#:	081832-0000, 081833-0000
PROPERTY ADDRESS:	4912 BEAUCHAMP ROAD, PLANT CITY, FL
EXISTING ZONING:	AI
PROPOSED ZONING:	PD
FUTURE LAND USE:	LI-P
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	220,000 SF WAREHOUSE USES
PERMITTED FAR:	0.50 MAX
PROPOSED FAR:	0.34 MAX

LEGAL DESCRIPTION

PARCEL 1:
THE WEST 240.7 FEET OF THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS THAT PART OF THE NORTH SIDE THEREOF DEEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY FOR STATE ROAD #400 IN DEED BOOK 2083, PAGE 95 AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-463 1 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION 23, N.00'33'25'W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89'25'26'W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89'25'26'W., A DISTANCE OF 81.96 FEET; THENCE S.88'56'47'W., A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.000 0155'W., A DISTANCE OF 81.87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89'52'56'E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00 0 1920'E, A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A LESS ROAD RIGHT-OF-WAYS AND LESS THE WEST 240.70 FEET AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-4631 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION. 23, N.00'33'25'W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89'25'26'W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89'25'26'W., A DISTANCE OF 81.96 FEET; THENCE S.88'56'47'W.,A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.00'01'55'W., A DISTANCE OF 81 .87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89'52'56'E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00'19'20'E., A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.

SITE NOTES

1. THE PROJECT IS WITHIN THE EAST RURAL COUNTY WIDE PLANNING AREA.
2. THE PROJECT IS WITHIN THE RURAL SERVICE AREA.
3. WATER AND WASTEWATER BY WELL AND SEPTIC.
4. ALL FOLIO NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
5. EXISTING STRUCTURES ARE SHOWN WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
6. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
7. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
8. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
9. THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
10. EXISTING AND/ OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
11. TRAFFIC CONTROL DEVICES, SIDEWALKS ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN. THERE ARE NO BIKEWAYS OR TRANSIT STOPS WITHIN 150 FEET OF THE SITE.
12. PROPOSED INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
13. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
14. THE GROSS ACREAGE OF NATURAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE PROJECT IS ±0.00 ACRES. THE GROSS ACREAGE OF OTHER WATER BODIES WITHIN THE PROJECT IS ±0.50 ACRES.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
16. THE PROJECT IS LOCATED WITHIN THE PEAK SENSITIVE AREA.
17. THE PROJECT IS NOT LOCATED WITHIN THE OHWA, WELLHEAD RESOURCES PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, POTABLE WATER WELLFIELD PROTECTION AREA, OR ON A SCENIC CORRIDOR.
18. THERE ARE NO HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES OR STRUCTURES WITHIN 150 FEET OF PROJECT BOUNDARIES.

Project Name: BEAUCHAMP WAREHOUSE
HILLSBOROUGH COUNTY, FL

Prepared For: BEAUCHAMP PROPERTIES LLC

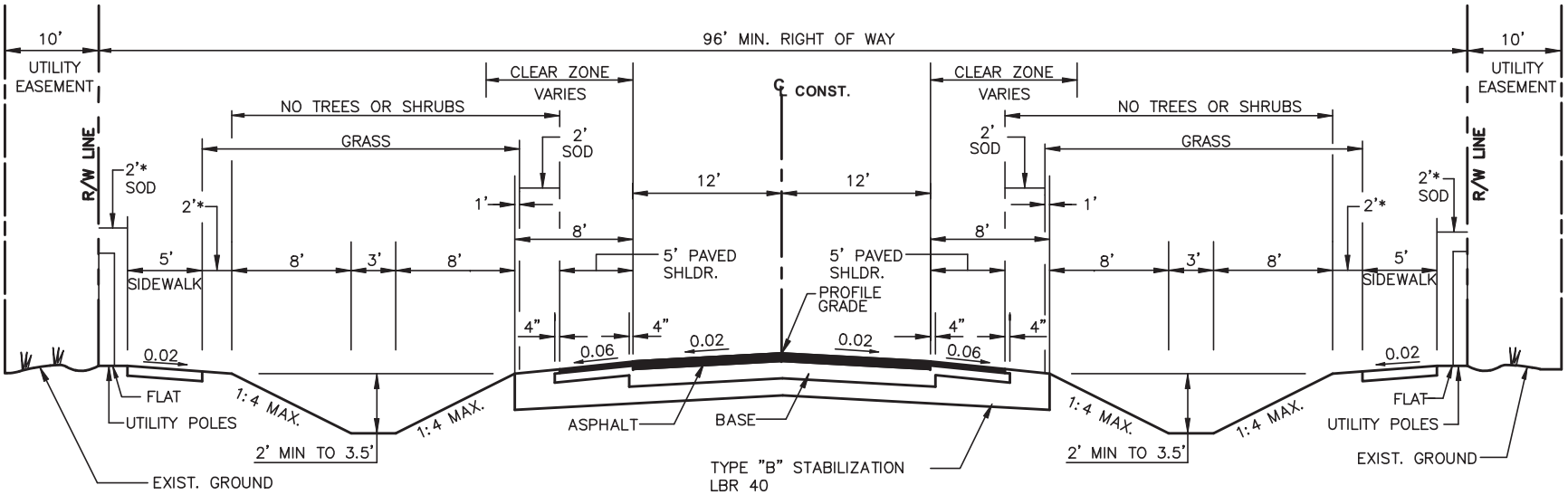
HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4980
www.Halff.com
FL LC 26000645
FL CA 33380

Revision No.	Date	Description

Project No.:	47518.001
Issued:	APRIL 2022
Drawn By:	JHM
Checked By:	IA
Scale:	1" = 80'
Sheet Title	ZONING PLAN
Sheet Number	1 OF 1

Received October 7, 2022
Development Services

22-0943



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
				SHEET NO. 1 OF 1

Received October 7, 2022
Development Services

Received October 7, 2022
Development Services

Bridge #104412 - Beauchamp Rd. over Sparkman Creek
Capital Improvement Program Project Fact Sheet
Project Number: 69200322

Quick Facts

- Community Area: East Hillsborough
- Project Type: Bridge
- Current Project Phase: Construction
- Commissioner District: District 4

Current Phase

Study	Planning	Design	Procurement	Construction
				■

Estimated Project Schedule

- Project Development (Planning) Completion - N/A
- Design/Land Acquisition Completion - N/A
- Procurement Completion - N/A
- Construction Duration - Early 2022 to Early 2024
- Closeout - Early 2027

May include: Community Investment Tax and Bond

Project Cost Estimate

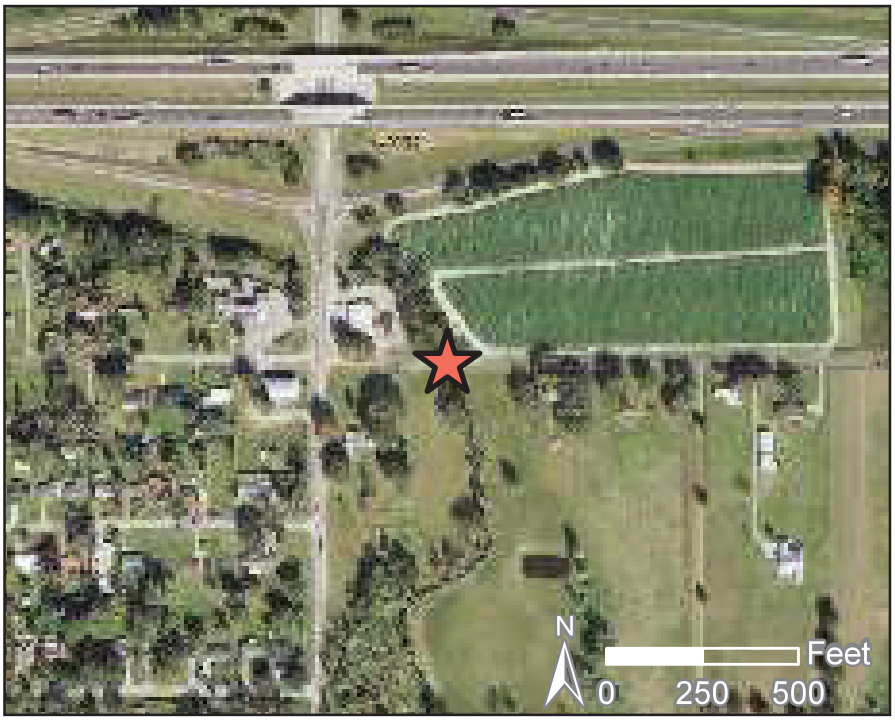
- Total: $204,166
- Planning: $0
- Design and Land: $0
- Construction: $204,166

Project Description

- This project is a part of the Community Investment Tax (CIT) Funded Bridge Improvements Program. The project includes removal of the existing bridge, design, permitting and construction of a new bridge.
- The new bridge will have modern safety features, such as concrete traffic barriers, and sidewalks and road shoulders or bike lanes will be added.

