PD Modification Application: MM 22-1339

Zoning Hearing Master Date:

December 12, 2022

BOCC Land Use Meeting Date:

February 7, 2023



Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant:

Anne Pollack, Fletcher Fisher

Pollack, PL

FLU Category: LI

Service Area: Urban

Site Acreage: 1.39 AC +/-

Community

Plan Area:

Town N' Country

Overlay: None

Request: Major Modification to PD 87-0143



Request Summary:

Allow Add the following uses to the existing Warehouse and Office facility: Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.

Existing Approvals:

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

Proposed Modification(s):

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

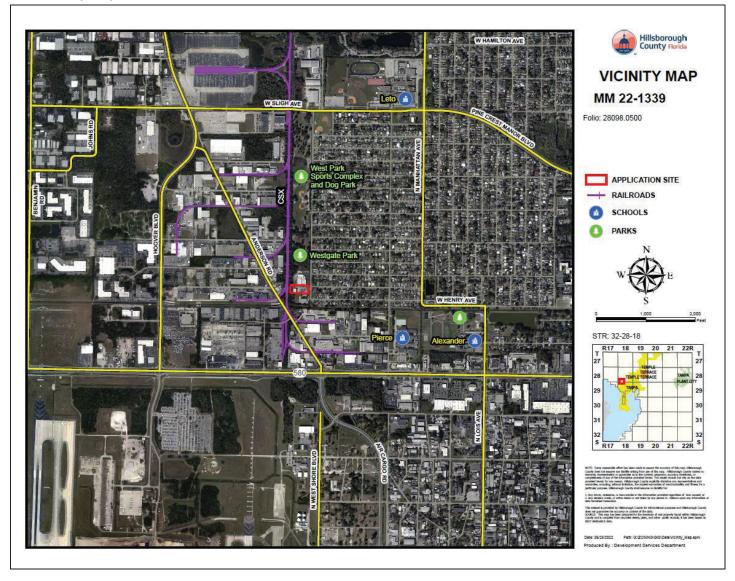
Additional Information:	
PD Variations	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions of approval

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



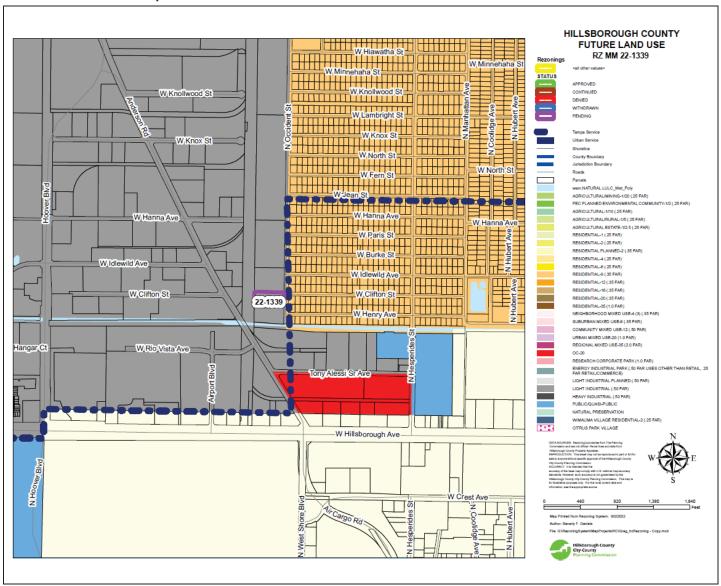
Context of Surrounding Area:

The area is primarily light industrial with warehouse and distribution uses developed along Anderson Road. Residential single family conventional development occurs to the east, across N Occident St.

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

2.0 LAND USE MAP SET AND SUMMARY DATA

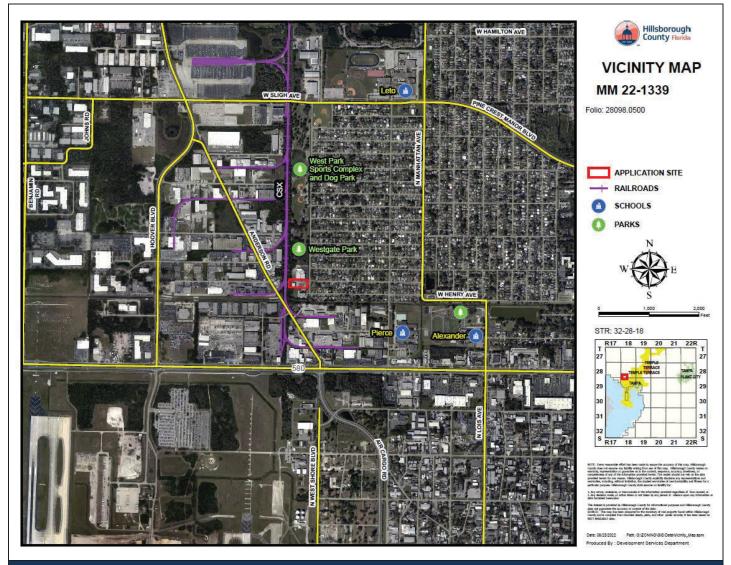
2.2 Future Land Use Map



Subject Site Future Land Use Category:	LI
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	Processing, manufacturing, assembly of materials, offices, research/corporate parks and related uses

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

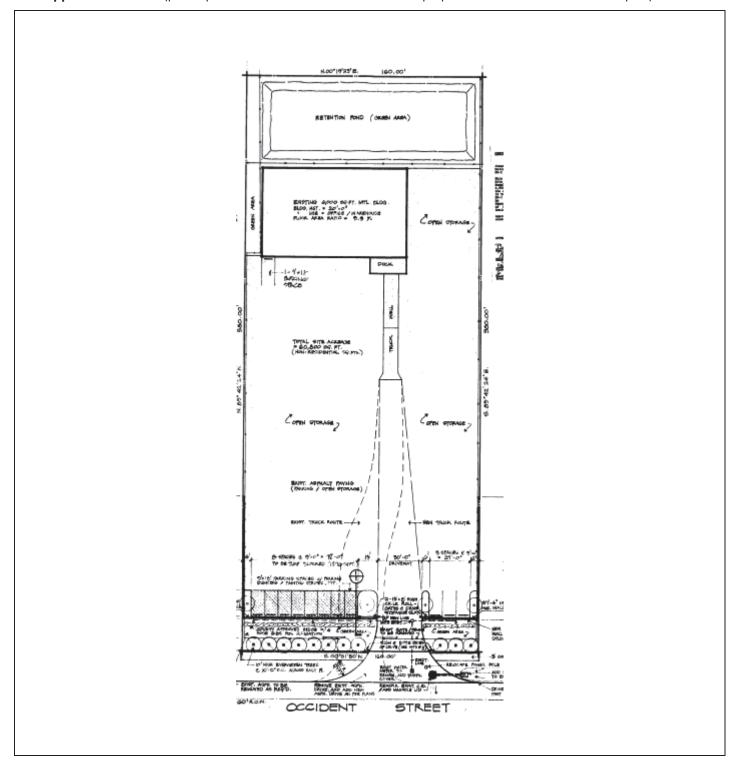


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	М	0.75 FAR	Manufacturing	Light Industrial
South	SPI-AP-3	0.5 FAR	Manufacturing	Light Industrial
East	RSC-9	9 units per acre	Single-Family Residential	Single-Family Residential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

^{*}subject to utilities

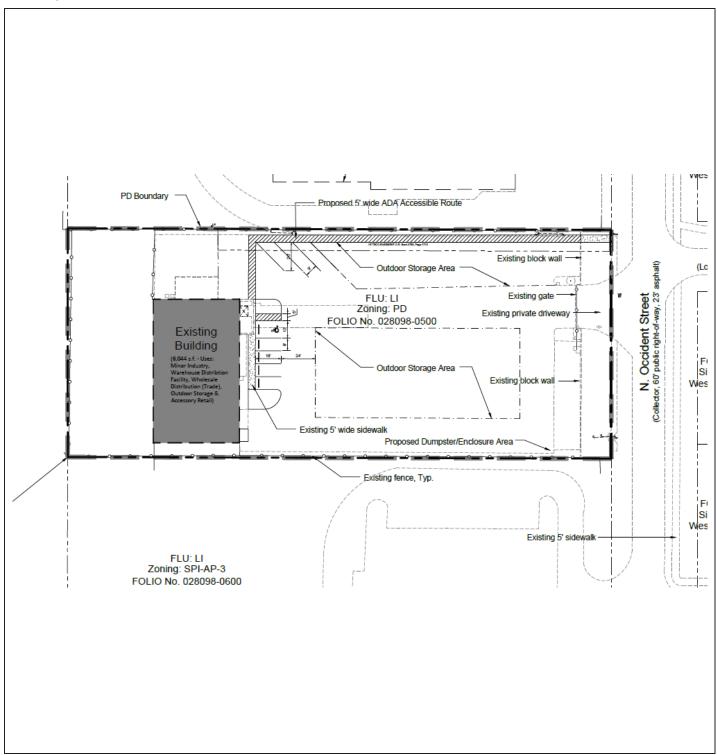
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	MM 22-1339	
ZHM HEARING DATE:	December 12, 2022	
BOCC LUM MEETING DATE:	February 7, 2023	Case Reviewer: Tania C. Chapela

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N. Occident Rd.	County Local - Urban	2 Lanes ⊠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	59	10	12
Proposed	75	11	13
Difference (+/-)	+/-16	+/-1	+/-1

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

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

Design Exception/Administrative Variance □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
N Occident Rd./Substandard Roadway	Administrative Variance Requested	Approvable
N Occident Rd./Minimum Access (driveway) spacing	Administrative Variance Requested	Approvable
Notes:		

APPLICATION NUMBER: MM 22-1339

ZHM HEARING DATE: December 12, 202

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☐ Yes ⊠ No	☐ Yes ☑ No	☐ Yes ⊠ No	,
Natural Resources	☐ Yes ⊠ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	□ Potable W	Vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	☐ Urban/Suburban/Rural Scenic Corridor		
☐ Wellhead Protection Area	☐ Adjacent to ELAPP property			
☐ Surface Water Resource Protection Area	□ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	N. V.		N. V.	
□ Design Exc./Adm. Variance Requested	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	See report.
☐ Off-site Improvements Provided		I NO	I INO	
Service Area/ Water & Wastewater	N V			
□Urban ⊠ City of Tampa	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
☐Rural ☐ City of Temple Terrace	□ NO	△ NO	INO	
Hillsborough County School Board				
Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	☐ Yes	☐ Yes	☐ Yes	
Inadequate □ K-5 □6-8 □9-12 ⊠N/A	⊠ No	⊠ No	⊠ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria 図N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No	⊠ Consistent	⊠ No	
☐ Minimum Density Met				

ZHM HEARING DATE: December 12, 2022

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

5.2 Recommendation

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

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BOCC LUM MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

6.0 PROPOSED CONDITIONS

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

- 1. The maximum floor area ratio (FAR) for the PD-I project shall be 104.
- 2. The maximum height for the PD-I project shall be 20 feet
- 3. The square footage for the PD-I project shall be 6,000 square feet.
- 4. The required front yard shall be 50 feet in the PO-I project proposed.
- 5. The remaining yards shall be in accordance with Section 7.12 of the Hillsborough County Zoning Code.
- 1. The project shall be permitted a maximum of 6,044 sf for Warehouse, Office, Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.
- 2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the CI zoning district, unless otherwise specified herein.

Front Setback (North, East, along Occident St.): 52.1' 50 feet

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

Side Setback (West North/South): 20' 0 feet

Side Setback (East): 15'

Maximum building Height: 50' 20 feet

- 6. 3. Screening of outside storage shall be provided. The method of screening shall consist of solid masonry walls or solid wooden fences at least six feet in height. Access shall be only through solid gates which shall be closed except during working hours. Screening shall run at least 100 feet back from the street property line.
- 8. 4. Architecturally finished masonry walls will be provided along the East property line.
- 3. Buffering and screening, including outside storage screening provisions shall be in accordance with Sec. 6.06.06 of the Hillsborough County LDC.
- 8. 5x 4 An area equal to at least 0.25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- € 5 No open storage shall be visible from adjacent residential properties.
- ₹ 6. The landscaped buffer area shall be equipped with an irrigation system.
- <u>≗ 7. Minor Industry uses shall meet the requirements of Sec. 6.09.00 of the Hillsborough County LDC.</u>
- \$\operatorname{\text{\operatorname}}\$. Parking shall be consistent with Sec. 6.05.00 of the Hillsborough County Land Development Code.
- 9. The developer shall provide prior to the issuance of Certificates of Zoning Compliance, external sidewalks to the project in the right-of-way area- of the major roadway(s) bordering the project (i.e. Occident Road.). The exact location

ZHM HEARING DATE: December 12, 2022

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

- 10. Driveway radii should be a minimum of 40 feet co accommodate single unit vehicles.
- 11. Driveway radius returns should not extend in front of the adjacent property.
- 12. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Zoning Compliance Permits, evidence of commitment from the City of Tampa Water Department and the County Department of Water and Wastewater Utilities to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide public water and public sewer service delivery.
- <u>13. 10.</u> 9. Stormwater detention/retention pond design requirements for any new ponds shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
 - a. The side slopes shall be no greater than 4:1,
 - b. The banks shall be completely vegetated to the design low water elevation.
 - c. The sides and the bottom of each pond shall not be constructed of impervious material.

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

- 10. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on November 29, 2022. Approval of this Administrative Variance will waive the substandard roadway improvements in association with the proposed development.
- 11. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022), which was found approvable on November 29, 2022. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the N. Occident St. access and certain adjacent connections to the north and south) such that a minimum spacing of +/-5 feet is permitted from Clifton St., commercial driveways up to +/-175 feet to the north, and +/-187 feet from W. Henry Ave. to the south.
- <u>14.</u> 12. ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
- <u>45.</u> 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 14.17. The designated route for access to and from the site shall be Occident Road via Sligh Avenue.