Project Objectives

- Maintain serviceability, reduce deterioration, and preserve structural integrity.
- Avoid expensive replacement costs in the future.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCES: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it is based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Questions?

Bhatt, Jayesh
Project Manager
(813) 635-5400

Data Date: May 2022
Note: The cost and schedule data shown here are the County's current best estimates and are subject to change. Changes (if any) are updated once a month.

Received October 7, 2022
Development Services

Palm Traffic
Engineering + Planning

October 7, 2022

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

RE: Beauchamp Warehouse (22-0493)
Folios: 081832-0000, 081833-0000
Administrative Variance Request – Number of Access Points
Palm Traffic Project No. T22036

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.I (number of access points) in association with the proposed development of up to 220,000 square feet of warehouse/general light industrial. This request is made based on the virtual meeting on August 05, 2022, with Hillsborough County staff.

The project proposes to have two (2) full accesses to Beauchamp Road, aligning with the existing driveways to the south.

This request is for a variance to the number of driveways criteria of the LDC Section 6.04.03.I – Number of Access Points. Based on the code, the maximum driveway connections would be one. The justification for this variance is as follows:

1. Both driveways are vital to the access and circulation for the property.
2. Given the fact that the project is for an industrial development, it is necessary to have two driveways along Beauchamp Road frontage for large trucks to be able to circle around the building. The two driveways also provide a means of ingress and egress for the vehicular traffic using the parking in the front of the building without creating a dead-end parking isle.

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

a) <u>There is unreasonable burden on the applicant</u>

The property is located south of 1-4 and north of Beauchamp Road with approximately only 480 feet in depth and over 1,000 feet of frontage. Given the proposed industrial use and the limited depth of the parcel, two full access driveways on Beauchamp Road are necessary for large trucks to be able to circulate around the building.

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

LDC 6.04.07 allows for a driveway spacing of 245 feet along Beauchamp Road, approximately 450 feet is being provided between the driveways. Eastbound

Received October 7, 2022
Development Services

left turn lanes, designed to County standards, are being provided at each driveway to minimize the delay on Beauchamp Road. In addition, a detailed intersection analysis was conducted of the driveways to demonstrate they will operate at an acceptable level of service.

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

With the truck traffic, both driveways are vital to the circulation within and access to the property. The two driveways allow the trucks to circulate to the back of the building without traveling in front of the building where pedestrians and passenger cars would be operating. Without the second access, the site could not function safely with the proposed use

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.10.07 15:52:45 -04'00'

VICKI L CASTRO
LICENSE
No 47128
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Vicki L Castro, P.E.
Principal

Based on the information provided by the applicant, this request is:

_____Disapproved _____Approved

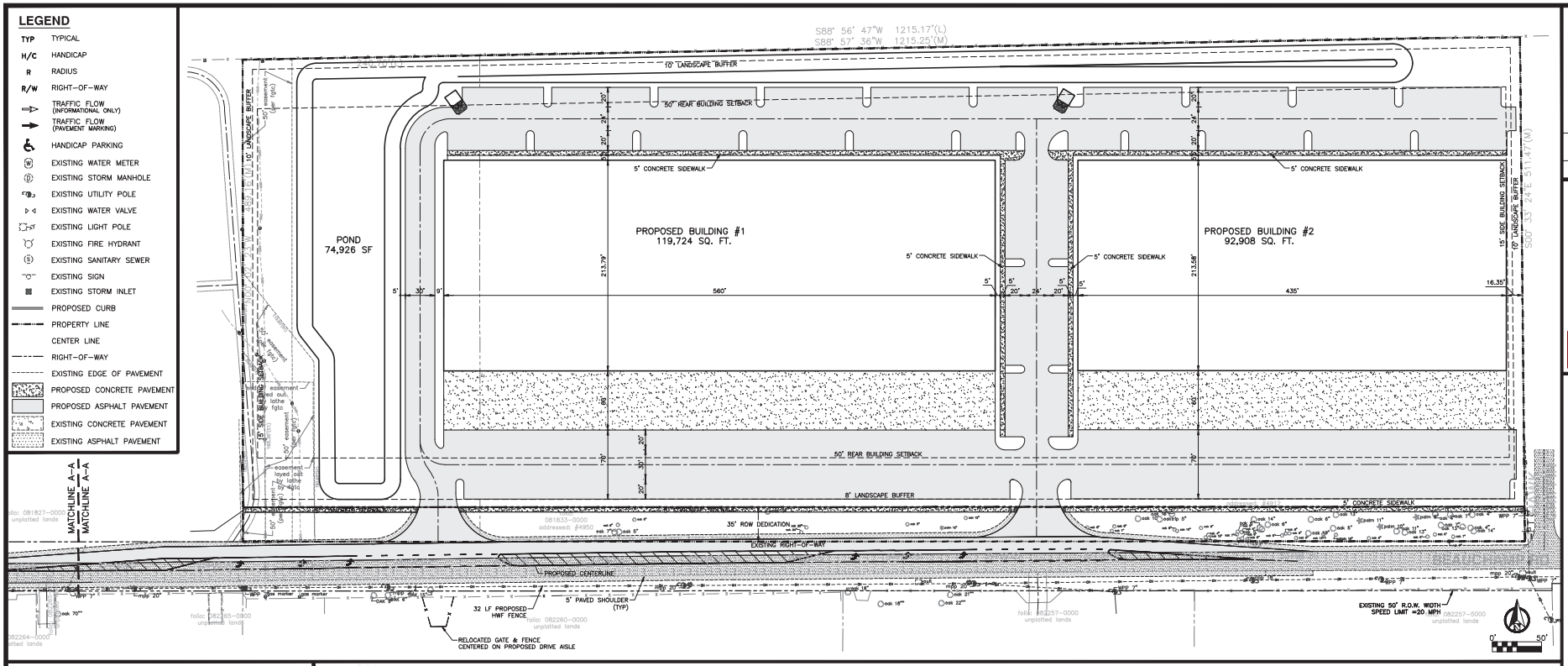
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

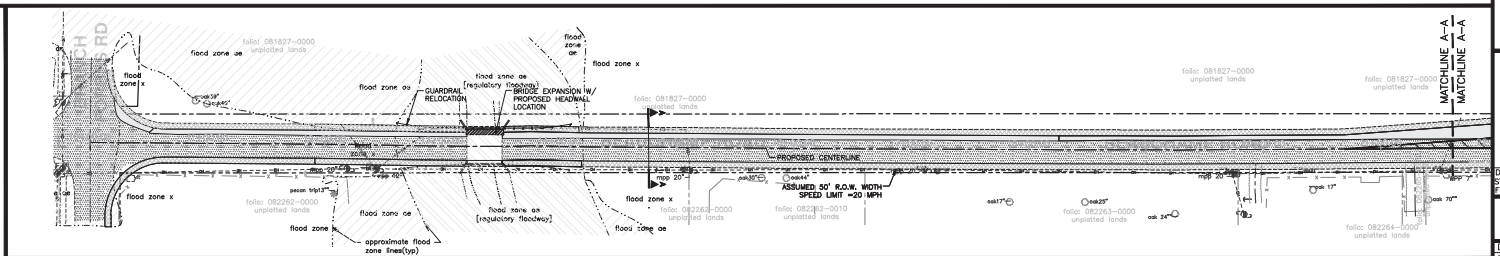
LEGEND

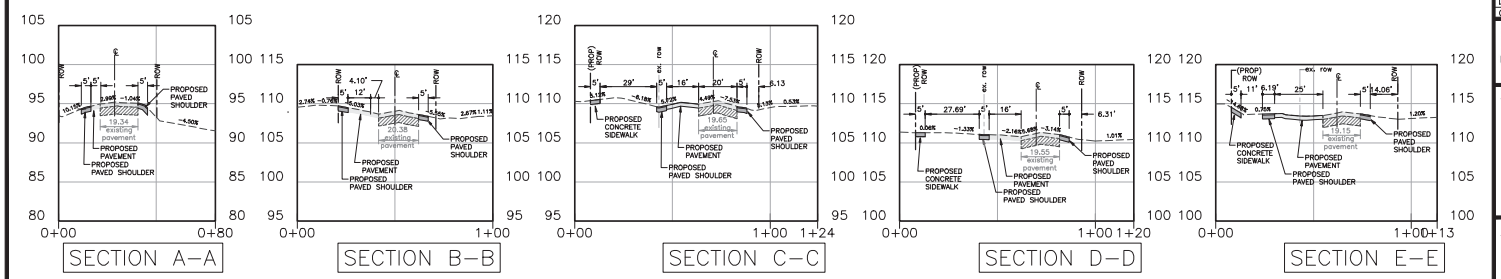
TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT-OF-WAY
	TRAFFIC FLOW (INFORMATIONAL ONLY)
	TRAFFIC FLOW (PAVEMENT MARKING)
	HANDICAP PARKING
	EXISTING WATER METER
	EXISTING STORM MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER
	EXISTING SIGN
	EXISTING STORM INLET
	PROPOSED CURB
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT