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- 15. 18. "No Trucks" signs must be placed in the rights-of way of W. Henry Street 1 W. Clifton Street and W. Idlewild Avenue. If approved by the Board of County Commissioners. **THIS CONDITION HAS BEEN SATISFIED**
- 16. Davis Industries bills of lading/purchase orders shall indicate the following:
 - 1. The designated access route.
 - 2. The hours deliveries accepted.
 - 3. No on street parking permitted.
- 17. Davis Industries shall place a sign on the property, visible to arriving and departing trucks, stating the designated access route.
- 18. Davis Industries shall post a notice in all company owned trucks indicating the designated access route.
- 19. All turning and backing movements of the delivery vehicles must be accomplished within publicly owned rights-ofway or on Davis Industries property. Under no circumstances shall trucks trespass on adjacent residential property.
- 20.19. No open storage shall be visible from adjacent residential properties.
- 21. 20. A drainage culvert shall be placed under the driveway of the property to provide for adequate drainage, subject to the approval of the Hillsborough County Stormwater Management Section and the Hillsborough County Maintenance Unit.
- 22. 21. The landscaped buffer area shall be equipped with an irrigation system.
- 23. Demonstration of adequate backing and turning area shall be provided prior to Detailed Site Plan approval. The site access point location may be adjusted to accomplish this.
- 24. The on-site development shall be limited to a warehouse distribution facility.
- 25. The General Development Plan may be amended to show additional parking & adjacent to the entrance driveway, on the property, and within the wall.
- 26. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification reflecting all the conditions outlined above.
- 22. 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 23. 16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

Zoning Administrator Sign Off:

Mon Dec 12 2022 10:01:25

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

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

APPLICATION NUMBER: MM 22-1339

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BOCC LUM MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

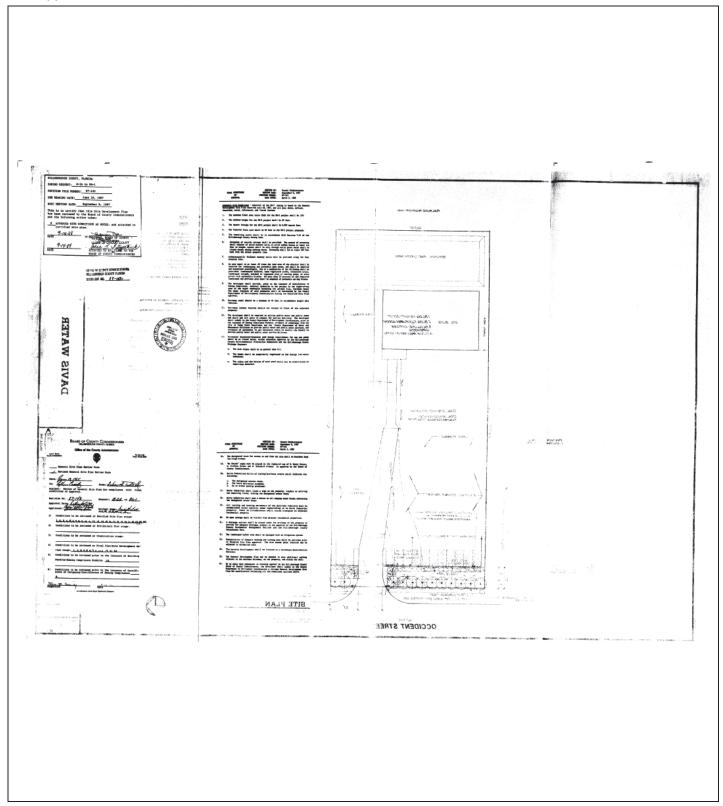
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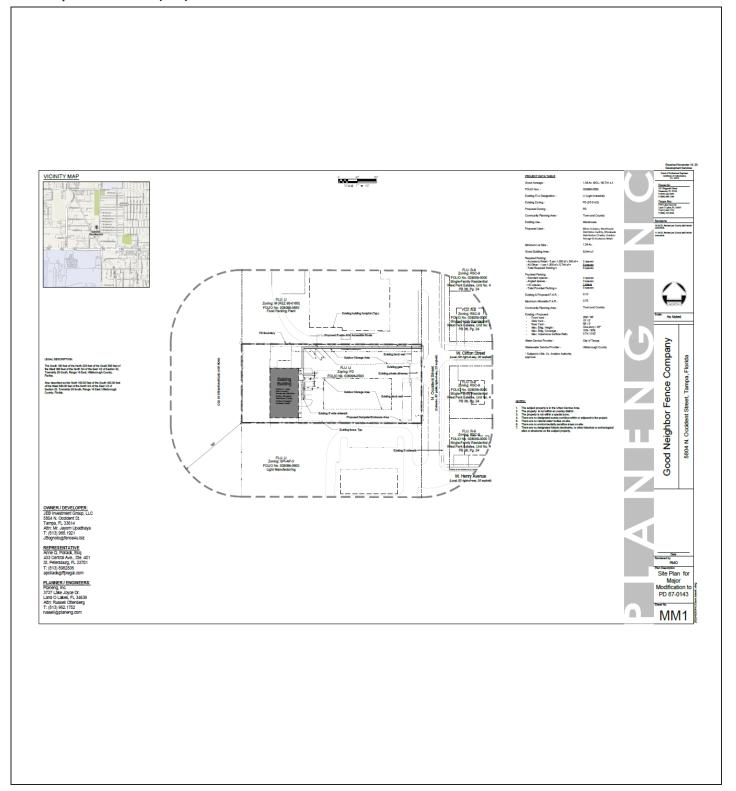
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

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



APPLICATION NUMBER: MM 22-1339
ZHM HEARING DATE: December 12, 2

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	MM 22-1339
Hearing date:	December 12, 2022
Applicant:	JEB Investment Group LLC
Request:	Major Modification to a Planned Development
Location:	5804 N. Occident Street, Tampa
Parcel size:	1.39 acres +/-
Existing zoning:	PD 87-0143
Future land use designation:	LI (.75 FAR)
Service area:	Urban Services Area
Community planning area:	Town 'N Country Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application: MM 22-1339

Zoning Hearing Master Date:

December 12, 2022

BOCC Land Use Meeting Date:

February 7, 2023



Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant:

Anne Pollack, Fletcher Fisher

Pollack, PL

FLU Category: LI

Service Area: Urban

Site Acreage: 1.39 AC +/-

Community

Plan Area:

Town N' Country

Overlay: None

Request: Major Modification to PD 87-0143



Request Summary:

Allow Add the following uses to the existing Warehouse and Office facility: Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.

Existing Approvals:

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

Proposed Modification(s):

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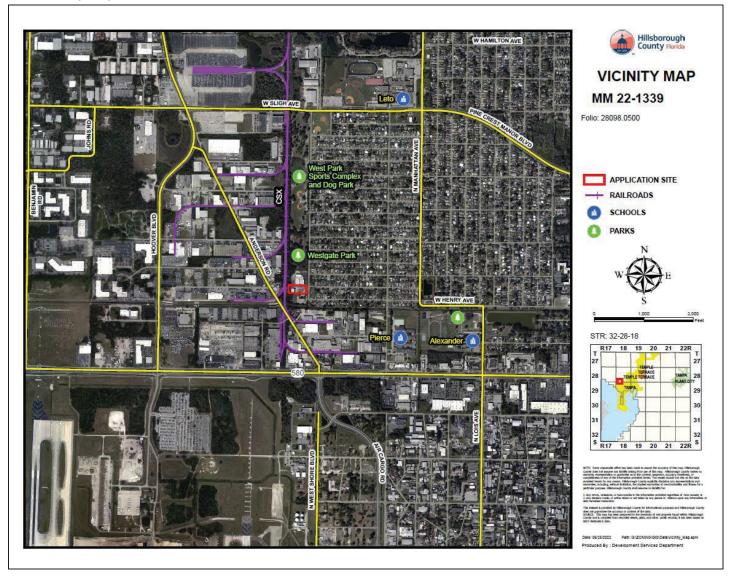
Additional Information:			
PD Variations	None		
Waiver(s) to the Land Development Code	None		

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions of approval

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



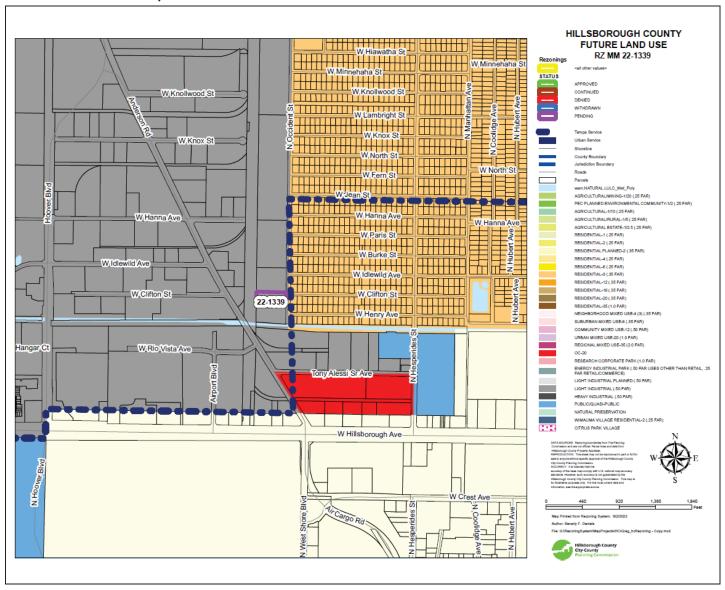
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2.0 LAND USE MAP SET AND SUMMARY DATA

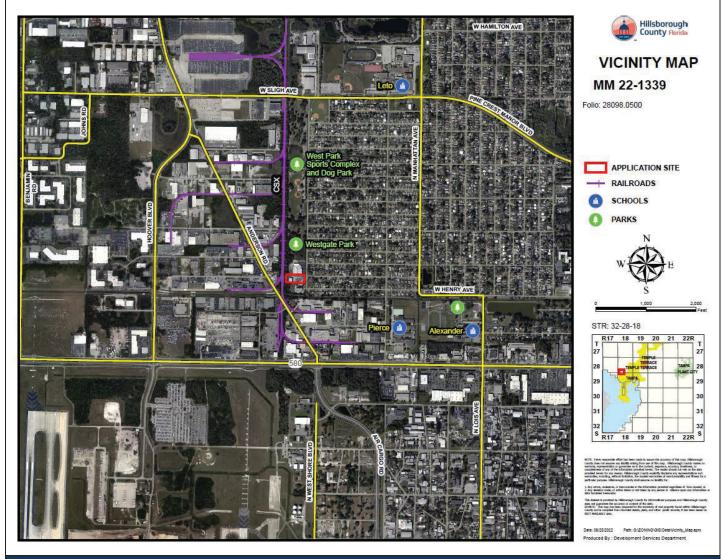
2.2 Future Land Use Map



Subject Site Future Land Use Category:	LI
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	Processing, manufacturing, assembly of materials, offices, research/corporate parks and related uses

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

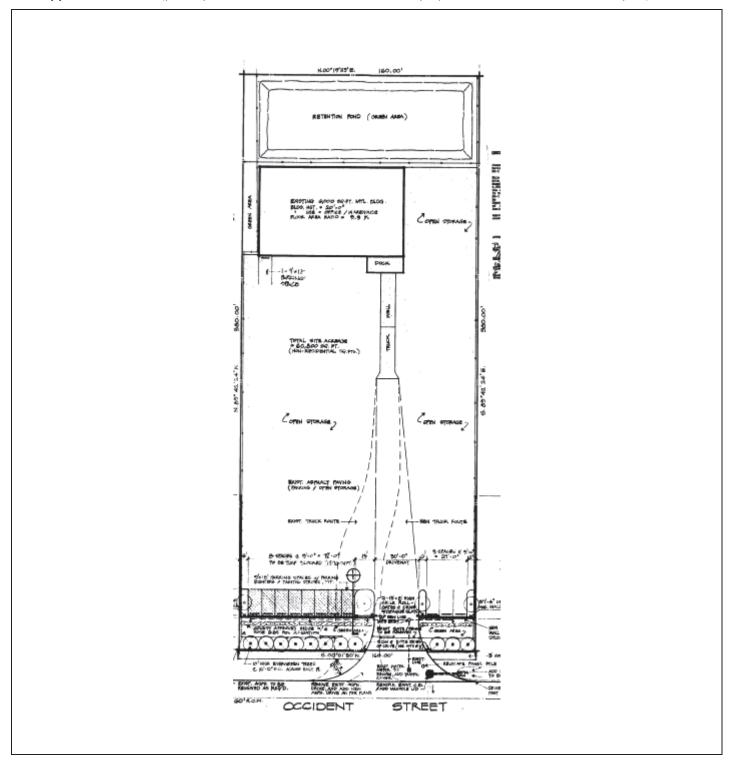


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
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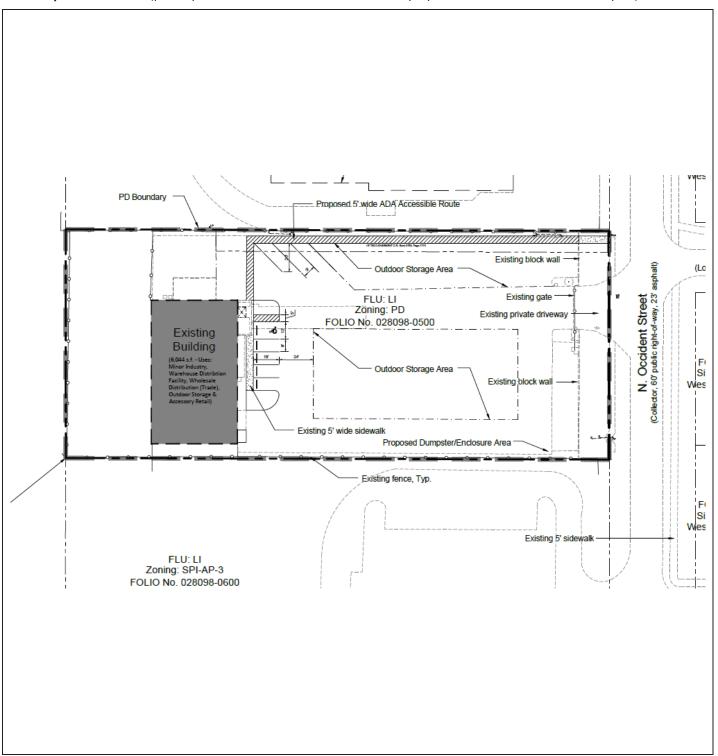
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)				
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N. Occident Rd.	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

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

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

Connectivity and Cross Access \sum Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:	•			·

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
N Occident Rd./Substandard Roadway	Administrative Variance Requested	Approvable	
N Occident Rd./Minimum Access (driveway) spacing	Administrative Variance Requested	Approvable	
Notes:	•	·	

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions	Additional Information/Comments
	Yes	☐ Yes	Requested ☐ Yes	information/comments
Environmental Protection Commission	⊠ No	⊠ No	⊠ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes ☒ No	☐ Yes ⊠ No	
Check if Applicable:		/ater Wellfield Pro		
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	_	igh Hazard Area		
Credit		burban/Rural Scer	ic Corridor	
☐ Wellhead Protection Area	•	<i>.</i> to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
oxtimes Design Exc./Adm. Variance Requested	□ No	□ Yes □ ⊠ No	□ No	See report.
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	⊠ Yes		□ v	
□Urban ⊠ City of Tampa	□ No	☐ Yes ☑ No	☐ Yes ⊠ No	
☐ Rural ☐ City of Temple Terrace	L NO	A NO	⊠ NU	
Hillsborough County School Board		_		
Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	□ Yes	☐ Yes	☐ Yes	
Inadequate □ K-5 □6-8 □9-12 ⊠N/A	⊠ No	⊠ No	⊠ No	
Impact/Mobility Fees	•	•	•	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No		⊠ No	
☐ Minimum Density Met ☐ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

5.2 Recommendation

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

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BOCC LUM MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

6.0 PROPOSED CONDITIONS

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

- 1. The maximum floor area ratio (FAR) for the PD-I project shall be 104.
- 2.The maximum height for the PD-I project shall be 20 feet
- 3. The square footage for the PD-I project shall be 6,000 square feet.
- 4. The required front yard shall be 50 feet in the PO-I project proposed.
- 5. The remaining yards shall be in accordance with Section 7.12 of the Hillsborough County Zoning Code.
- 1. The project shall be permitted a maximum of 6,044 sf for Warehouse, Office, Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.
- 2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the CI zoning district, unless otherwise specified herein.

Front Setback (North, East, along Occident St.): 52.1' 50 feet

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

Side Setback (West North/South): 20' 0 feet

Side Setback (East): 15'

Maximum building Height: 50' 20 feet

- 6. 3. Screening of outside storage shall be provided. The method of screening shall consist of solid masonry walls or solid wooden fences at least six feet in height. Access shall be only through solid gates which shall be closed except during working hours. Screening shall run at least 100 feet back from the street property line.
- 8. 4. Architecturally finished masonry walls will be provided along the East property line.
- 3. Buffering and screening, including outside storage screening provisions shall be in accordance with Sec. 6.06.06 of the Hillsborough County LDC.
- 8. 5= 4 An area equal to at least 0.25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- € 5 No open storage shall be visible from adjacent residential properties.
- ₹ 6. The landscaped buffer area shall be equipped with an irrigation system.
- <u>♣ 7. Minor Industry uses shall meet the requirements of Sec. 6.09.00 of the Hillsborough County LDC.</u>
- \$\operatorname{\text{\operatorname}}\$. Parking shall be consistent with Sec. 6.05.00 of the Hillsborough County Land Development Code.
- 9. The developer shall provide prior to the issuance of Certificates of Zoning Compliance, external sidewalks to the project in the right-of-way area- of the major roadway(s) bordering the project (i.e. Occident Road.). The exact location

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

- 10. Driveway radii should be a minimum of 40 feet co accommodate single unit vehicles.
- 11. Driveway radius returns should not extend in front of the adjacent property.
- 12. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Zoning Compliance Permits, evidence of commitment from the City of Tampa Water Department and the County Department of Water and Wastewater Utilities to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide public water and public sewer service delivery.
- <u>13. 10. 9.</u> Stormwater detention/retention pond design requirements for any new ponds shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
 - a. The side slopes shall be no greater than 4:1,
 - b. The banks shall be completely vegetated to the design low water elevation.
 - c. The sides and the bottom of each pond shall not be constructed of impervious material.

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

- 10. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on November 29, 2022. Approval of this Administrative Variance will waive the substandard roadway improvements in association with the proposed development.
- 11. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022), which was found approvable on November 29, 2022. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the N. Occident St. access and certain adjacent connections to the north and south) such that a minimum spacing of +/-5 feet is permitted from Clifton St., commercial driveways up to +/-175 feet to the north, and +/-187 feet from W. Henry Ave. to the south.
- <u>14.</u> 12. ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
- <u>45.</u> 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 16. 14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 14. 17. The designated route for access to and from the site shall be Occident Road via Sligh Avenue.

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- 15. 18. "No Trucks" signs must be placed in the rights-of way of W. Henry Street 1 W. Clifton Street and W. Idlewild Avenue. If approved by the Board of County Commissioners. **THIS CONDITION HAS BEEN SATISFIED**
- 16. Davis Industries bills of lading/purchase orders shall indicate the following:
 - 1. The designated access route.
 - 2. The hours deliveries accepted.
 - 3. No on street parking permitted.
- 17. Davis Industries shall place a sign on the property, visible to arriving and departing trucks, stating the designated access route.
- 18. Davis Industries shall post a notice in all company owned trucks indicating the designated access route.
- 19. All turning and backing movements of the delivery vehicles must be accomplished within publicly owned rights-of-way or on Davis Industries property. Under no circumstances shall trucks trespass on adjacent residential property.
- 20. 19. No open storage shall be visible from adjacent residential properties.
- 21. 20. A drainage culvert shall be placed under the driveway of the property to provide for adequate drainage, subject to the approval of the Hillsborough County Stormwater Management Section and the Hillsborough County Maintenance Unit.
- 22. 21. The landscaped buffer area shall be equipped with an irrigation system.
- 23. Demonstration of adequate backing and turning area shall be provided prior to Detailed Site Plan approval. The site access point location may be adjusted to accomplish this.
- 24. The on-site development shall be limited to a warehouse distribution facility.
- 25. The General Development Plan may be amended to show additional parking & adjacent to the entrance driveway, on the property, and within the wall.
- 26. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification reflecting all the conditions outlined above.
- 22. 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 23. 16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

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Zoning Administrator Sign Off:

/ J. Brian Grady Mon Dec 12 2022 10:01:25

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on December 12, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition. Mr. Grady noted a revised staff report has been submitted to the record to correct the proposed conditions.

Applicant

Ms. Anne Pollack spoke on behalf of the applicant. Ms. Pollack presented the Major Modification request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated the Development Services Department had nothing further.

Applicant Rebuttal

Ms. Pollack stated the applicant had nothing further.

The hearing officer closed the hearing on MM 22-1339.

C. EVIDENCE SUMBITTED

Mr. Grady submitted to the record at the hearing a copy of a revised Development Services Department staff report. Ms. Pollack submitted to the record at the hearing a

copy of the applicant's site plan, the future land use map depicting the Subject Property, and the resume of Russell M. Ottenberg.

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 1.39 acres at 5804 North Occident Street, Tampa, which is on the west side of North Occident Street, east of Anderson Road, south of West Sligh Avenue, and north of West Hillsborough Avenue.
- 2. The Future Land Use designation of the Subject Property is Light Industrial, which allows 0.75 floor-area-ratio. The Subject Property is zoned PD 87-0143, which allows 6,000 square feet of warehouse and office uses.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Town 'N Country Community Plan.
- 4. The general area surrounding the Subject Property consists of light industrial with warehouse and distribution uses developed along Anderson Road, and residential single-family conventional uses to the east, across North Occident Street. Adjacent to the Subject Property to the west are properties zoned SPI-AP-3 that include light industrial uses and a railroad right-of-way owned by Hillsborough County Aviation Authority; to the north is a property zoned Manufacturing, which is owned by Cox Wholesale Seafood, Inc.; to the south is a property zoned SPI-AP-3 that is owned by an engineering company; to the east is North Occident Street and a residential single-family home subdivision zoned RSC-9.
- 5. The Subject Property is developed with a 6,044-square-foot warehouse distribution facility, which the Hillsborough County Property Appraiser's website shows was built in 1981. The Subject Property is currently operated as a warehouse and office for a fencing business.
- 6. The applicant is requesting a Major Modification of PD 87-0143 to allow a maximum of 6,044 square feet for Warehouse, Office, Minor Industry, Outdoor Storage, Accessory Retail (limited to 300 square feet), and Wholesale Distribution (Trade) as permitted uses.
- 7. The applicant requested an Administrative Variance for North Occident Street substandard roadway improvements. The County Engineer found the Administrative Variance approvable.
- 8. The applicant requested an Administrative Variance to permit a reduction of the minimum access spacing between the Subject Property's single full access connection on North Occident Street and certain adjacent connections to the north and south. The County Engineer found the Administrative Variance approvable.

- 9. The applicant's site plan shows the Subject Property is developed in a manner that provides visual mitigation to the residential properties east of North Occident Street with a masonry wall and fully opaque gate on the east property boundary. The proposed open storage area will be situated in the center and north side of the Subject Property and will be fully enclosed and not visible from the street. The existing warehouse and office building is situated in the west portion of the Subject Property.
- 10. Development Services staff found the proposed Major Modification to be compatible with surrounding properties and the general development pattern of the area. Staff recommended approval subject to conditions set out in the Development Services staff report based on the applicant's site plan submitted November 18, 2022.
- 11. Planning Commission staff found the proposed Major Modification would allow development that is compatible with the surrounding area and consistent with the Unincorporated Hillsborough County Comprehensive Plan.

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

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Major Modification is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a Major Modification of PD 87-0143 to allow a maximum of 6,044 square feet for Warehouse, Office, Minor Industry, Outdoor Storage, Accessory Retail (limited to 300 square feet), and Wholesale Distribution (Trade) as permitted uses.

The applicant requested an Administrative Variance for North Occident Street substandard roadway improvements. The County Engineer found the Administrative Variance approvable.

The applicant requested an Administrative Variance to permit a reduction of the minimum access spacing between the Subject Property's single full access connection on North Occident Street and certain adjacent connections to the north and south. The County Engineer found the Administrative Variance approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Major Modification request subject to the conditions set out in the Development Services Department staff report (as revised), based on the applicant's general site plan submitted November 18, 2022.

Pamela Jo Hatley January 5, 2023
Pamela Jo Hatley PhD, DD Date:

Land Use Hearing Officer

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
IN RE: ZONE HEARING MASTER HEARINGS))))))		
TRANSCI	ZONING MASTER HEARING RIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master		
DATE:	Monday, December 12, 2022		
TIME:	Commencing at 6:04 p.m. Concluding at 9:15 p.m.		
Reported	via Cisco Webex Videoconference by: Vicki Parent, CER No. 1255		

1	the quickest way around and so we do know that there'll be some
2	cut through traffic.
3	HEARING MASTER: And your site won't be gated?
4	MR. SULLIVAN: No, ma'am.
5	HEARING MASTER: Okay.
6	MR. SULLIVAN: It is it's a public subdivision.
7	Yes, ma'am.
8	HEARING MASTER: Okay.
9	MR. SULLIVAN: Public roads.
10	HEARING MASTER: All right. Thank you, sir. If
11	nothing else, then from the applicant, that that closes the
12	hearing I'm sorry. You had something.
13	MR. SULLIVAN: Just a housekeeping on for the
14	record, for proposed conditions 7A, 7B and 7C are existing
15	conditions of Boyette Road, just for the record.
16	HEARING MASTER: Okay.
17	Mr. SULLIVAN: Thank you.
18	HEARING MASTER: Thank you, sir. All right. That
19	closes the hearing on Rezoning PD 22-1195.
20	
21	
22	
23	
24	MR. GRADY: The final item on tonight's Agenda is
25	Agenda Item D.8, Major Mod Application 22-1339. The applicant

is JEB Investment Group LLC. The request is for a major 1 modification to existing plan development. Tania Chapela will provide staff recommendation after presentation by the applicant. We did submit a revised report that updated and corrected the recommended zoning conditions of approval. again, Tania Chapela will provide staff recommendation after presentation by the applicant. 8 HEARING MASTER: All right. MS. POLLACK: Good evening. 9 HEARING MASTER: 10 Hi. MS. POLLACK: Anne Pollack, 433 Central Avenue, Saint 11 Pete, representing JEB Investment Group, who is the owner and 12 13 the applicant here. I've got the site plan here. The -- see it 14 pretty good. So the subject property has an existing 6,044 15 square foot warehouse building on it and the current zoning allows warehouse distribution and storage uses. The zoning was 16 17 originally approved in 1987. So what we're here for is to 18 request a major mod to add minor industry, which is essentially assembling and manufacturing, outdoor storage, to have it 19 20 officially approved, accessory retail, 300 square feet, a very 21 small amount and wholesale distribution trade. 22 The applicant runs a fence company at the property and 23 has for many years and now he'd like the opportunity to manufacture onsite, as well as store and sell his materials, 24 which is already allowed. So we are not making any additions or 25

external changes to the building. We're not proposing any new 1 2 buildings. Nothing is changing the height or anything. pretty much all staying the same, we're just adding the new And this is all in accordance -- much of it is all in accordance with the existing zoning approval. We -- for the most part, kept the conditions that would might be still be applicable and gotten rid of the ones that have been taken care 8 of over the years. So the property is in the -- the urban service area. It has a future land use designation of LI. 9 I think this map of the Planning Commission really accurately 10 11 shows what we're talking about. The properties that a little bitty purple area there amidst all the light industrial. 12 13 As confirmed by the Planning Commission in their 14 report, the request is consistent with the policies, objectives 15 and goals of the comp plan. It's also consistent with the surrounding uses and compatible with the surrounding area as 16 17 it's sensitive to the character of the existing development. 18 And this is confirmed by the zoning staff in their staff report. So for the future land use, as you can see on the -- the north, 19 20 south and west, it's all designated light industrial. To the 21 east is RES-6. The property to the north is zoned M.

25 to the west is also zoned the SPIAP-3 and it's a wide CSX

food packaging plant to the south is SPIAP-3 because of the

airport nearby. And that's a -- a light manufacturing, I think

it's an engineer company. And the property behind the building

22

23

24

railroad right-of-way providing a large buffer to further light industrial uses.

The project is proposing light industrial uses, generally abutting light industrial uses. And the staff report concurs that the development pattern and character of the west side of North Occident Street contains similar light industrial uses and therefore the proposed additional uses to the site are compatible. Now, of course, as you can see to the east across Occident, there is a single-family residential subdivision, but this property has been designed over the years to be compatible.

I'm going to go back to the site plan. As you can see, the existing building is on the far west side, about as far away as it can be from the eastern boundary. And it's almost, I think, 208 feet from North Occident, which is close to the amount that if you were to actually do the public notice from that building, you would be beyond. It really limits the possibility of any noise or disruption from the building, specifically. The site is surrounded by a fence to the north and south adjacent to the light industrial uses. But it also has an eight-foot masonry wall along the front and an opaque gate at the front. So the gate is open during working hours, but the rest of the time it's closed. And so you really don't see in -- interior to the space.