SITE DATA

1.	SITE ADDRESS	4912 BEAUCHAMP ROAD PLANT CITY, FLORIDA
2.	GROSS SITE AREA	650,480 SF 14.93 AC
3.	FOLIO NUMBER	081832-0000 & 081833-0000
4.	EXISTING ZONING	A1
5.	PROPOSED ZONING	A1
6.	PRESENT USE	VACANT
7.	DEVELOPED USE	WAREHOUSE
8.	BUILDING SETBACKS	FRONT (SOUTH) = 50 FT SIDE (WEST) = 15 FT SIDE (EAST) = 15 FT REAR (NORTH) = 50 FT
9.	LANDSCAPE BUFFERS	FRONT (SOUTH) = 10 FT SIDE (WEST) = 10 FT SIDE (EAST) = 10 FT REAR (NORTH) = 10 FT
10.	PARKING DATA: WAREHOUSE BUILDINGS	1 SPACES FOR 1,000 SF
	PARKING REQUIRED: WAREHOUSE BUILDINGS	212,632 /1,000 = 212
	TOTAL PARKING SPACES REQUIRED =	212 SPACES
	TOTAL PARKING SPACES PROVIDED =	246 SPACES





NO.	DATE	REVISION DESCRIPTION

B-BOGGS ENGINEERING, LLC
607 S. Alexander Street, Suite 101
Plant City, FL 33563
Phone: (813) 752-2160
www.bboggsengineering.com | info@bboggsengineering.com
CO-A-26997

BEAUCHAMP WAREHOUSING
4912 BEAUCHAMP ROAD
PLANT CITY, FLORIDA

DATE: 10/6/22
STEVEN C. BOGGS, P.E.
FL REG. NO. 55410

PROJECT NO:
21049

DATE: 10/20/21
DESIGNED BY: SCB
DRAWN BY: GTH
CHECKED BY: SCB

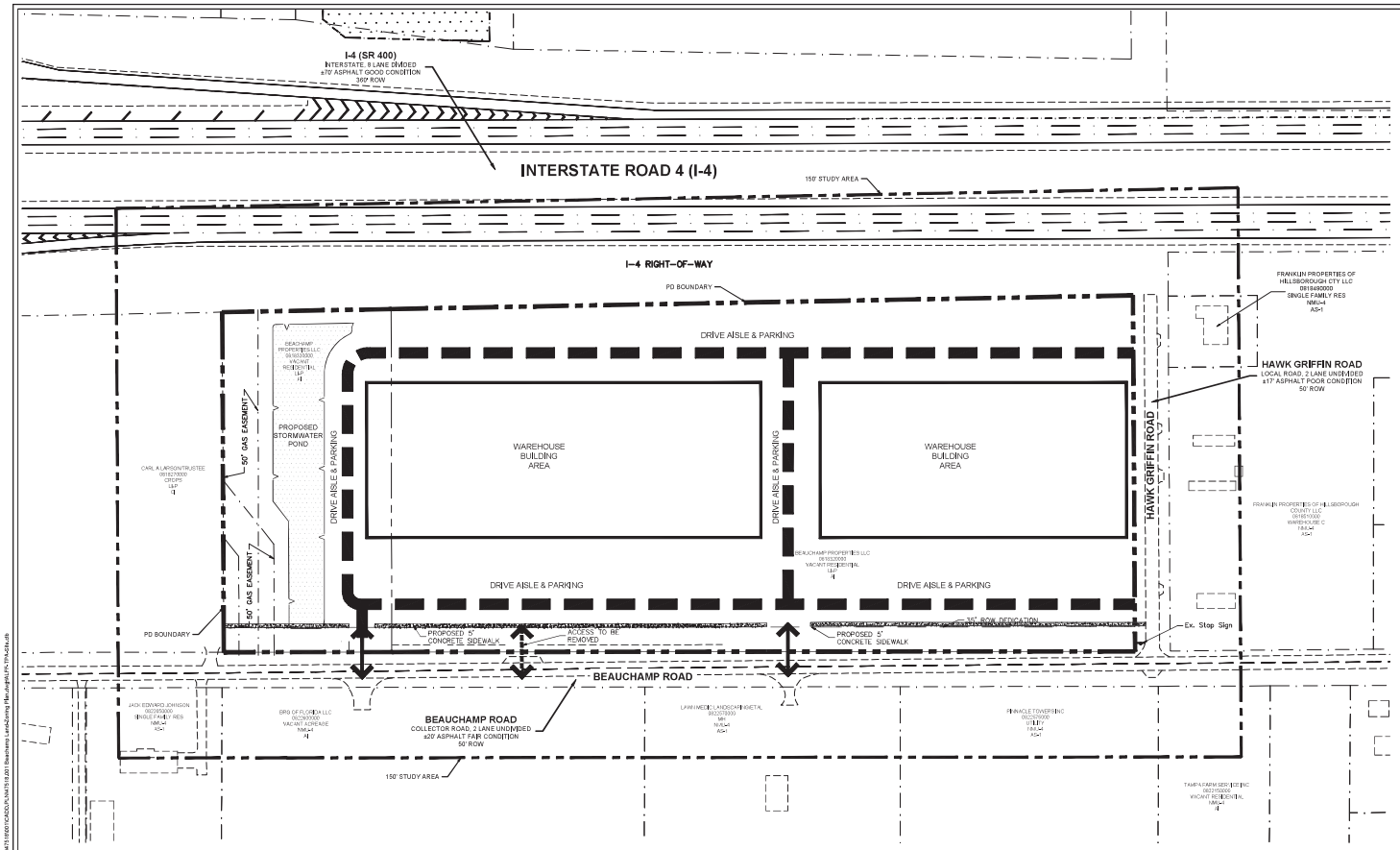
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, It's free, It's the law.
www.callsunshine.com

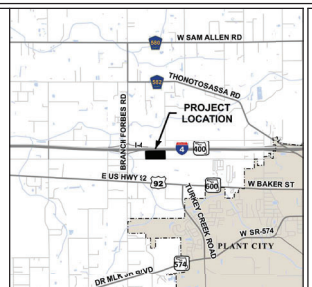
DRAWING TITLE:
CONCEPTUAL SITE PLAN

SHEET NO:
CP

Received October 7, 2022
Development Services

22-0943





SECTION 23 TOWNSHIP 28S RANGE 21E

N

0 80' 160'
SCALE: 1"= 80'

PD BOUNDARY
150' STUDY AREA
PARCEL LINES
EXISTING STRUCTURE
EXISTING VEHICULAR ACCESS TO BE REMOVED
PROPOSED VEHICULAR ACCESS

DEVELOPMENT STANDARDS

BUILDING COVERAGE:	40 PERCENT MAX
BUILDING HEIGHT:	50' MAX
NORTH SETBACK:	50' MIN
EAST SETBACK:	15' MIN
SOUTH SETBACK:	50' MIN
WEST SETBACK:	50' MIN
IMPERVIOUS SURFACE:	80 PERCENT MAX
LOT AREA:	20,000 SF MIN
LOT WIDTH:	100' MIN

PD SITE DATA

PROJECT SIZE:	14.93± AC
FOLIOS#:	081832-0000, 081833-0000
PROPERTY ADDRESS:	4912 BEAUCHAMP ROAD, PLANT CITY, FL
EXISTING ZONING:	AI
PROPOSED ZONING:	PD
FUTURE LAND USE:	LI-P
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	220,000 SF WAREHOUSE USES
PERMITTED FAR:	0.50 MAX
PROPOSED FAR:	0.34 MAX