And the project will comply with all landscaping and buffering requirements. Open storage would not be visible from

the street as it is today. And the additional uses actually 1 will only have an increase of 1:00 p.m. and 1:00 a.m. peak hour trip. So there should be really little impact to the roads. The conditions of approval are really all designed to ensure that the proposing the -- surrounding properties are not negatively affected. And again, these are -- much of them are consistent with what has been there. We would request one 8 change to the setback conditions. It's not really a change. It's sort of more of a typo fix. The front setback, it says 9 north along causeway. 10 HEARING MASTER: Which condition was it? 11 12 Sorry. It says condition number --MS. POLLACK: 13 MS. CHAPELA: I'm sorry, it's in the first condition, 14 number one or --15 MS. POLLACK: Condition number two. Condition number two states that the front setback is the north along Causeway. 16 17 It's actually the east along North Occident. And then the side 18 set --MR. GRADY: It's been corrected in the revised. 19 20 MS. POLLACK: Terrific. I didn't get that today when 21 I got the report. Okay. So and then the side setback is north, 22 south, not east, west. So great. 23 MR. GRADY: Corrected, yeah. 2.4 MS. POLLACK: Okay. Perfect. Thank you, Brian. 25 So we're also proposing 300 square feet of retail

It's purely accessory to the principle uses. 1 confirmed with the Planning Commission that this would fall under warehouse showroom with retail sales, which is permitted by the comp plan in light industrial and therefore doesn't become subject to the commercial locational criteria that would otherwise. We have not gotten any calls or correspondence from any neighbors and I didn't see any in the County file as well. 8 We are complying with all parking, storm water, landscaping buffering requirements. There's a sidewalk along the front 10 11 existing and we're not requesting any variances. 12 So as I stated, the -- we have a -- we're generating 50 or fewer total cumulative peak hour trips and actually only 13 14 one additional a.m. and one additional p.m. peak hour trip 15 because Occident Road is a substandard road, officially, we've 16 requested two AVs, which have both been determined to be 17 approvable. One allows the applicant not to have to comply with 18 with the driveway spacing requirements. The single ingress and egress, which is not moving and has been there for many years, 19 does not meet the driveway spacing between the driveway to the 20 21 north and the south. But, of course, moving it would not make it work either because it doesn't meet either side. 22 23 fortunately, that has been deemed approvable. The other one allows us variance from the adopted 24

roadway cross section requirements, given the current geometry

25

of North Occident, which is deemed to adequately serve the area. 1 And again, that one has also been deemed approvable. Russell Ottenberg, a certified planner with Plan Edge is here to discuss this if you have any questions and he can also answer any questions about the site plan. The applicant is also here. With a determination of consistency by the Planning 6 Commission and determination by your zoning staff, the project is approvable, we would respectfully request your support today. 8 HEARING MASTER: Okay. Thank you. I don't have any 9 questions for you. 10 11 MS. POLLACK: Thank you. 12 HEARING MASTER: Thank you. All right. Development Services. 13 14 MS. CHAPELA: Tania Chapela, Development Services. 15 The applicant request to allow a maximum of 6,044 square feet of 16 warehouse, office, wholesale distribution trade, minor industry, 17 outdoor storage and accessory retail uses. The subject site is located to the east of North Occident Street, which is developed 18 with light industrial uses along the west and residential 19 single-family development to the east. The development pattern 20 21 and character of the west side North Occident Street contains 22 similar light industrial uses and therefore the proposed 23 additional uses to decide are compatible. 24 The project provides visual mitigation to the 25 surrounding residential uses, providing buffering and screening

requirements. Also, the site is surrounding -- surrounded by a 1 fence to the northwest, south and a masonry wall with a 2 (inaudible) gate at the entrance to the site at the east end. The open storage shown in the center and north side of the site will be fully enclosed and not visible from the street. Given the above, Staff finds the proposed modification 6 to be compatible with the existing use with the surrounding properties and in keeping the general development pattern of the 8 area. Staff recommends approval of the applicant's request, 9 subject to conditions. And this concludes my presentation. 10 11 Thank you. 12 HEARING MASTER: Thank you, Ms. Chapela. All right. Planning Commission. 13 14 MILLS: Yeneka Mills, Planning Commission Staff. 15 subject property is located within the light industrial Future 16 Land Use Category, the urban service area in the town and 17 country community plan area. The application is consistent with Objective 8 and Policy 8.1 of the Future Land Use Element, as 18 the proposed uses are typical of what's expected within the 19 20 light industrial future land use category and stays within the 21 maximum FAR that's allowed within that category as well. 22 The project proposes light industrial uses that are 23 compatible with the surrounding area. The proposed retail use 24 is limited to 300 square feet. It is accessory to the principal 25 manufacturing and warehouses uses of the site, as consistent

with the light industry future land use category. The proposed 1 rezoning is also consistent with Objective 16, 16.1, 16.2 and 16.3, as North Occident Street is a collector roadway appropriate for higher density, non-residential uses, as well as the request is compatible with the surrounding development The town and country community plan does not include any applicant policies or strategies that address this particular area. And based on those considerations, Planning 8 Commission Staff finds to propose major modification consistent 9 with the unincorporated Hillsborough County Comprehensive Plan 10 subject to conditions proposed by Development Services 11 12 Department. Thank you. HEARING MASTER: All right. Thank you, Ms. Mills. 13 14 there anyone here or online who wishes to speak in support of 15 this application? I do not hear anyone. 16 Is there anyone here or online who wishes to speak in opposition to this application? I do not hear anyone. 17 18 right. Development Services. Anything further? MR. GRADY: Nothing further. 19 20 HEARING MASTER: Okay. An applicant. And applicant, 21 nything further? Okay. Nothing further. Thank you. Be sure and sign in with the Clerk. I don't think I saw you do that. 22 23 All right. That closes the hearing on Major Modification 24 22-1339. And I believe that's our last application this 25 evening. So that concludes the Zoning Hearing Master Meeting



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



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

Context

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

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

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

MM 22-1339 2

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

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

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

MM 22-1339 3

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN **5.1 COMPATIBILITY**

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

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

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

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The application is consistent with Objective 8 and Policy 8.1 as the proposed uses are typical for what is expected in the Light Industrial future land use category and stays within the maximum allowable FAR of 0.75. The project proposes light industrial uses that are compatible with the surrounding light industrial, light, and heavy commercial uses. The proposed retail use limited to 300 square feet is accessory to the principal manufacturing and warehousing uses of the site. The accessory retail use proposed is consistent with the "warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use)" described as typical uses in the Light Industrial future land use category.

MM 22-1339

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

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of the west side of North Occident Street contains similar light industrial uses and therefore the proposed additional uses to this site are compatible.

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

Overall, staff finds that the proposed light industrial uses within the Urban Service Area are compatible with the surrounding area and appropriate for the Light Industrial future land use category. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

MM 22-1339 5

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ MM 22-1339

<all other values> CONTINUED

Tampa Service WITHDRAWN Urban Service PENDING

DENIED

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

Jurisdiction Boundary County Boundary

Shoreline

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL-1/10 (.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-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

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

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) HEAVY INDUSTRIAL (.50 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

CITRUS PARK VILLAGE

1,380 920

460

Map Printed from Rezoning System: 9/2/2022 Author: Beverly F. Daniels

Fle: G:\RezoningSystem\MapPre



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

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

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: JEB Investment Major Modification		
Zoning File: RZ-PD (87-0143)	Modification: MM (22-1339)	
Atlas Page: None	Submitted: 01/11/23	
To Planner for Review: 01/11/23	Date Due: ASAP	
Anne Pollack, Fletcher Fischer Pollack PL Contact Person:	Phone: 813-968-1921/apollack@ffplegal.com	
Right-Of-Way or Land Required for I		
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.	
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General	
Reviewed by: Tania C. Chap	ela _{Date:} 01-12-2023	
Date Agent/Owner notified of Disapp	roval:	



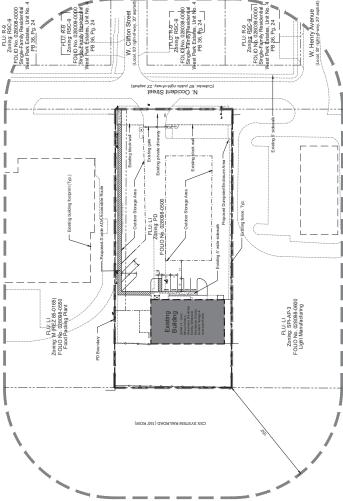
Received
January 11, 2023
Band of Programmer Control Bands Bands Bands Transport
No. 25g Services
Services

PD (87-0143)

PROJECT DATA TABLE

Gous Acmage

Chol Nos.
Esseing FLU Designation
Esseing Zaming
Proposed Zoning
Community Parming Acea
Esseing Use
Proposed Uses -



The South 180 feet of the North 320 feet of the South 590 feet of the West 390 feet of the North 34 of the East 1/2 of Section 32, Township 28 South, Range 18 East, Hilsborough County, Forida. Also described as the North 160.00 feet of the South 420.00 feet of the West 380.00 feet of the North 34 of the East 1/2 of Seefon 92, Township 28 South, Range 18 East, Hilsborough County, Florida.

OWNER / DEVELOPER:
JEB Investment Group, LLC
5804 N. Occident St.
Tampa, FL 38614
Amt. M. Javon Upadhaya
T; (813) 988. 1921
JBognolo@ence4u.biz

REPRESENTATIVE
Arne Q. Polladk, Esq.
433 Central Ave., Ste. 401
St. Petersburg, FL 33701
T. (613) 892-836
apolladk@ffplegal.com

PLANNER / ENGINEERS:
Planeng, Inc.
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
Attr: Russell Ottenberg
T; (813) 962.1752
russell@planeng.com

5804 N. Occident Street, Tampa, Florida Good Neighbor Fence Company

Scale As Noted

Town and Country

4 spaces 3 spaces 1 space 8 spaces 0.10

2 spaces 6 spaces 8 spaces

Minimum Lot Sibre - Occus Busings Aven - Aven - Occus Busings Aven - Aven - Occus Busings Aven - Occus Busings Aven - Aven - Occus Busings Aven - Occus Busings Aven - Occus Busings Aven - Occus Busings - Occus

Dee Reviewed by Pan Description Site Plan for Major Modification to PD 87-0143

SOS-OSOSHCC

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Richard Perez, AICP PLANNING AREA: TNC/Northwest		DATE: 11/30/2022 AGENCY/DEPT: Transportation PETITION NO: MM 22-1339
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attach	ed conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF ZONING APPROVAL

New Conditions:

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

PROJECT SUMMARY AND ANALYSIS

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

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

Trip Generation Analysis

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

Approved PD Zoning:

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

Proposed Modification:

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

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Osc/5120	Two-Way Volume	AM	PM
Difference (+/-)	+16	+1	+1

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site fronts N. Occident St.

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

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

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

SITE ACCESS

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

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

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

REQUESTED ADMINISTRATIVE VARIANCE: SUBSTANDARD ROADWAY

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

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

REQUESTED ADMINISTRATIVE VARIANCE: ACCESS SPACING

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

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

LEVEL OF SERVICE (LOS)

Occident St. is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]

Sent: Tuesday, November 29, 2022 6:32 PM

To: jay@planeng.com

CC: Russell Ottenberg [russell@planeng.com]; apollock@ffplegal.com; Chapela, Tania [ChapelaT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org];

Tirado, Sheida [TiradoS@hillsboroughcounty.org]; PW-CEIntake [PW-

CEIntake@hillsboroughcounty.org]; Morales, Cintia [MoralesCS@hillsboroughcounty.org]

Subject: FW: RE MM 22-1339

Attachments: 22-1339 AVReq 11-22-22 1.pdf; 22-1339 AVReq 11-22-22 2.pdf

Importance: High

Jay,

I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 22-1339 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 <u>PW-CEIntake@hillsboroughcounty.org</u>

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment 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

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

Sent: Wednesday, November 23, 2022 9:50 AM

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

Cc: Morales, Cintia < Morales CS@ hillsboroughcounty.org>; Perez, Richard

<PerezRL@hillsboroughcounty.org>

Subject: FW: RE MM 22-1339

Importance: High

Hello Mike,

The attached administrative Variances are approvable to me, please include the following people in your response email:

jay@planeng.com russell@planeng.com apollack@ffplegal.com chapelat@hillsboroughcounty.org perezrl@hillsboroughcounty.org