LEGAL DESCRIPTION

PARCEL 1:
THE WEST 240.7 FEET OF THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS THAT PART OF THE NORTH SIDE THEREOF DEEDED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY FOR STATE ROAD #400 IN DEED BOOK 2083, PAGE 95 AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-463 1 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION 23, N.00'33'25'W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89'25'26'W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89'25'26'W., A DISTANCE OF 81.96 FEET; THENCE S.88'56'47'W., A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.000 0155'W., A DISTANCE OF 81.87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89'52'56'E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00 0 1920'E, A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
THE SOUTH 'A OF THE SOUTHEAST 14 OF SOUTHWEST 'A LESS ROAD RIGHT-OF-WAYS AND LESS THE WEST 240.70 FEET AND ALSO LESS ADDITIONAL ROAD RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED LANDS AS TAKEN BY ORDER OF TAKING AND FINAL JUDGMENT CASE NO. 95-4631 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, CIVIL DIVISION, RECORDED IN OFFICIAL RECORD BOOK 8047, PAGE 1459, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 10190-2431 STATE ROAD 400 HILLSBOROUGH COUNTY DESCRIPTION PARCEL 110 FEE SIMPLE LIMITED ACCESS RIGHT OF WAY A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 14 OF THE SOUTHWEST 'A OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST COMER OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 14 OF SAID SECTION. 23, N.00'33'25'W., A DISTANCE OF 536.74 FEET; THENCE LEAVING SAID EAST LINE, S.89'25'26'W., A DISTANCE OF 27.27 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, S.89'25'26'W., A DISTANCE OF 81.96 FEET; THENCE S.88'56'47'W.,A DISTANCE OF 1215.17 FEET TO THE WEST LINE OF THE SOUTHEAST 14 OF THE SOUTHWEST 14 OF SAID SECTION 23; THENCE ALONG SAID WEST LINE, N.00'01'55'W., A DISTANCE OF 81 .87 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (S.R. 400); THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.89'52'56'E., A DISTANCE OF 1296.62 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HAWK GRIFFIN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00'19'20'E., A DISTANCE OF 61.36 FEET TO THE POINT OF BEGINNING.

SITE NOTES

1. THE PROJECT IS WITHIN THE EAST RURAL COUNTY WIDE PLANNING AREA.
2. THE PROJECT IS WITHIN THE RURAL SERVICE AREA.
3. WATER AND WASTEWATER BY WELL AND SEPTIC.
4. ALL FOLIO NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
5. EXISTING STRUCTURES ARE SHOWN WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
6. THE PROJECT AND ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHEOLOGICAL SITES.
7. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
8. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
9. THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
10. EXISTING AND/ OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
11. TRAFFIC CONTROL DEVICES, SIDEWALKS ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN. THERE ARE NO BIKEWAYS OR TRANSIT STOPS WITHIN 150 FEET OF THE SITE.
12. PROPOSED INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
13. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
14. THE GROSS ACREAGE OF NATURAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE PROJECT IS ±0.00 ACRES. THE GROSS ACREAGE OF OTHER WATER BODIES WITHIN THE PROJECT IS ±0.50 ACRES.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
16. THE PROJECT IS LOCATED WITHIN THE PEAK SENSITIVE AREA.
17. THE PROJECT IS NOT LOCATED WITHIN THE OHWA, WELLHEAD RESOURCES PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, POTABLE WATER WELLFIELD PROTECTION AREA, OR ON A SCENIC CORRIDOR.
18. THERE ARE NO HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES OR STRUCTURES WITHIN 150 FEET OF PROJECT BOUNDARIES.

Project Name: BEAUCHAMP WAREHOUSE
HILLSBOROUGH COUNTY, FL

Prepared For: BEAUCHAMP PROPERTIES LLC

HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 Fax 813.620.4980
www.Halff.com
FL LC 26000645
FL CA 33380

Revision No.	Date	Description

Project No.:	47518.001
Issued:	APRIL 2022
Drawn By:	JHM
Checked By:	IA
Scale:	1" = 80'
Sheet Title	ZONING PLAN
Sheet Number	1 OF 1

Received October 7, 2022
Development Services

22-0943

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**
Beauchamp Rd.	County Collector - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	816	83	93
Proposed	393	37	42
Difference (+/-)	**(-) 423**	**(-) 46**	**(-) 51**

*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	Vehicular & Pedestrian	None	Meets LDC
East		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**
Beauchamp Rd. – Substandard Road	Design Exception Requested	Approvable.
Beauchamp Rd. – Number of Driveways	Administrative Variance Requested	Approvable.
Notes:		

Transportation Comment Sheet

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

COMMISSION

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

DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 15, 2022 **PETITION NO.:** 22-0943 **EPC REVIEWER:** Jackie Perry Cahanin **CONTACT INFORMATION:** (813) 627-2600 X 1241 **EMAIL:** cahaninj@epchc.org	**COMMENT DATE:** June 15, 2022 **PROPERTY ADDRESS:** 4912, 4950 Beauchamp Rd, Plant City, FL 33563 **FOLIO #:** 0818320000; 0818330000 **STR:** 23-28S-21E
REQUESTED ZONING: From AI to PD	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	06/14/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA

INFORMATIONAL COMMENTS:

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Jpc/mst

cc: Isabelle Albert - ialbert@halff.com

Hillsborough County Florida
Development Services

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:**	08/04/2022
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Beauchamp Properties, LLC	**PETITION NO:**	22-0943
LOCATION:	4912 Beauchamp Rd		
FOLIO NO:	81832.0000, 81833.0000		

Estimated Fees:

Warehouse
(Per 1,000 s.f.)
Mobility: $1,992 * 220 = $438,240.00
Fire: $34 * 220 = $7,480.00
Total: $445,720.00

Project Summary/Description:

Rural Mobility, Northeast Fire - Warehouse 220,000 sf

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PD22-0943 **REVIEWED BY:** Randy Rochelle **DATE:** 6/16/2022

FOLIO NO.: 81832.00000 & 81833.0000

WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ A __ inch water main exists ☐ (adjacent to the site), ☐ (approximately __ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ A ___ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately _ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. if the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 9 June 2022

REVIEWER: **Bernard W. Kaiser, Conservation and Environmental Lands Management**

APPLICANT: Isabelle Albert **PETITION NO:** RZ-PD 22-0943

LOCATION: Not listed

FOLIO NO: 81832.0000 & 81833.0000 **SEC:** 07 **TWN:** _____ **RNG:** _____

☒ This agency has no comments.

☐ This agency has no objection.

☐ This agency has no objection, subject to listed or attached conditions.

☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch, Zoning Hearing Master
Land Use Hearing Master

DATE: Monday, November 14, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:13 p.m.

Reported via Cisco Webex Videoconference by:
LaJon Irving, CER No. 1256

HEARING MASTER: You so much. I appreciate it. Is there anyone in the room or online that would like to speak in support? Anyone in favor? I'm seeing no one. Anyone in opposition to this request? No.

All right. Mr. Grady, anything else? Nothing further.

MR. GRADY: Nothing further.

HEARING MASTER: Mr. Molloy?

MR. MOLLOY: Yes, ma'am. Billy Molloy, again. I misspoke right in front of my boss and I've been scolded. Our western set back is actually 100 feet not two.

HEARING MASTER: Okay.

MR. MOLLOY: I needed to to clarify that.

HEARING MASTER: All right. Well, good to have him there. All right. And so that is the rebuttal period. Did you have anything else you wanted to add before we close?

MR. MOLLOY: I don't believe I have anything to rebut.

HEARING MASTER: Okay. Thank you so much. I appreciate it. We'll close rezoning 22-0860 and go to the next case.

MR. GRADY: The next item is item D.3 Rezoning PD 22-0943. The applicant is Beauchamp Properties LLC. The request as a rezone from AI to a plan development. Tania Chapela with county staff will provide staff recommendation after presentation by the applicant. Thank you.

1 HEARING MASTER: Good evening.
2 MS. ALBERT: Good evening. Isabelle Albert with
3 Halff Associates, 1000 North Ashley Drive. I have a
4 presentation for you.
5 HEARING MASTER: Okay.
6 MS. ALBERT: Again Isabelle Albert with Halff and I
7 have with me Michael Yates with Palm Traffic. Next please.
8 So here's a site that -- the site is a 14.93 acre site
9 located on Beauchamp Road. Just to give you an idea, it's
10 Branch Forbes Road and I-4 corridor and currently surrounded
11 uses are is the highway to the north. We have some residential
12 to the east. To the south, is a mixture of residential and some
13 commercial, as you can see there. And then to the west, we have
14 some agricultural uses. It is -- has a future land use of light
15 industrial. Next, please.
16 So this is what we're proposing. We're proposing
17 two -- two structures for -- for a warehouse. The total would
18 be 220,000 square feet, which is less than the maximum F.A.R.
19 that's permitted under the light industrial future lands use
20 with 0.5. And you can see the height and the setbacks, which
21 are similar to what you'll find in the Land Development Code for
22 the agricultural industrial zoning district in which it is
23 currently. Next, please.
24 So we do have administrative variance requested for
25 the number of driveways and the design exception. And Mr. Yates

is here if he -- if you have any questions that he can go more into detail than those. But what's important is the county engineer did review this and found it approvable. Next place.

So Planning Commission Staff and Development serv -- Services Staff found the request consistent with a comprehensive plan and compatible with the surrounding area. And there was no objections from any of the agencies that reviewed this. And I'm here if you have any questions.