Best Regards,

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

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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```
From: Rome, Ashley < Rome A@hillsboroughcounty.org >
Sent: Tuesday, November 22, 2022 2:43 PM
To: Allen, Cari < AllenCA@ hillsboroughcounty.org >; Andrea Papandrew < papandrewa@plancom.org >;
Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>;
Bryant, Christina < BryantC@epchc.org>; Cabrera, Richard < CabreraR@HillsboroughCounty.ORG>;
Dalfino, Jarryd < DalfinoJ@hillsboroughcounty.org >; Santos, Daniel < daniel.santos@dot.state.fl.us >;
David Skrelunas < David. Skrelunas @ dot. state.fl.us>; Dickerson, Ross
<DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>;
Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Glorimar Belangia
<Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; Hansen, Raymond
<HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>;
Hummel, Christina < <a href="https://example.com/hillsboroughcounty.org">HummelC@hillsboroughcounty.org</a>; Impact Fees
<ImpactFees@hillsboroughcounty.org>; James Hamilton<jkhamilton@tecoenergy.com>; Jillian Massey
<masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos
<llanosk@plancom.org>; Katz, Jonah < KatzJ@hillsboroughcounty.org>; Kyle Brown
<kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey
<Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie,
Jason < Mackenzie J@hillsboroughcounty.org >; McGuire, Kevin < McGuire K@HillsboroughCounty.ORG >;
Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard lienhardm@plancom.org>; O'Hern
Weeks, Abbie <weeksa@epchc.org>; Olivia Ryall <oryall@teamhcso.com>; Perez, Richard
< <u>PerezRL@ hillsboroughcounty.org</u>>; <u>Petrovic, Jaksa < <u>PetrovicJ@ HillsboroughCounty.ORG</u>>; <u>Pezone</u>,</u>
Kathleen < PezoneK@hillsboroughcounty.org >; Ratliff, James < RatliffJa@hillsboroughcounty.org >;
Hessinger, Rebecca < Hessinger @hillsboroughcounty.org >; Renee Kamen < renee.kamen @hcps.net >;
Revette, Nacole < RevetteN@ HillsboroughCounty. ORG>; Carroll, Richard
<CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; RP-
Development < RP-Development@hillsboroughcounty.org>; Salisbury, Troy
<SalisburyT@hillsboroughcounty.org>; Salma Ahmad <ahmads@plancom.org>; Sanchez, Silvia
<sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex
<SteadyA@hillsboroughcounty.org>; Tony Mantegna<tmantegna@tampaairport.com>; Turbiville, John
(Forest) <TurbivilleJ@HillsboroughCounty.ORG>; WetlandsPermits@epchc.org; Woodard, Sterlin
<Woodard@epchc.org>; Yeneka Mills <millsy@plancom.org>
Cc: Grady, Brian < GradyB@HillsboroughCounty.ORG>; Chapela, Tania
<ChapelaT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>;
Morales, Cintia < Morales CS@ hillsboroughcounty.org >; Tirado, Sheida
<TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE MM 22-1339
```

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned: Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Mr. Michael Williams

County Engineer Development Review Director Hillsborough County 601 E. Kennedy Blvd., 20th Floor Tampa, FL 33602

Re: Good Neighbor Fence Company: MM-22-1339

Request for Administrative Variance

FOLIO No. 028098-0500

Dear Mr. Williams,

The purpose of this letter is to request an Administrative Variance from Land Development Code (LDC) per Sec. 6.04.02.B, to meet the requirements of Sec. 6.04.03.L.1, which requires, "Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class" – for N. Occident St., which is classified as a collector road in unincorporated Hillsborough County. The subject property is located within Hillsborough County's Urban Service Area. It is zoned PD and is the subject of a proposed Major Modification (MM, see Appendix A). The proposed uses include Minor Industry, Warehouse Distribution Facility, Wholesale Distribution (Trade), Outdoor Storage & Accessory Retail. The MM proposed triggers the need to comply with the aforementioned LDC section.

1. Pursuant to Sec. 6.04.02.B of the Hills. Co. LDC, N. Occident St. is subject to improvements consistent with drawing No. TS-4 of the Hills. Co. Transportation Technical Manual, which depicts the minimum cross-section requirements for an urban, 2-lane undivided, collector roadway. Access to the subject property is exclusively via N. Occident St. The following table depicts the required and existing cross-sectional elements and whether or not each element of the existing roadway is compliant:

N. Occident Street TS-4 Comparison Table				
	TS-4	Existing		
	Requirement	Roadway	Compliant	Notes
Right-of-Way				
Width	64'	60'	No	
Surface	36' (asphalt)	23' (asphalt)	No	
Lane Width	11' (asphalt)	11.5' (asphalt)	Yes	
Bike Lane Width	7'	None	No	
Sidewalk Width	5'	5'	Yes	
				West side is shoulder and
Curb	Required	East side only	No	swale
Shoulders	N/A	West side only	N/A	East side is curbed

2. Per the traffic statement submitted as part of the MM (see Appendix B), the proposed MM will generate one (1) additional AM and PM peak hour trips, and 16 additional daily trips. As

Page 2 of 6

the existing cross-section of N. Occident St. is largely compliant with TS-4, the proposed MM will not adversely affect its operational aspects.

In addition to the above, Sec. 6.04.02.B.3 of the Hills. Co. LDC requires consideration of the following criteria (in *italics*, with responses in **bold**):

a) There is an unreasonable burden on the applicant.

N. Occident St. is an existing, 2-lane undivided road with 23' of pavement. It has curb and gutter and sidewalk on the eastern side. The east side of N. Occident abuts existing residential development; the west side abuts existing commercial/industrial development. The main area of existing non-compliance with TS-4 is the requirement for buffered bike lanes on both sides of N. Occident St. However, a review of Hillsborough County Sherrif's Office accident reports yielded no known crash reports (bicycle, pedestrian or vehicular) at the subject property's address nor along N. Occident St. for the past year. Furthermore, this area is fully built out; the prospect for future intensification of development, hence, additional traffic requiring reconstruction of N. Occident St. would be speculative. Consequently, the existing geometry of N. Occident St. appears to adequately serves the subject property and surrounding area.

Reconstruction of the roadway to be consistent with TS-4 within the limits of the property's frontage is an unreasonable burden on the Applicant as it would require widening of N. Occident St. including tapers north and south of the subject property and other improvements that would also include a substantial portion of N. Occident St. north and south of the subject property. Furthermore, due to the proximity of W. Clifton St., the intersection of N. Occident St. and W. Clifton St. would need to be reconstructed. This would also likely apply to the intersection of N. Occident St. and W. Henry St. The reconstruction would result in isolated buffered bike lanes only in front of the subject property, unconnected to any other on-street bicycle facilities. As noted above, there have not been any reported bicycle accidents thus there is no apparent benefit to providing isolated, buffered bike lanes not connected to any other on-street bicycle facilities.

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

The proposed MM will generate only one (1) additional trip AM and PM peak hour trip, and only 16 additional daily trips. The additional peak hour trips is a de minimas impact. Additionally, and as noted above, there are no known crash reports along N. Occident St. Consequently, approval of this variance would not be detrimental to the public's health, safety and welfare.

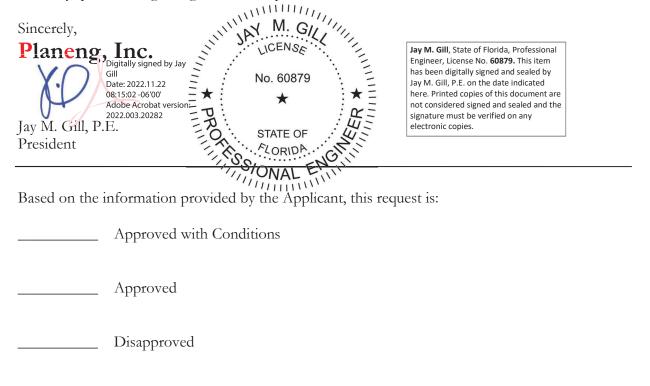
c) Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The subject property only has frontage on N. Occident St. Consequently, N. Occident St. is its exclusive means of access. The subject property has an existing driveway on N. Occident St.; no modifications to the driveway are proposed.

Good Neighbor Fence Company – Request for Administrative Variance MM-22-1339

Page 3 of 6

Based on the above, we respectfully request approval of this Administrative Variance request. If you have any questions regarding this matter, please do not hesitate to contact me.



Michael J. Williams, P.E.

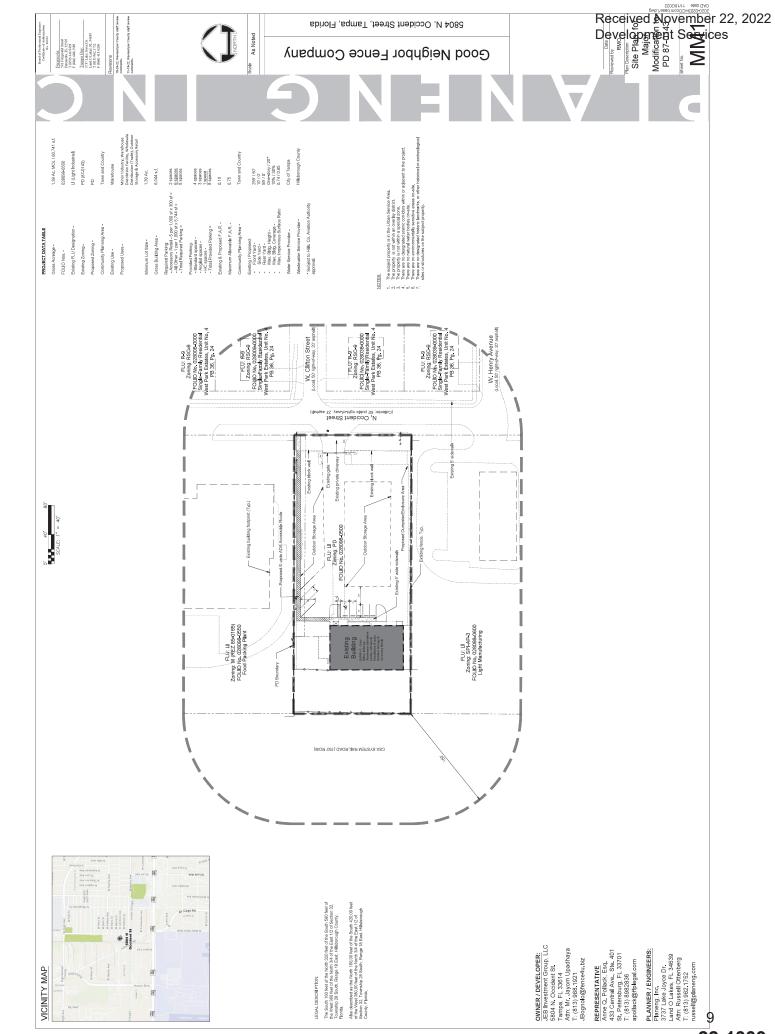
Hillsborough County Engineer on _____

Notice: Consistent with Section 6.04.02.B.8 of the LDC, this variance application may be appealed, as further described in 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

Good Neighbor Fence Company – Request for Administrative Variance MM-22-1339

Page 4 of 6

APPENDIX A



Good Neighbor Fence Company – Request for Administrative Variance MM-22-1339

Page 5 of 6

APPENDIX B



Hillsborough County Development Services

Re: Good Neighbor Fence PD Rezoning Application

To whom it may concern,

Following is a summary of the AM and PM peak hour traffic generation for the referenced project. Pursuant to the ITE Trip Generation Manual (11th Ed.), the proposed project will generate eleven (11) AM Peak Hour trips and thirteen (13) PM Peak Hour trips. The existing development currently generates ten (10) AM Peak Hour trip and twelve (12) PM Peak Hour trips. The foregoing results in one (1) additional AM and PM Peak Hour trip. The proposed project will generate 75 daily trips whereas the existing development generates 59 trips. This results in an additional 16 daily trips.

These trip generations are based upon the printouts from the ITE Trip Generation Manual for each of the scenarios described above and are attached hereto. The trip generation results are tabulated below:

	Existing Use	Proposed Use		
Peak	(LUC 180, 6,044			
	s.f.)	LUC 180 (5,744 s.f.)	LUC 814 (300 s.f.)	Total
AM Peak	10	10	1	11
PM Peak	12	11	2	13
Daily				
Trips	59	56	19	75

If you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

Planeng, Inc.

Russel Ottenber

Russell M. Ottenberg Vice President

Specialty Trade Contractor

(180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

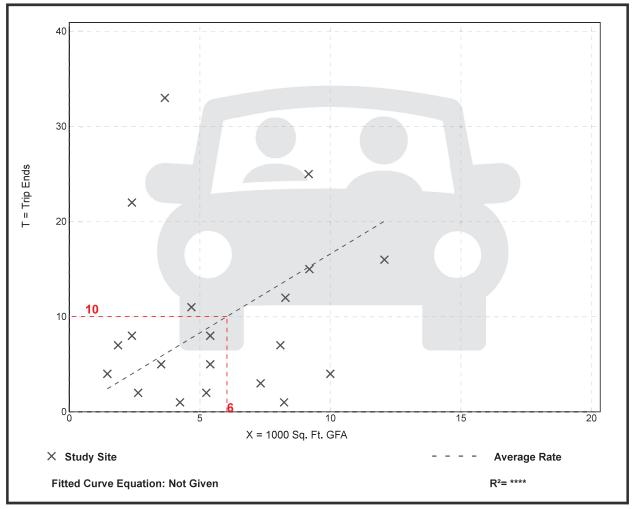
Number of Studies: 20 Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.66	0.12 - 9.17	2.00

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Specialty Trade Contractor

(180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

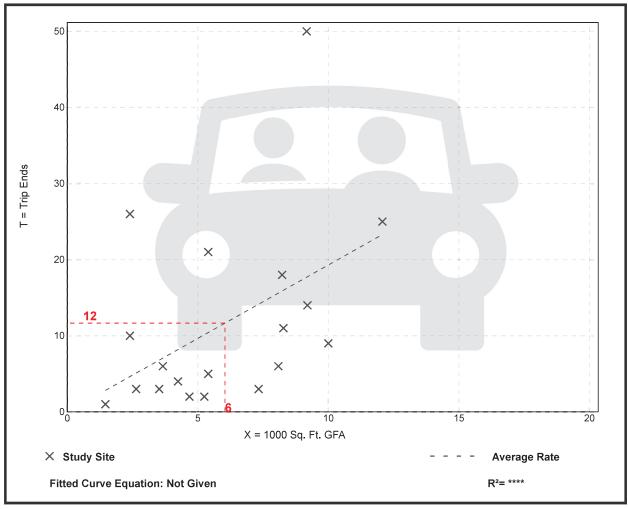
Number of Studies: 19 Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
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Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

(180)

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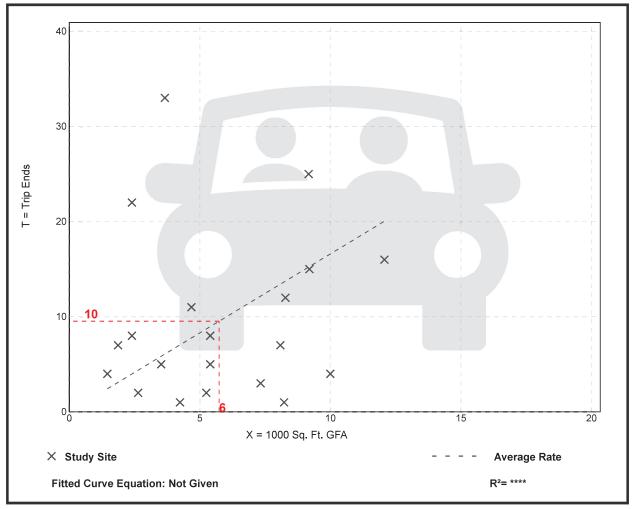
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Data Plot and Equation



Trip Gen Manual, 11th Edition

Variety Store

(814)

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On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

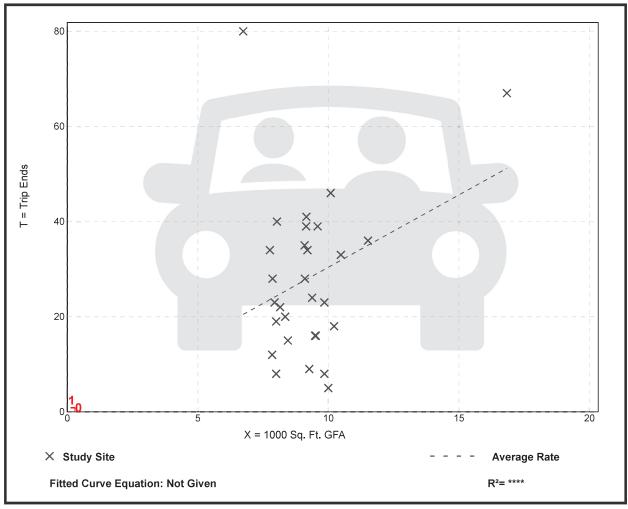
Number of Studies: 29 Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.04	0.50 - 11.87	1.91

Data Plot and Equation



Trip Gen Manual, 11th Edition

(180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

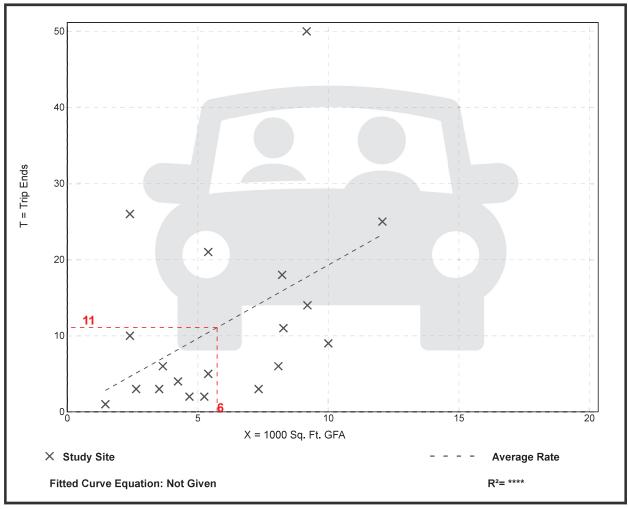
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Trip Gen Manual, 11th Edition

Variety Store

(814)

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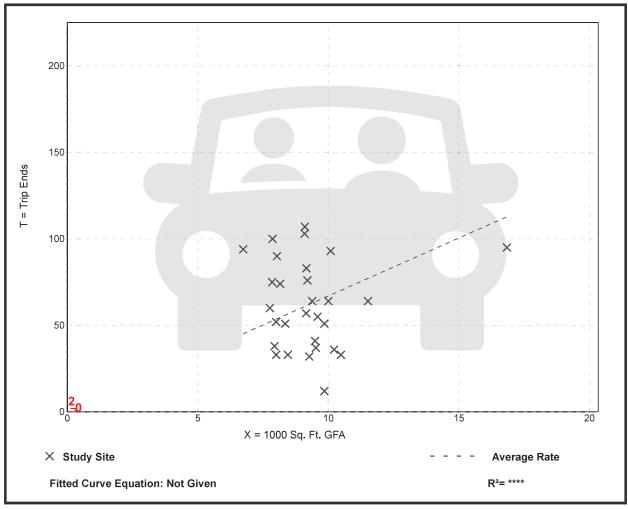
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Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
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Data Plot and Equation



Trip Gen Manual, 11th Edition

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On a: Weekday

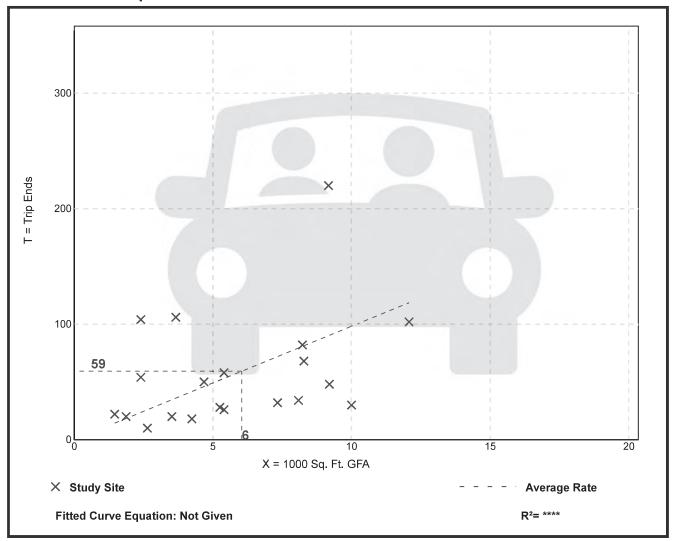
Setting/Location: General Urban/Suburban

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Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
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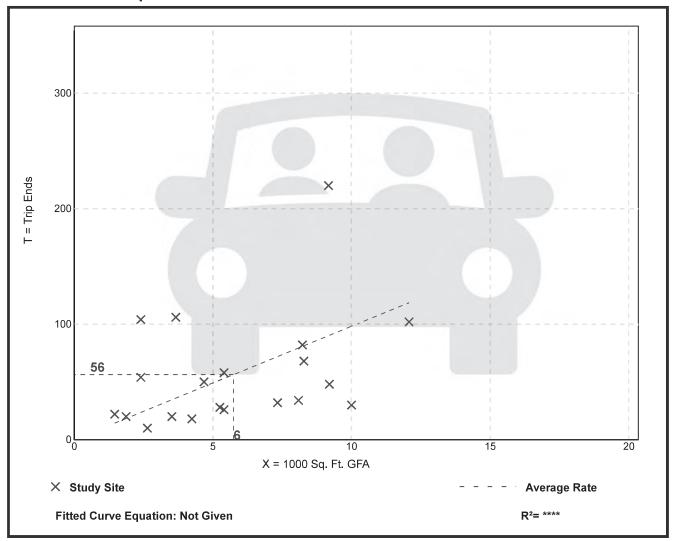
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Variety Store

(814)

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On a: Weekday

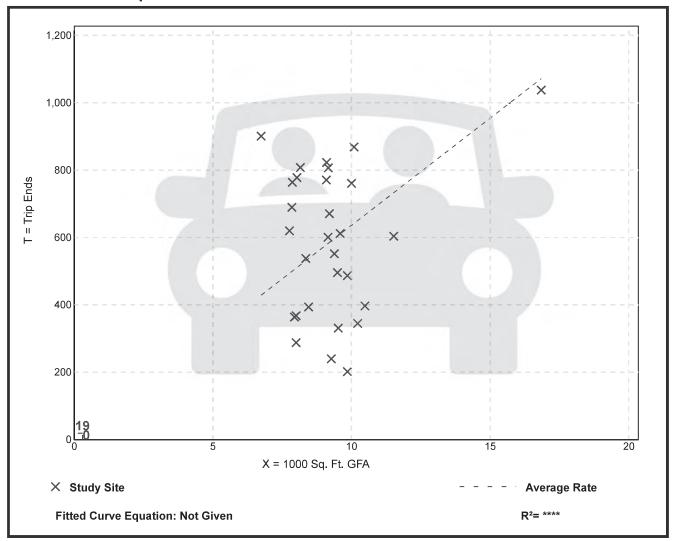
Setting/Location: General Urban/Suburban

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Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.66	20.51 - 133.68	25.23



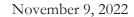
Good Neighbor Fence Company – Request for Administrative Variance MM-22-1339

Page 6 of 6

APPENDIX C

Received November 22, 2022 Development Services 1 P DRAWING NO. SHEET NO. TYPE 'F' CURB & GUTTER EXIST. GROUND SOD R/W LINE UTILITY POLES SIDEWALK FLAT 0.02 5, + SOD **URBAN COLLECTORS** (2 LANE UNDIVIDED) **TYPICAL SECTION** BUFFERED BIKE LANE MAX. ALLOWABLE DESIGN SPEED - 40 MPH 64' MIN. RIGHT OF WAY (RESIDENTIAL & NON RESIDENTIAL) BASE 5,000 TO 10,000 AADT 0.02 -PROFILE GRADE TYPICAL SECTION TYPE "B" STABILIZATION -LBR 40 C CONST 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 TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK). THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) 0.02 1 SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS. Hillsborough County Florida BUFFERED BIKE LANE ASPHALT. SOD 0.02 TYPE 'F' CURB & GUTTER-**TRANSPORTATION** -UTILITY POLES ALL DIMENSIONS SHOWN ARE MINIMUM. SODISIDEWALK **TECHNICAL** 0.02 MANUAL -FLAT **EXIST. GROUND** W/A TINE REVISION DATE: 21/01 22 * 4 2 ...

† 4



Mr. Michael Williams

County Engineer Development Review Director Hillsborough County 601 E. Kennedy Blvd., 20th Floor Tampa, FL 33602

Re: Good Neighbor Fence Company: MM-22-1339

Request for Administrative Variance

FOLIO No. 028098-0500

Dear Mr. Williams,

The purpose of this letter is to request an Administrative Variance from Land Development Code (LDC) per Sec. 6.04.02.B, to meet the requirements of Sec. 6.04.07, Table: Minimum Spacing. The subject property is located within Hillsborough County's Urban Service Area. It is zoned PD and is the subject of a proposed Major Modification (MM, see Appendix A). The proposed uses include Minor Industry, Warehouse Distribution Facility, Wholesale Distribution (Trade), Outdoor Storage & Accessory Retail. The MM proposed triggers the need to comply with the aforementioned LDC section.

Pursuant to Sec. 6.04.07 of the Hills. Co. LDC, the minimum required connection spacing along N. Occident St. is 245'. As can be seen in the Driveway Spacing Exhibit (Appendix B), the existing spacings are as follows:

- 150' to the commercial driveway immediately to the north (west side of N. Occident St.)
- 175' to the commercial driveway immediately to the south (west side of N. Occident St.)
- Five (5) feet to Clifton St. to the north (east side of N. Occident St.)
- 187' to W. Henry Ave. to the south (east side of N. Occident St.)

Per the traffic statement submitted as part of the MM (see Appendix C), the proposed MM will generate one (1) additional AM and PM peak hour trips, and 16 additional daily trips. As the existing driveway is roughly centered between the adjoining driveways to the north and south, and the single, additional peak hour trip is de minimas, the existing driveway location will not adversely affect N. Occident St.

In addition to the above, Sec. 6.04.02.B.3 of the Hills. Co. LDC requires consideration of the following criteria (in *italics*, with responses in **bold**):

a) There is an unreasonable burden on the applicant.

Sec. 6.04.07 of the LDC requires a minimum connection spacing of 245'. As noted above, the adjoining connections in both directions are less than 245'. Consequently, it is physically impossible to relocate the driveway such that it is 245' away from any, let alone all of, the other existing connection points. Since it is physically impossible to meet the required spacing, this is an unreasonable burden on the Applicant.

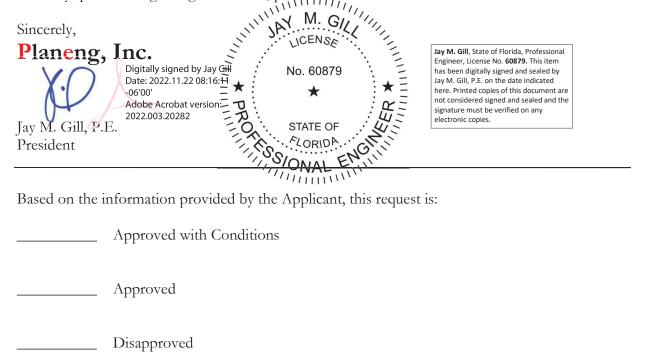
b) The variance would not be detrimental to the public health, safety, and welfare.

The subject property's existing driveway is roughly centered between the two existing driveways for the immediately adjoining properties; a slight modification of the subject property's driveway will not materially improve the operational aspects of the subject property, those of the adjoining properties or N. Occident Street in general. Given the project's minimal peak hour trip generation coupled with the absence of accidents along N. Occident St., the proximity of the property's existing driveway to W. Clifton St. is not nor will be detrimental. Consequently, approval of this variance would not be detrimental to the public's health, safety and welfare.

c) Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The subject property has frontage exclusively on N. Occident St. The subject property has an existing driveway on N. Occident St. The location of the existing driveway cannot be altered to meet minimum spacing requirements. Maintaining the existing location of the driveway will not be detrimental to the health, safety and welfare of the public. Consequently, without the requested variance, reasonable access cannot be provided.

Based on the above, we respectfully request approval of this Administrative Variance request. If you have any questions regarding this matter, please do not hesitate to contact me.



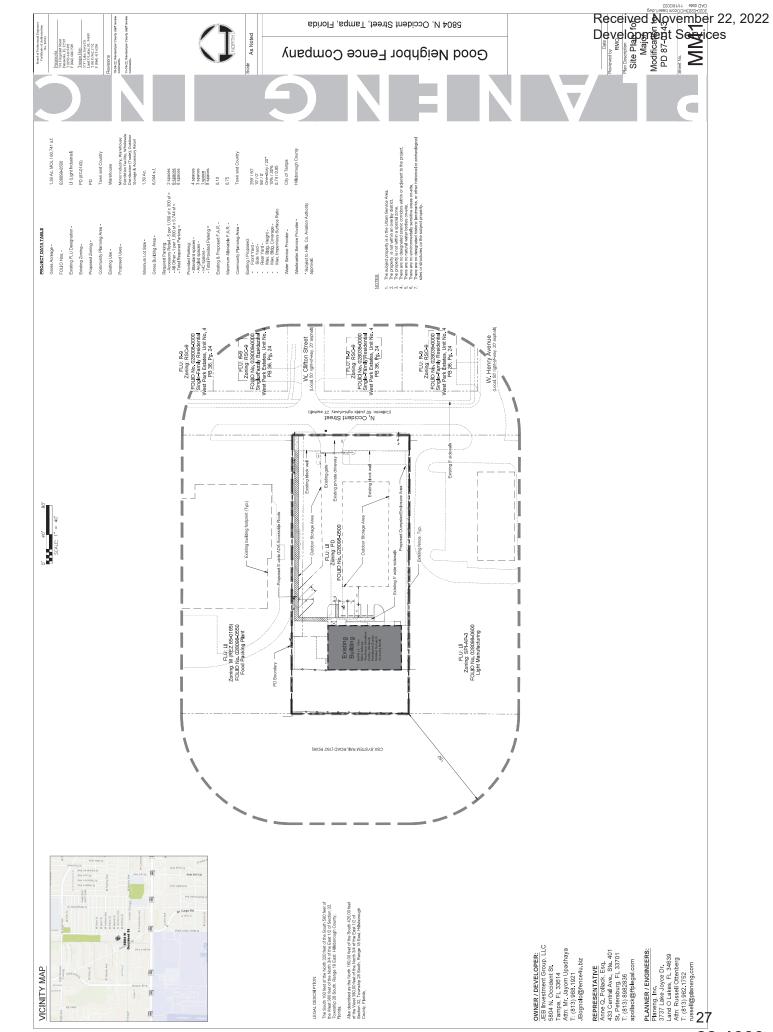
Michael J. Williams, P.E.

Good Neighbor Fence Company – Request for Administrative Variance	
MM-22-1339	Page 3 of o

Hillsborough County Engineer on ______ Notice: Consistent with Section 6.04.02.B.8 of the LDC, this variance application may be appealed, as further described in 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action. Good Neighbor Fence Company – Request for Administrative Variance MM-22-1339

Page 4 of 6

APPENDIX A



Good Neighbor Fence Company – Request for Administrative Variance MM-22-1339

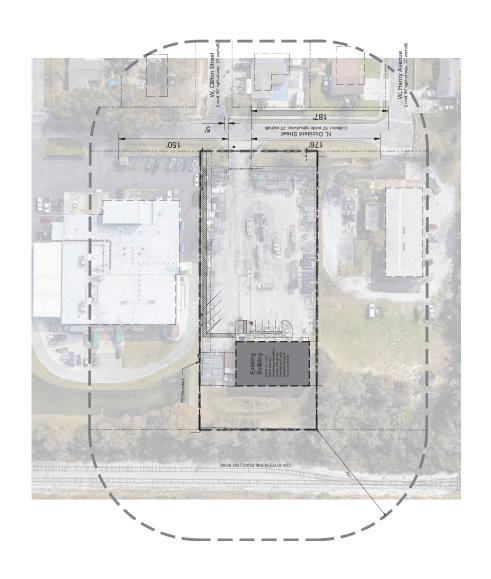
Page 5 of 6

APPENDIX B

Good Neighbor Fence Company

Exercises dispersion of the control of the control





Good Neighbor Fence Company – Request for Administrative Variance MM-22-1339

Page 6 of 6

APPENDIX C



Hillsborough County Development Services

Re: Good Neighbor Fence PD Rezoning Application

To whom it may concern,

Following is a summary of the AM and PM peak hour traffic generation for the referenced project. Pursuant to the ITE Trip Generation Manual (11th Ed.), the proposed project will generate eleven (11) AM Peak Hour trips and thirteen (13) PM Peak Hour trips. The existing development currently generates ten (10) AM Peak Hour trip and twelve (12) PM Peak Hour trips. The foregoing results in one (1) additional AM and PM Peak Hour trip. The proposed project will generate 75 daily trips whereas the existing development generates 59 trips. This results in an additional 16 daily trips.

These trip generations are based upon the printouts from the ITE Trip Generation Manual for each of the scenarios described above and are attached hereto. The trip generation results are tabulated below:

Existing Use		Prop	osed Use	
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	s.f.)	LUC 180 (5,744 s.f.)	LUC 814 (300 s.f.)	Total
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Trips	59	56	19	75

If you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

Planeng, Inc.

Russel Ottenber

Russell M. Ottenberg Vice President

(180)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

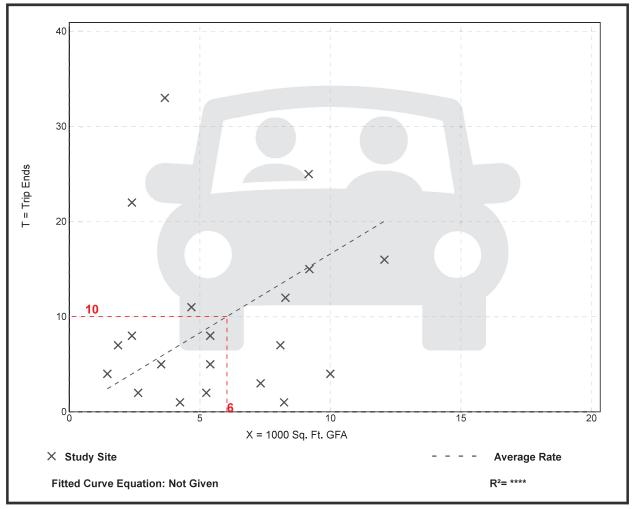
Number of Studies: 20 Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 74% entering, 26% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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Data Plot and Equation



Trip Gen Manual, 11th Edition

(180)

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On a: Weekday,

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Setting/Location: General Urban/Suburban

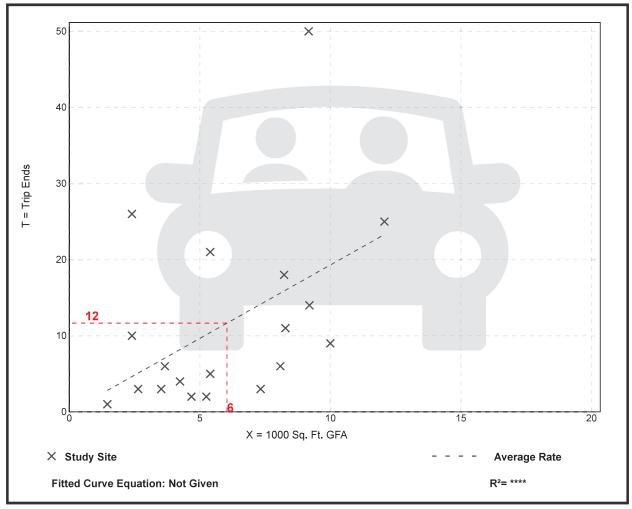
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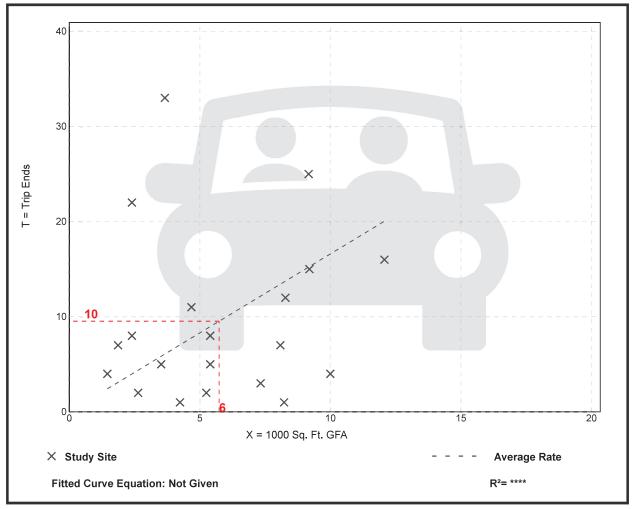
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Trip Gen Manual, 11th Edition

Variety Store

(814)

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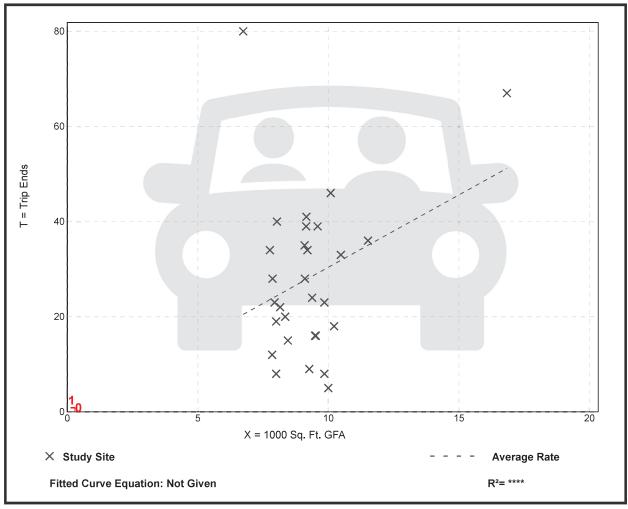
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Trip Gen Manual, 11th Edition

(180)

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Setting/Location: General Urban/Suburban

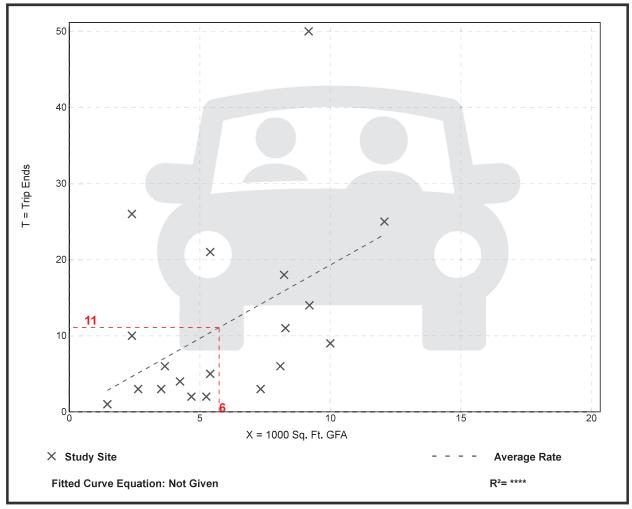
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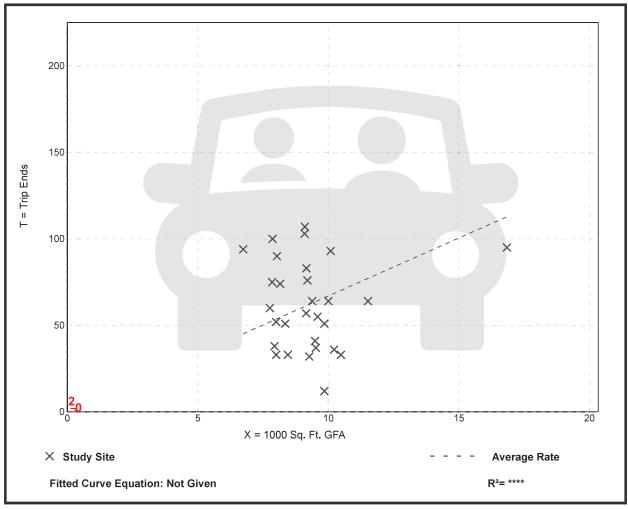
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Trip Gen Manual, 11th Edition

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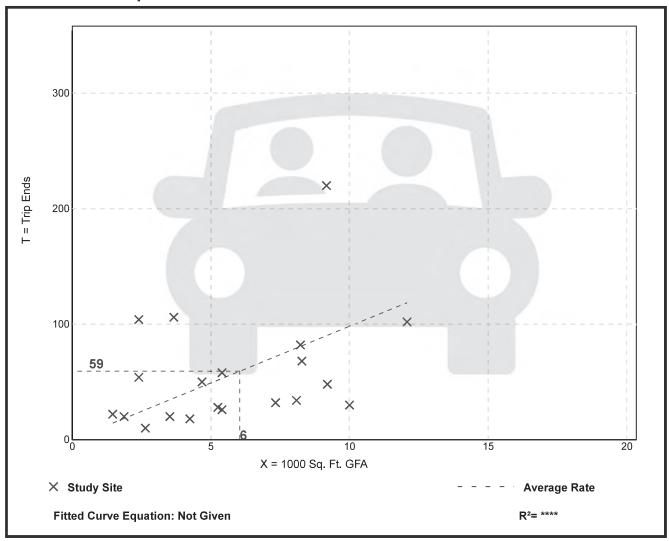
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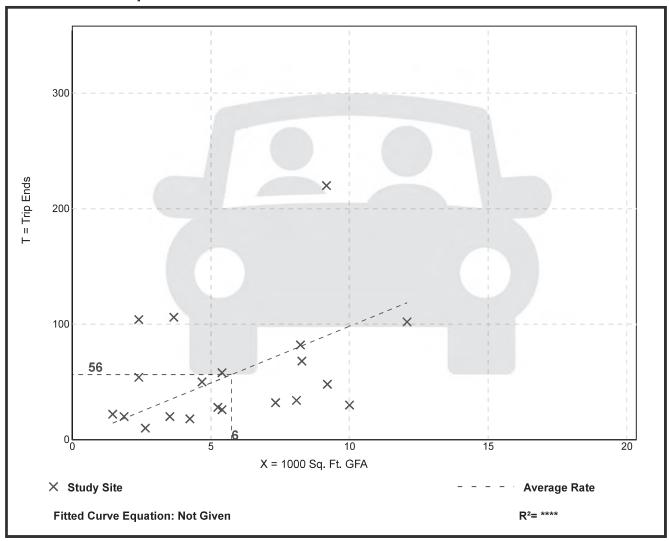
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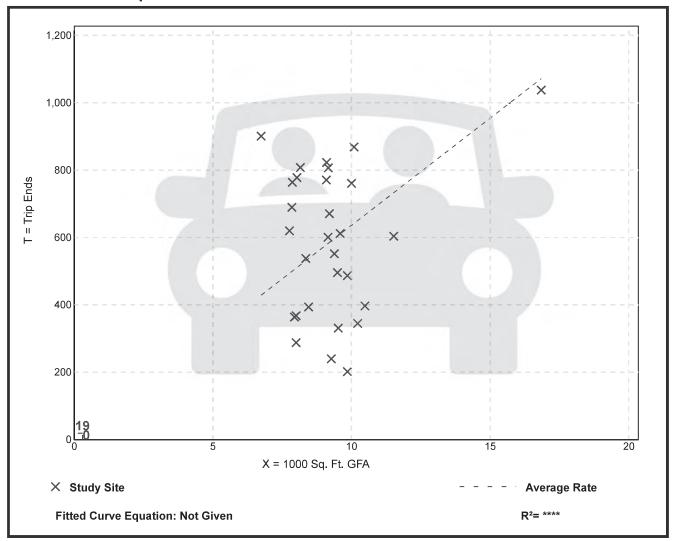
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63.66	20.51 - 133.68	25.23



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N. Occident Rd.	County Local - Urban	2 Lanes ⊠ 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 H			
Existing	59	10	12	
Proposed	75	11	13	
Difference (+/-)	+/-16	+/-1	+/-1	

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

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

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
N Occident Rd./Substandard Roadway	Administrative Variance Requested	Approvable		
N Occident Rd./Minimum Access (driveway) spacing	Administrative Variance Requested	Approvable		
Notes:				

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

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	ΓΙΟΝ NO.: MM22-1339 REVIEWED BY: Randy	Rochelle	DATE: <u>10/6/2022</u>		
FOLIC	FOLIO NO.: 28098.0500				
	WATER				
	The property lies within the <u>City of Tampa</u> Water S contact the provider to determine the availability of wa		The applicant should		
	A inch water main exists (adjacent to the site), site) This will be the likely could be additional and/or different points-of-connect application for service. This is not a reservation of cap	point-of-connection determine	ection, however there		
	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 Wastew should contact the provider to determine the availabil	ater Service Aity of wastewa	rea. The applicant ter service.		
	A 8 inch wastewater gravity main exists (adjaction (adjaction)) and is located east of the second (adjaction) and (adjaction)	subject propert point-of-connection determine	ty within the Right-of- ection, however there		
	Wastewater collection system improvements will connection to the County's wastewater system. The and will need to be completed by the prior that will create additional demand on the system.	improvements	s include		

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management			DATE: 25 Aug. 2022		
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APP	LICANT: Anne Pollack	PETITION	NO: <u>RZ-PD 2</u>	22-1339	
LOCATION: Not listed					
FOLIO NO: 28098.0500		SEC:	TWN:	RNG:	
	This agency has no comments.				
	This agency has no objection.				
	This agency has no objection, subject to listed o	or attached c	onditions.		
	This agency objects, based on the listed or attac	ched condition	ons.		
COMMENTS:					



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 12/07/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: JEB Investment Group, LLC **PETITION NO:** 22-1339

LOCATION: 5804 N Occident St

FOLIO NO: 28098.0500

Estimated Fees:

WarehouseManufacturingLight Industrial(Per 1,000 s.f.)(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$1,337Mobility: \$3,315Mobility: \$4,230

Fire: \$34 Fire: \$57

Project Summary/Description:

Urban Mobility, Northwest Fire - Warehouse, Distribution, Industrial (unspecified size)

VERBATIM TRANSCRIPT

ресе	ember 12, 2022			
	ROUGH COUNTY, FLORIDA COUNTY COMMISSIONERS			
IN RE: ZONE HEARING MASTER HEARINGS))))))))			
ZONING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
	PAMELA JO HATLEY Land Use Hearing Master			
DATE: M	Monday, December 12, 2022			
	Commencing at 6:04 p.m. Concluding at 9:15 p.m.			
_	sco Webex Videoconference by: Parent, CER No. 1255			

1	the quickest way around and so we do know that there'll be some		
2	cut through traffic.		
3	HEARING MASTER: And your site won't be gated?		
4	MR. SULLIVAN: No, ma'am.		
5	HEARING MASTER: Okay.		
6	MR. SULLIVAN: It is it's a public subdivision.		
7	Yes, ma'am.		
8	HEARING MASTER: Okay.		
9	MR. SULLIVAN: Public roads.		
10	HEARING MASTER: All right. Thank you, sir. If		
11	nothing else, then from the applicant, that that closes the		
12	hearing I'm sorry. You had something.		
13	MR. SULLIVAN: Just a housekeeping on for the		
14	record, for proposed conditions 7A, 7B and 7C are existing		
15	conditions of Boyette Road, just for the record.		
16	HEARING MASTER: Okay.		
17	Mr. SULLIVAN: Thank you.		
18	HEARING MASTER: Thank you, sir. All right. That		
19	closes the hearing on Rezoning PD 22-1195.		
20			
21			
22			
23			
24	MR. GRADY: The final item on tonight's Agenda is		
25	Agenda Item D.8, Major Mod Application 22-1339. The applicant		

is JEB Investment Group LLC. The request is for a major 1 modification to existing plan development. Tania Chapela will provide staff recommendation after presentation by the applicant. We did submit a revised report that updated and corrected the recommended zoning conditions of approval. again, Tania Chapela will provide staff recommendation after presentation by the applicant. 8 HEARING MASTER: All right. MS. POLLACK: Good evening. 9 HEARING MASTER: 10 Hi. MS. POLLACK: Anne Pollack, 433 Central Avenue, Saint 11 Pete, representing JEB Investment Group, who is the owner and 12 13 the applicant here. I've got the site plan here. The -- see it 14 pretty good. So the subject property has an existing 6,044 15 square foot warehouse building on it and the current zoning allows warehouse distribution and storage uses. The zoning was 16 17 originally approved in 1987. So what we're here for is to 18 request a major mod to add minor industry, which is essentially assembling and manufacturing, outdoor storage, to have it 19 20 officially approved, accessory retail, 300 square feet, a very 21 small amount and wholesale distribution trade. 22 The applicant runs a fence company at the property and 23 has for many years and now he'd like the opportunity to manufacture onsite, as well as store and sell his materials, 24 which is already allowed. So we are not making any additions or 25

external changes to the building. We're not proposing any new 1 2 buildings. Nothing is changing the height or anything. pretty much all staying the same, we're just adding the new And this is all in accordance -- much of it is all in accordance with the existing zoning approval. We -- for the most part, kept the conditions that would might be still be applicable and gotten rid of the ones that have been taken care 8 of over the years. So the property is in the -- the urban service area. It has a future land use designation of LI. 9 I think this map of the Planning Commission really accurately 10 11 shows what we're talking about. The properties that a little bitty purple area there amidst all the light industrial. 12 13 As confirmed by the Planning Commission in their 14 report, the request is consistent with the policies, objectives 15 and goals of the comp plan. It's also consistent with the surrounding uses and compatible with the surrounding area as 16

report, the request is consistent with the policies, objectives and goals of the comp plan. It's also consistent with the surrounding uses and compatible with the surrounding area as it's sensitive to the character of the existing development. And this is confirmed by the zoning staff in their staff report. So for the future land use, as you can see on the -- the north, south and west, it's all designated light industrial. To the east is RES-6. The property to the north is zoned M. There's a food packaging plant to the south is SPIAP-3 because of the airport nearby. And that's a -- a light manufacturing, I think it's an engineer company. And the property behind the building to the west is also zoned the SPIAP-3 and it's a wide CSX

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railroad right-of-way providing a large buffer to further light industrial uses.

The project is proposing light industrial uses, generally abutting light industrial uses. And the staff report concurs that the development pattern and character of the west side of North Occident Street contains similar light industrial uses and therefore the proposed additional uses to the site are compatible. Now, of course, as you can see to the east across Occident, there is a single-family residential subdivision, but this property has been designed over the years to be compatible.