HEARING MASTER: Well, I just wanted to confirm, the square footage is 220,000 square feet --

MS. ALBERT: Correct.

HEARING MASTER: -- correct? And -- and the staff report it looks like much more is possible under the --

MS. ALBERT: Right under the -- category, yes. So right now our -- our F.A.R. is 0.35 and we're allowed to have up to 0.5.

HEARING MASTER: Okay. Perfect. Thank you so much.

MS. ALBERT: Thank you so much. Yes.

HEARING MASTER: All right. Development Services.

MS. CHAPELA: Good afternoon. This is Tanya Chapela, Development Services. The existing zoning it's agricultural industrial which permits agricultural and limited industrial uses. The proposed zoning is for a plan development to allow 220,000 square feet of warehouse and ancillary uses. No waivers or variations to the land development code are being requested

in terms of zoning. We do have the administrative variance request, but in terms of buffering and screening and height, the applicant is not requesting any -- any of those items. The properties surrounded by a mix of agricultural uses and residential and commercial development.

The adjacent -- adjacent zoning districts are as -- as follows. ASC-1 to the north. AI and AS-1 to the south, AS-1 to the east and CI to the west? The proposed use is permitted in the commercial intensive and manufacturing zoning district and is not comparable to the current agricultural industrial allowed uses.. however, the proposed warehouse is allowable in the industrial plan comprehensive plan category.

Also the proposed 0.35 F.A.R. is significantly under 0.5 maximum F.A.R. allowable in the comprehensive plan category. Furthermore, adjacent to the west is a property zone, commercial intensive. The Staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area. Given this, Staff finds the request is approvable. Thank you.

HEARING MASTER: Thank you for your presentation. Planning Commission.

MS. PAPANDREW: Andrea Papandrew, Planning Commission Staff. The subject property is within the light industrial plan future land use category. The site is in the rural area and not within the limits of a community plan. The proposed rezoning is

not subject to commercial locational criteria because it is not a freestanding neighborhood serving commercial use. Rather, is a traditional and industrial warehouse. The light industrial plan future land use category. According to Appendix A of the future land use element, the intent of the light industrial plan future land use category is to designate areas of concentrated industrial development that involve processing of non-hazardous, non-toxic materials and create a minimal degree of impact to -- to the surrounding neighborhood. Light industrial plan is located directly adjacent to the site to the west. To the east and south is neighborhood mixed use four and north of the site across Interstate-4 as Residential-1. The proposed use meets the intent of Objective-4 of the future land use element and will not be changing the existing character of the area, which is currently a large lot, low density rural residential dwellings with agricultural uses and limited industrial uses.

The proposed zoning meets the intent of Objective-8, Policies 8.1 and 8.2 that would require proposed land uses to meet the intent of the future land use map designations and the goals, objectives and policies of the conference plan. The F.A.R. of the site is .34 and it is well within the F.A.R. maximum limits for the future land use category. Objective nine and Policy 9.2, require all development to be consistent with the plan and meet all land development regulations in Hillsborough County. The applicant has also provided full

1 pedestrian connectivity via sidewalk on Beauchamp Road and will
2 continue the sidewalk internally within the development.
3 The applicant is requesting administrative variance
4 regarding the number of access points in the site as they
5 content that two access points are necessary for the truck
6 circulation. And the applicant is also requesting a design
7 exemption to the typical TS-7 standards of the transportation
8 technical manual and provide a 12-foot travel lanes and a
9 five-foot paved shoulder on both sides of Beauchamp Road.
10 Comments by Translation staff indicate the request
11 meets all applicable requirements. The site meets the intent of
12 Objective 16 and Policy 16.2 and 16.3 regarding the protection
13 of adjacent land uses through various mitigation measures and
14 the transition of uses. The site is currently vacant land that
15 is zone agricultural industrial and directly adjacent to
16 commercial intensive zone agricultural uses at the intersection
17 of Beauchamp Road and Branch Forbes Road.
18 There are two proposed warehouse buildings for the
19 storm water retention pond the western portion of the site and
20 two access points from Beauchamp Road. To the east of the side
21 are existing warehouse uses. South of the site is vacant
22 agricultural lands with single-family residential. The proposed
23 use does not encroach on a low density future land use,
24 Residential-1 on the north side and is separated by
25 Interstate-4. And the proposed development is also connected

with adjacent land uses to the east through a connected sidewalk path. The proposed industrial warehouse is compatible with the development part of the area and meets the intent of Policy 16.10.

Also we see intent of Objective 26 and Policy 26.5 that seek to restrict non-industrial uses and industrial employment areas by securing longer term and economic development. Warehousing is a permitted use in the light industrial plan category and the applicant will not have commercial or retail uses onsite.

The community design component also contains policy direction about designing developments that relate to the predominant character of the surroundings because the surrounding land use pattern includes a variety of uses that are light and heavy industrial in character, the proposed rezoning meets the character of the area.

Based upon these considerations, Planning Commission Staff finds that the proposed rezoning consistent with the Unincorporated Hillsborough County Comprehensive Plan subject to the conditions of the development services department of Hillsborough County. Thank you.

HEARING MASTER: Thank you. I appreciate it. All right. Is there anyone in the room or online that would like to speak in support? I'm seeing no one. Anyone in position? All right. Mr. Grady, anything else?

1 MR. GRADY: Nothing further.
2 HEARING MASTER: All right. We'll go back to the
3 applicant. Nothing? All right. Then with that, we'll close
4 rezoning 22-0943 and go to the next case.
5 MR. GRADY: The next item is Item D.4, Rezoning PD
6 22-0949. The applicant's Grace Contracting Development, LLC.
7 The request is a rezone from ASC-1 to a plan development.
8 Tim Lampkin will provide staff recommendation after presentation
9 by the applicant.
10 HEARING MASTER: All right. Is the applicant here?
11 Good evening.
12 MR. RICE: Good evening. Colin Ricehere for the
13 applicants. Law Firm of Shumaker, Loop & Kendrick, here with my
14 colleague Elizabeth Keller, 101 East Kennedy Boulevard, Suite
15 2800, Tampa, Florida 33609. I've got some visuals for you, use
16 the overhead. So here for PD Rezoning 22 -- 22-0949 at 1003
17 Myrtle Road. The request is to rezone from ASC-1 agricultural
18 single-family residential to plan development for the
19 construction of 14 single-family residential dwelling units.
20 To orient you, we are in Valerico (phonetically) north
21 of Boyette Road, south of Bloomingdale and just east of Bell
22 Shoals Road. I'll zoom in a little. Zoom in. I can't zoom in.
23 All right.
24 So zooming in we're in the Residential-4 future land
25 use designation, which permits up to four dwelling units per

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

----------X
IN RE:)
LAND USE HEARING OFFICER)
HEARINGS)
----------X

LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

PLACE: Robert W. Saunders, Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

1 Planning Commission, Karla Llanos, and from the
2 County Attorney's Office, Mary Dorman.
3 We do have four changes to the published
4 agenda. The first change is on Page 9 of the
5 agenda, Item D.2, Rezoning PD92-0943 [PD22-0943].
6 Staff is requesting a continuance of this item
7 until November 14th, 2022. Zoning Hearing Master,
8 reason for the continuance is some late filed
9 issues and concerns raised by Transportation Staff
10 that requires some additional review and,
11 therefore, the staff is requesting a continuance to
12 allow for that additional review to occur.
13 HEARING MASTER HATLEY: Is there anyone here
14 who wishes to speak on Item -- this is Rezoning PD
15 22-0943? Anyone in the audience or online who
16 wishes to speak to the continuance of this item?
17 All right. I don't hear anyone. So Rezoning
18 PD 22-0943 is continued to the November 14, 2022,
19 Zoning Hearing Master Meeting.
20 MR. GRADY: The next change on the agenda
21 is on Page 9, Item D.3, Rezoning PD 22-00949, the
22 -- Grace Contracting and &, LLC. Staff is
23 requesting a continuance of this item to the
24 November 14, 2022, Zoning Hearing Master Hearing.
25 Madam Hearing Master, the reason for the

1 continuance, it was brought to our attention from
2 a resident that the sign on the property had fallen
3 down. In discussions with the applicant, the
4 applicant was agreeable to continuance out of
5 caution just to avoid any potential due process
6 concerns or issues with that. Again, it wasn't
7 that it was not necessarily out of order for that
8 issue, but again, the applicant was amenable to
9 continuing given the concerns raised by residents
10 regarding having proper notice for the applicant's
11 hearing dates since the sign had fallen down. So
12 staff is requesting continuance to the November 14,
13 2022, for this item.
14 HEARING MASTER HATLEY: All right. Thank you.
15 Is there anyone here in the audience or online who
16 wishes to speak to Rezoning PD 22-0949?
17 All right. I don't hear anyone. All right.
18 Rezoning PD 22-0949 is continued to the November
19 14, 2022, Zoning Hearing Master Meeting.
20 MR. GRADY: The next change is on Page 5 of
21 the agenda, item A.16 Rezoning Standard 22-1027.
22 This was shown as a continuance, but it is now
23 being withdrawn from the Zoning Hearing Master
24 process. Again, that's item on Page 5, item A.16
25 Rezoning Standard 22-1027, and it's being withdrawn

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, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

PLACE: Robert W. Saunders, Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

Electronically signed by Christina Walsh (401-124-891-9213) afe53043-74de-4111-b4a4-eddc1a622eb4

1 This application is out of order to be heard and is
2 being continued to the October 17, 2022, Zoning
3 Hearing Master Hearing.
4 Item A-17, Rezoning-Standard 22-0926. This
5 application is out of order to be heard and is
6 being continued to the October 17, 2022, Zoning
7 Hearing Master Hearing.
8 Item A-18, Rezoning-PD 22-0943. This
9 application is being continued by staff to the
10 October 17, 2022, Zoning Hearing Master Hearing.
11 Item A-19, Rezoning-Standard 22-0945. This
12 application is out of order to be heard and is
13 being continued to the October 17, 2022, Zoning
14 Hearing Master Hearing.
15 Item A-20, Rezoning-PD 22-0948. This
16 application is being continued by the applicant to
17 the October 17, 2022, Zoning Hearing Master
18 Hearing.
19 Item A-21, Rezoning-PD 22-0949. This
20 application is being continued by the applicant to
21 the October 17, 2022, Zoning Hearing Master
22 Hearing.
23 Item A-22, Rezoning-Standard 22-1027. This
24 application is out of order to be heard and is
25 being continued to the October 17, 2022, Zoning

Electronically signed by Christina Walsh (401-124-891-9213) afe53043-74de-4111-b4a4-eddc1a622eb4

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, August 15, 2022

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

PLACE: Robert W. Saunders, Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

Electronically signed by Christina Walsh (401-124-891-9213) 29175698-b2fa-4f81-9de7-9d6ab68bea1c

1 Item A-18, Rezoning-PD 22-0865. This
2 application is being continued by the applicant to
3 the September 19, 2022, Zoning Hearing Master
4 Hearing.
5 Item A-19, Rezoning-PD 22-0866. This
6 application is being continued by the applicant to
7 the September 19, 2022, Zoning Hearing Master
8 Hearing.
9 Item A-20, Major Mod Application 22-0867.
10 This application is being continued by the
11 applicant to the September 19, 2022, Zoning Hearing
12 Master Hearing.
13 Item A-21, Rezoning-PD 22-0877. This
14 application is being continued by the applicant to
15 the September 19, 2022, Zoning Hearing Master
16 Hearing.
17 Item A-22, Major Mod Application 22-0884.
18 This application is out of order to be heard and is
19 being continued to the September 19, 2022, Zoning
20 Hearing Master Hearing.
21 Item A-23, Rezoning-Standard 22-0927. This
22 application is being continued by the applicant to
23 the September 19, 2022, Zoning Hearing Master
24 Hearing.
25 Item A-24, Rezoning-PD 22-0943. This

Electronically signed by Christina Walsh (401-124-891-9213) 29175698-b2fa-4f81-9de7-9d6ab68bea1c

application is being continued by the applicant to the September 19, 2022, Zoning Hearing Master Hearing.

Item A-25, Rezoning-Standard 22-0945. This application is out of order to be heard and is being continued to the September 19, 2022, Zoning Hearing Master Hearing.

Item A-26, Rezoning-PD 22-0948. This application is being continued by the applicant to the September 19, 2022, Zoning Hearing Master Hearing.

Item A-27, Rezoning-PD 22-0949. This application is out of order to be heard and is being continued to the September 19, 2022, Zoning Hearing Master Hearing.

Item A-28, Rezoning-PD 22-0950. This application is being withdrawn from the Zoning Hearing Master process.

Item A-29, Rezoning-Standard 22-1027. This application is being continued by the applicant to the September 19, 2022, Zoning Hearing Master Hearing.

Item A-30, Rezoning-Standard 22-1039. This application is being continued by staff to the September 19, 2022, Zoning Hearing Master Hearing.

Electronically signed by Christina Walsh (401-124-891-9213) 29175698-b2fa-4f81-9de7-9d6ab68bea1c

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

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

DATE/TIME: 11/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 22-0698 V.S.	NAME David Wright MAILING ADDRESS P.O. Box 273417 CITY Tampa STATE FL ZIP 33688 PHONE
RZ 22-1303	NAME David W Mullen MAILING ADDRESS 625 E. North Broadway CITY Columbus STATE OH ZIP 43214 PHONE 614.936.6557
RZ 22-1303	NAME Tanner Taylor MAILING ADDRESS 2112 Crosby Rd CITY Valrico STATE FL ZIP 33594 PHONE 813 625 4182
RZ 22-1449 V.S.	NAME Kelli Conte MAILING ADDRESS P.O. Box 34 CITY Wimauma STATE FL ZIP 33598 PHONE
RZ 22-1452	NAME Richard Koson MAILING ADDRESS 330 Paul Drive, Suite 100 CITY Brandon STATE FL ZIP 33511 PHONE 813-653-3800
RZ 22-0461	NAME T. Truett Gaskin MAILING ADDRESS 400 N. Ashley Drive, Suite 1100 CITY Tampa STATE FL ZIP 33602 PHONE 813-221-9600

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

DATE/TIME: 11/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 22-0461	NAME Addie Clark MAILING ADDRESS 400 N. Ashley Dr. Ste. 1100 CITY Tampa STATE FL ZIP 33602 PHONE 561-319-4759
APPLICATION #	PLEASE PRINT
RZ 22-0461	NAME Steve Henry MAILING ADDRESS 5023 W. Laurel CITY Tampa STATE FL ZIP 33607 PHONE 813-289-0039
APPLICATION #	PLEASE PRINT
MM 22-0860	NAME Willim Molloy MAILING ADDRESS 325 South Blvd CITY Tampa STATE FL ZIP 33606 PHONE 813-629-8752
APPLICATION #	PLEASE PRINT
MM 22-0860	NAME STEVEN J HENRY MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0039
APPLICATION #	PLEASE PRINT
RZ 22-0943	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr. CITY Tampa STATE FL ZIP 33602 PHONE 813-331-0974
APPLICATION #	PLEASE PRINT
RZ 22-0949	NAME Colin Rice MAILING ADDRESS 101 E Kennedy Blvd Ste 2800 CITY Tampa STATE FL ZIP 33609 PHONE 813-676-7226

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

DATE/TIME: 11/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
RZ 22-0949	NAME Christopher Jordan MAILING ADDRESS 1133 Myrtle Rd. CITY Valrico STATE FL ZIP 33596 PHONE 813 523-1301
RZ 22-0949	NAME DAVID SHERN MAILING ADDRESS 1141 MYRTLE ROAD CITY VALRICO STATE FL ZIP 33596 PHONE 813-373-8673
RZ 22-0949	NAME Joan Alegood MAILING ADDRESS 4802 Crape Myrtle Ln CITY Valrico STATE FL ZIP 33596 PHONE 813-245-2414
RZ 22-0949	NAME Vincent D Robertson MAILING ADDRESS 4820 CRAPE MYRTLE LANE CITY Valrico STATE FL ZIP 33596 PHONE (813) 480-1213
RZ 22-0949	NAME ATTILA NAGY (Nagy) MAILING ADDRESS 4814 CRAPE MYRTLE LN CITY VALRICO STATE FL ZIP 33596 PHONE 941-356-3140
RZ 22	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421

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

DATE/TIME: 11/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY STATE ZIP PHONE
RZ 22-1103	NAME Stephen Sposato MAILING ADDRESS 505 E Jackson St. CITY Tampa STATE FL ZIP 33602 PHONE 813-375-0616
RZ 22-1103	NAME STEVE HENRY MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-6039
MM 22-1112	NAME William Molloy MAILING ADDRESS 325 South Blvd. CITY Tampa STATE FL ZIP 33606 PHONE
MM 22-1112	NAME Jason Kendall MAILING ADDRESS 708 Lithia Pinecrest Rd CITY Brandon STATE FL ZIP 33511 PHONE 813-361-7378
MM 22-1112	NAME John Sych (Sullivan) MAILING ADDRESS PO Box 2638 CITY Brad STATE FL ZIP 34208 PHONE 8136014375
MM 22-1112	NAME Steven Griffin MAILING ADDRESS 6143 Cliffhouse Ln CITY Riverview STATE FL ZIP 33578 PHONE

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

DATE/TIME: 11/14/22, 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 22-1223	NAME Jalee Cremer MAILING ADDRESS 401 E Jackson St #2100 CITY Tampa STATE FL ZIP 33601 PHONE 813-222-5051
RZ 22-1223	NAME David M. Smith MAILING ADDRESS 401 E. Jackson Street Suite 2100 CITY Tampa STATE Fl ZIP 33601 PHONE 813 222 5010
RZ22-1224	NAME Jalee Cremer MAILING ADDRESS 401 E Jackson St #2100 CITY Tampa STATE FL ZIP 33601 PHONE 813-222-5051
RZ22 1224	NAME David M. Smith MAILING ADDRESS 401 E. Jackson St #2100 CITY Tampa STATE FL ZIP 33601 PHONE 813-222-5016
RZ22-1301	NAME Kami Corbelt MAILING ADDRESS 101 E Kennedy Blvd 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
RZ 22-1301	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr. CITY Tampa STATE FL ZIP 33602 PHONE 813-3310976

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

DATE/TIME: 11/14/22, 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 22-1301	NAME Steve Henry MAILING ADDRESS 5023 W. Laurel CITY Tampa STATE FL ZIP 33607 PHONE
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
SU 22-1222	PLEASE PRINT NAME DOUG DENBOER MAILING ADDRESS 5953 MOHR LOOP CITY TAMPA STATE FL ZIP 33615 PHONE 760-250-4191
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE: November 14, 2022**

HEARING MASTER: Susan Finch **PAGE: _1_ OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-1301	Rosa Timoteo	1. Revised staff report	Yes (Copy)
MM 22-1301	Kami Corbett	2. Applicant presentation packet	No
MM 22-1301	Isabelle Albert	3. Applicant presentation packet	No
MM 22-0860	Rosa Timoteo	1. Revised staff report	Yes (Copy)
RZ 22-0943	Isabelle Albert	1. Applicant presentation packet	No
RZ 22-0949	Colin Rice	1. Applicant presentation packet	No
RZ 22-0949	Christopher Jordan	2. Applicant presentation packet	Yes (Copy)
RZ 22-1103	Stephen Sposato	1. Applicant presentation packet	No
RZ 22-1103	Steve Henry	2. Applicant presentation packet	No
RZ 22-1223	David M. Smith	1. Applicant presentation packet	No
RZ 22-1224	David M. Smith	1. Opponent presentation packet	No

NOVEMBER 14, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 14, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, introduces staff and reviews withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, oath.

B. REMANDS

None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0698

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

David Wright, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

David Wright, applicant rep, answers ZHM questions.

Isis Brown, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0698.

C.2. RZ 22-1303

Brian Grady, Development Services, calls RZ 22-1303.

David Mullen, applicant rep, presents testimony.

Isis Brown, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Isis Brown, Development Services, answers ZHM questions.

Alex Steady, Development Services Transportation, answers ZHM questions.

Brian Grady, Development Services, answers ZHM questions.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.

Taner Tavlan, applicant rep, gives rebuttal.

Susan Finch, ZHM, closes RZ 22-1303.

C.3. RZ 22-1449

Brian Grady, Development Services, calls RZ 22-1449.

Kelli Conte, applicant rep, presents testimony.

Brian Grady, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1449

C.4. RZ 22-1452

Brian Grady, Development Services, calls RZ 22-1452.

Richard Kosan, applicant rep, presents testimony.

Isis Brown, Development Services, staff report

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1452.

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

D.1. RZ 22-0461

Brian Grady, Development Services, calls RZ 22-0461.

Truett Gardner, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

Truett Gardner, applicant rep, answers ZHM questions.

Susan Finch, ZHM, questions to applicant rep.

Truett Gardner, applicant rep, answers ZHM questions.

Addie Clark, applicant rep, continues testimony.

Steve Henry, applicant rep, continues testimony.

Susan Finch, ZHM, questions to applicant rep.

Steve Henry, applicant rep, answers ZHM questions.

Truett Gardner, applicant rep, continues testimony.

Michelle Heinrich, Development Services, staff report.

Susan Finch, ZHM, questions to development Services.

Michelle Heinrich, Development Services, answers ZHM questions/continues staff report.

James Ratliff, Development Services Transportation, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.

Truett Gardner, applicant rep, answers ZHM questions.

Susan Finch, ZHM, closes RZ 22-0461.

D.2. MM 22-0860

Brian Grady, Development Services, calls MM 22-0860.

William Molloy, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

William Molloy, applicant rep, answers ZHM questions.

Steve Henry, applicant rep, continues testimony.

Susan Finch, ZHM, questions to applicant rep.

Steve Henry, applicant rep, answers ZHM questions.

William Molly, applicant rep, continues testimony.

Susan Finch, ZHM, questions to applicant rep.

William Molloy, applicant rep, answers ZHM questions.

Sam Ball, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Sam Ball, Development Services, answers ZHM questions.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.

William Molloy, applicant rep, corrects record.

Susan Finch, ZHM, closes MM 22-0860.

D.3. RZ 22-0943

Brian Grady, Development Services, calls RZ 22-0943.

Isabelle Albert, applicant rep, presents testimony/submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Isabelle Albert, applicant rep, answers ZHM questions.

Tania Chapela, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0943.

D.4. RZ 22-0949

Brian Grady, Development Services, calls RZ 22-0949.

Colin Rice, applicant rep, presents testimony/submits exhibits.

Tim Lampkin, 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 proponents/opponents.

Christopher Jordan, opponent, presents testimony/submits exhibits.

David Shern, opponent, presents testimony.

Joan Alagood, opponent, presents testimony.

Vincent Roberson, opponent, presents testimony.

Attila Nagy, opponent, presents testimony.

Susan Finch, ZHM, questions to Development Services Transportation.

Alex Steady, Development Services Transportation, answers ZHM questions.

Susan Finch, ZHM, questions to Development Services Transportation.

Alex Steady, Development Services Transportation, answers ZHM questions.

Colin Rice, applicant rep, gives rebuttal.

Susan Finch, ZHM, questions to applicant rep.

Colin Rice, applicant rep, answers ZHM questions.

Susan Finch, ZHM, closes MM 22-0949.

Susan Finch, ZHM, breaks.

Susan Finch, ZHM, resumes meeting.

D.5. RZ 22-1103

Brian Grady, Development Services, calls RZ 22-1103.

Kami Corbett, applicant rep, presents testimony.

Steven Sposato, applicant rep, presents testimony/submits exhibits.

Steve Henry, applicant rep, continues testimony.

Kami Corbett, applicant rep, concludes testimony.

Sam Ball, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep closes RZ 22-1103.

D.6. MM 22-1112

Brian Grady, Development Services, calls MM 22-1112.

William Molloy, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

William Molloy, applicant rep, answers ZHM questions.

Jason Kendal, applicant rep, continues testimony.

Susan Finch, ZHM, questions to applicant rep

Jason Kendall, applicant rep, answers ZHM questions.

William Molloy, applicant rep, presents testimony.

John Sullivan, applicant rep, presents testimony.

Michelle Heinrich, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents.

Steven Griffin, opponent, presents testimony.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.

William Molloy, applicant rep, gives closing remarks.

Susan Finch, ZHM, closes MM 22-1112.

D.7. RZ 22-1223

Brian Grady, Development Services, calls RZ 22-1223.

Jacob Cremer, applicant rep, presents testimony.

David Smith, applicant rep, presents testimony/submits exhibits.

Sam Ball, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1223.

D.8. RZ 22-1224

Brian Grady, Development Services, calls RZ 22-1224.

Jacob Cremer, applicant rep, presents testimony.

David Smith, applicant rep, presents testimony/submits exhibit.

Tim Lampkin, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1224.

D.9. MM 22-1301

Brian Grady, Development Services, calls MM 22-1301.

Kami Corbett, applicant rep, presents testimony/submits exhibits.

Isabelle Albert, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

Isabelle Albert, applicant rep, answers ZHM questions.

Kami Corbett, applicant rep, continues testimony.

Susan Finch, ZHM, questions to applicant rep.

Isabelle Albert, applicant rep, answers ZHM questions.

Kami Corbett, applicant rep, answers ZHM questions.

Michelle Heinrich, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Michelle Heinrich, Development Services, answers ZHM questions.

James Ratliff, Development Services Transportation, staff report.

Susan Finch, ZHM, questions to Development Services Transportation.

James Ratliff, Development Services Transportation, answers ZHM questions.

Brian Grady, Development Services, answers ZHM questions.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.

Kami Corbett, applicant rep, questions to ZHM.

Susan Finch, ZHM, answers to applicant rep.

James Ratliff, Development Services Transportation, answers ZHM questions.

Susan Finch, ZHM, questions to Development Services Transportation.

James Ratliff, Development Services Transportation, answers ZHM questions.

Kami Corbett, applicant rep, answers ZHM questions.

Steve Henry, applicant rep, closing remarks.

Susan Finch, ZHM, closes MM 22-1301.

E. ZHM SPECIAL USE

E.1. SU 22-1222

Brian Grady, Development Services, calls SU 22-1222.

Doug Denboer, applicant rep, presents testimony.

Michelle Heinrich, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes SU 22-1222.

ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.

Application No. RZ 22-0943
Name: Isabelle Albert
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 11/14/22

HALFF

PD 22-0943

Beauchamp Warehouse

ZONING HEARING MASTER HEARING

NOVEMBER 14, 2022

Location Map

14.93 ± acres

Zoning: Agricultural Industrial (AI)

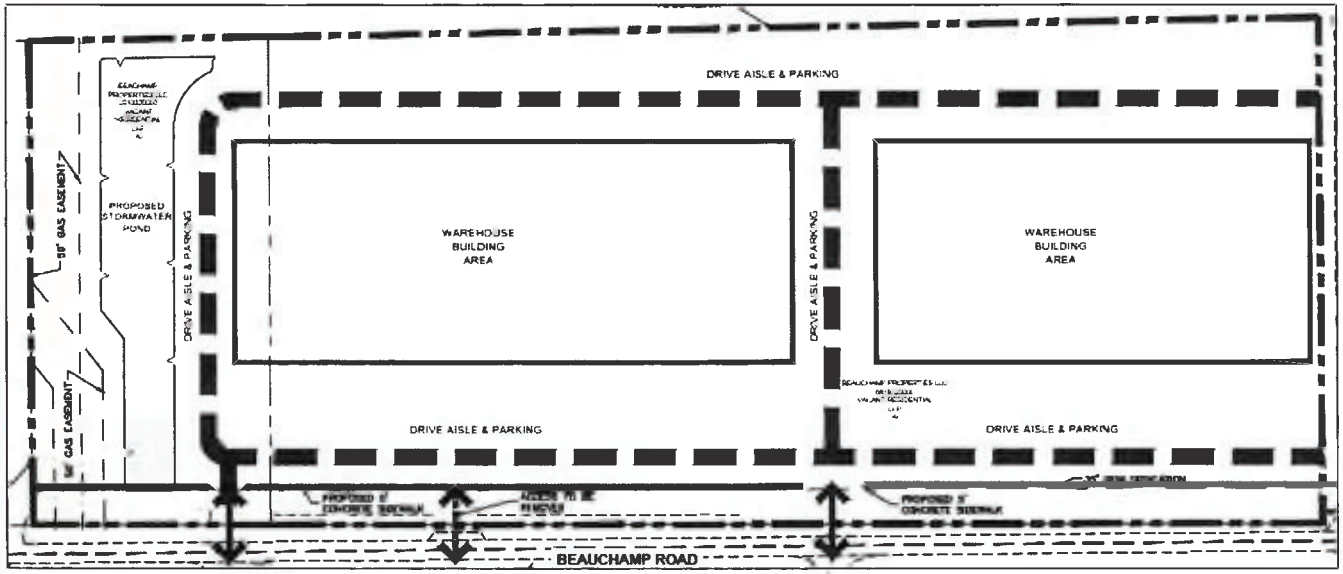
FLU: Light Industrial – Planned (LI-P)

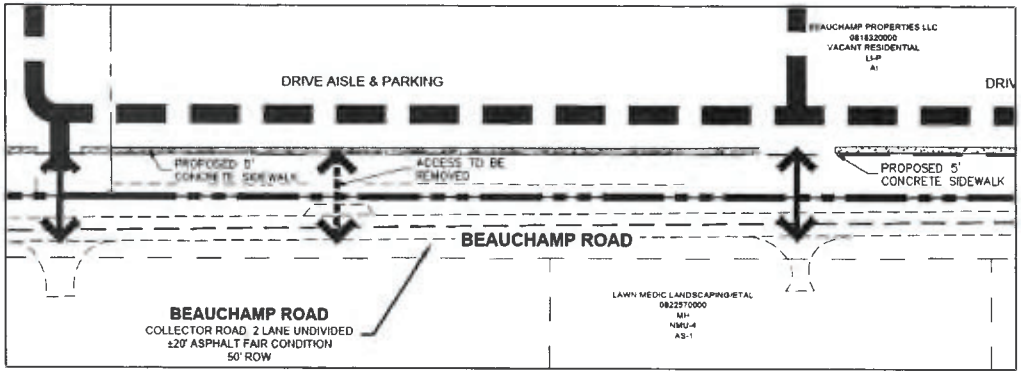
Surrounding Uses

Proposal

- Two warehouses totaling 220,000 square feet (0.34 FAR)

- Development standards:
  - Building Height: 50-feet max
  - North setback: 50-feet min
  - East setback: 15-feet min
  - South setback: 50-feet min
  - West setback: 50-feet min





Administrative Variances Requested

- Number of Driveways
  - Section 6.04.03.I. of the Land Development Code (LDC) limits the development to one access point per peak hour trip calculation.
  - The project proposes to have two (2) full accesses to Beauchamp Road, aligning with the existing driveways to the south.
- Design Exception to Transportation Technical Manual (TTM) 1.7
  - The request is to provide the 12-foot travel lanes and a 5-foot paved shoulder on both sides of Beauchamp Road from Branch Forbes Road to the eastern project driveway, approximately 2,000 feet. The existing open ditches will remain but will be narrower than shown in the TS-7 standards. However, they will not exceed the 1:4 maximum side slopes.
  - A 5-foot sidewalk along the entire project frontage will be provided. The sidewalk will be provided within the 35-foot ROW dedication.

The County Engineer found each of the requests approvable.

Reviewing Agencies

- Planning Commission staff has found the proposed planned development **consistent**
- No agency objections
  - Development Services Department
  - Planning Commission
  - Environmental Protection Commission
  - Conservation and Environmental Lands Management
  - Water Resource Services
  - Aviation Authority

Thank you

PARTY OF RECORD

Rome, Ashley

From: Hearings
Sent: Friday, September 9, 2022 11:07 AM
To: Timoteo, Rosalina; Rome, Ashley; Chapela, Tania
Subject: FW: App. No.: RZ-PD 22-0943
Attachments: Bridge location.png

From: tony shields <xtramail813@gmail.com>
Sent: Friday, September 9, 2022 10:53 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Re: App. No.: RZ-PD 22-0943

External email: Use caution when clicking on links, opening attachments or replying to this email.

I have two comments/concerns over the rezoning application for this property (App. No.: RZ-PD 22-0943, 4912 Beauchamp Rd, Plant City, FL 33563)
The material listed with this application mentioned the future plan for this whole area to move from the current ag/residental to a more commercial area. With that:
1) There is a bridge on Beauchamp Rd. that crosses over Spartman Branch (waterway). We have lived in this area for over 40 years and there used to be a sign up saying that trucks over 6 wheels were not permitted to cross this bridge with a specified weight limit. That sign was run over at some point and never replaced. As far as I know, the bridge was never upgraded. If we are going to add warehouse space on Beauchamp Rd and if that will be used by larger trucks, this bridge should be reviewed to see if it can handle the additional traffic since it was not designed for higher weight vehicles.
2) While this area transitions from agriculture/residential to a more commercial nature, there are many that continue to live on Beauchamp Rd. This property and others nearby by the same owner have been a continued harbor for illegal dumping and vagrancy that has not been addressed by the property owner for years. It has been a launching point for theft and vandalism in the neighborhood. I'd like to see some requirement that the owner maintain the property to reduce these problems for the surrounding community. Active code enforcement case on this property CE22011046. Active code enforcement case on property across the street with the same owner CE22011053.

attached: google map highlighting the bridge location

On Thu, Sep 8, 2022 at 3:42 PM Hearings <Hearings@hillsboroughcounty.org> wrote:

> Hi Tony,
>
> You send your comments or materials to be entered into the records, these must be received by email **(Hearings@HillsboroughCounty.org)** by the cutoff date (2 days before the hearing date by 5:00 p.m.) or if after the cutoff date, must be in person or by proxy at the hearing.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

TOGETHER WE CAN CRUSH COVID | Visit CrushCOVIDHC.org

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

From: tony shields <xtramail813@gmail.com>
Sent: Thursday, September 8, 2022 12:36 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: App. No.: RZ-PD 22-0943

External email: Use caution when clicking on links, opening attachments or replying to this email.

If I want to voice concerns over the rezoning application, do I need to speak live or can I forward comment to include at the hearing on 9/19?

Tony

Received September 9, 2022
Development Services

22-0943