I'm going to go back to the site plan. As you can see, the existing building is on the far west side, about as far away as it can be from the eastern boundary. And it's almost, I think, 208 feet from North Occident, which is close to the amount that if you were to actually do the public notice from that building, you would be beyond. It really limits the possibility of any noise or disruption from the building, specifically. The site is surrounded by a fence to the north and south adjacent to the light industrial uses. But it also has an eight-foot masonry wall along the front and an opaque gate at the front. So the gate is open during working hours, but the rest of the time it's closed. And so you really don't see in -- interior to the space.

And the project will comply with all landscaping and buffering requirements. Open storage would not be visible from

the street as it is today. And the additional uses actually 1 will only have an increase of 1:00 p.m. and 1:00 a.m. peak hour trip. So there should be really little impact to the roads. The conditions of approval are really all designed to ensure that the proposing the -- surrounding properties are not negatively affected. And again, these are -- much of them are consistent with what has been there. We would request one 8 change to the setback conditions. It's not really a change. It's sort of more of a typo fix. The front setback, it says 9 10 north along causeway. HEARING MASTER: Which condition was it? 11 12 MS. POLLACK: Sorry. It says condition number --13 MS. CHAPELA: I'm sorry, it's in the first condition, 14 number one or --15 MS. POLLACK: Condition number two. Condition number two states that the front setback is the north along Causeway. 16 17 It's actually the east along North Occident. And then the side 18 set --MR. GRADY: It's been corrected in the revised. 19 20 MS. POLLACK: Terrific. I didn't get that today when 21 I got the report. Okay. So and then the side setback is north, 22 south, not east, west. So great. 23 MR. GRADY: Corrected, yeah. 2.4 MS. POLLACK: Okay. Perfect. Thank you, Brian. 25 So we're also proposing 300 square feet of retail

space. It's purely accessory to the principle uses. 1 confirmed with the Planning Commission that this would fall under warehouse showroom with retail sales, which is permitted by the comp plan in light industrial and therefore doesn't become subject to the commercial locational criteria that would otherwise. We have not gotten any calls or correspondence from any neighbors and I didn't see any in the County file as well. 8 We are complying with all parking, storm water, landscaping buffering requirements. There's a sidewalk along the front 10 11 existing and we're not requesting any variances. 12 So as I stated, the -- we have a -- we're generating 50 or fewer total cumulative peak hour trips and actually only 13 14 one additional a.m. and one additional p.m. peak hour trip 15 because Occident Road is a substandard road, officially, we've 16 requested two AVs, which have both been determined to be approvable. One allows the applicant not to have to comply with 17 18 with the driveway spacing requirements. The single ingress and egress, which is not moving and has been there for many years, 19 does not meet the driveway spacing between the driveway to the 20 21 north and the south. But, of course, moving it would not make it work either because it doesn't meet either side. 22 23 fortunately, that has been deemed approvable. The other one allows us variance from the adopted 24 25 roadway cross section requirements, given the current geometry

of North Occident, which is deemed to adequately serve the area. 1 And again, that one has also been deemed approvable. Russell Ottenberg, a certified planner with Plan Edge is here to discuss this if you have any questions and he can also answer any questions about the site plan. The applicant is also here. With a determination of consistency by the Planning 6 Commission and determination by your zoning staff, the project is approvable, we would respectfully request your support today. 8 HEARING MASTER: Okay. Thank you. I don't have any 9 questions for you. 10 11 MS. POLLACK: Thank you. HEARING MASTER: Thank you. All right. Development 12 Services. 13 14 MS. CHAPELA: Tania Chapela, Development Services. 15 The applicant request to allow a maximum of 6,044 square feet of 16 warehouse, office, wholesale distribution trade, minor industry, outdoor storage and accessory retail uses. The subject site is 17 18 located to the east of North Occident Street, which is developed with light industrial uses along the west and residential 19 single-family development to the east. The development pattern 20 21 and character of the west side North Occident Street contains 22 similar light industrial uses and therefore the proposed 23 additional uses to decide are compatible. 2.4 The project provides visual mitigation to the 25 surrounding residential uses, providing buffering and screening

requirements. Also, the site is surrounding -- surrounded by a 1 fence to the northwest, south and a masonry wall with a (inaudible) gate at the entrance to the site at the east end. The open storage shown in the center and north side of the site will be fully enclosed and not visible from the street. Given the above, Staff finds the proposed modification 6 to be compatible with the existing use with the surrounding properties and in keeping the general development pattern of the 8 area. Staff recommends approval of the applicant's request, subject to conditions. And this concludes my presentation. 10 11 Thank you. 12 HEARING MASTER: Thank you, Ms. Chapela. All right. Planning Commission. 13 14 MILLS: Yeneka Mills, Planning Commission Staff. 15 subject property is located within the light industrial Future 16 Land Use Category, the urban service area in the town and country community plan area. The application is consistent with 17 Objective 8 and Policy 8.1 of the Future Land Use Element, as 18 the proposed uses are typical of what's expected within the 19 20 light industrial future land use category and stays within the 21 maximum FAR that's allowed within that category as well. 22 The project proposes light industrial uses that are 23 compatible with the surrounding area. The proposed retail use 24 is limited to 300 square feet. It is accessory to the principal 25 manufacturing and warehouses uses of the site, as consistent

with the light industry future land use category. The proposed 1 rezoning is also consistent with Objective 16, 16.1, 16.2 and 16.3, as North Occident Street is a collector roadway appropriate for higher density, non-residential uses, as well as the request is compatible with the surrounding development The town and country community plan does not include any applicant policies or strategies that address this particular area. And based on those considerations, Planning 8 Commission Staff finds to propose major modification consistent with the unincorporated Hillsborough County Comprehensive Plan 10 subject to conditions proposed by Development Services 11 12 Department. Thank you. HEARING MASTER: All right. Thank you, Ms. Mills. 13 14 there anyone here or online who wishes to speak in support of 15 this application? I do not hear anyone. 16 Is there anyone here or online who wishes to speak in 17 opposition to this application? I do not hear anyone. 18 right. Development Services. Anything further? 19 MR. GRADY: Nothing further. 20 HEARING MASTER: Okay. An applicant. And applicant, 21 nything further? Okay. Nothing further. Thank you. Be sure and sign in with the Clerk. I don't think I saw you do that. 22 23 All right. That closes the hearing on Major Modification 22-1339. And I believe that's our last application this 24 25 evening. So that concludes the Zoning Hearing Master Meeting

Transcript of Proceedings November 14, 2022

	NOVELIDEL 14, 2022
	LLSBOROUGH COUNTY, FLORIDA RD OF COUNTY COMMISSIONERS
TN DE.	X)
IN RE: ZONE HEARING MASTER))
HEARINGS)) X
	ING HEARING MASTER HEARING PT 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.
_	ia Cisco Webex Videoconference by: aJon Irving, CER No. 1256

Transcript of Proceedings November 14, 2022

to the December 12, 2022 zoning hearing master hearing. 1 Item A.31 Rezoning PD 22-1257. This application is out of order to be heard and is being continued to the 3 December 12, 2022 zoning hearing master hearing. Item A.32 Rezoning PD 22-1330. This application is being continued by the applicant to the December 12, 2022 zoning hearing master hearing. Item A.33 Rezoning PD 22-1337. This application is 8 being continued by the applicant to the December 12, 2022 zoning 9 hearing mastering hearing. 10 11 Item A.34 Rezoning PD 22-1338. This application is being continued by the applicant to th December 12, 2022 zoning 12 13 hearing master hearing. 14 Item A.35 major mod application 22-1339. This 15 application is being continued by staff to the December 12, 2022 zoning hearing master hearing. 16 17 Item A.36 major mod application 22-1340. This 18 application is out of order to be heard and is being continued to the December 12, 2022 zoning hearing master hearing. 19 20 Item A.37 major mod application 22-1392. This application is out of order to be heard and is being continued 21 22 to the December 12, 2022 zoning hearing master hearing. 23 Item A.38 Rezoning Standard 22-1431. This application is out of order to be heard and is being continued to the 24 December 2 -- is being continued to the January --25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

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

PAGE OF Y

DATE/TIME: 12/12/2022 HEARING MASTER: Pamela To Harley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Todd Pressman (virtual) RZ 22-0927 MAILING ADDRESS 334 S. East Lake Rd CITY Palm Hacker STATE FL ZIP 34685 PHONE 727 - 804-1760 NAME Michael MCLANIS APPLICATION # RZ 22-0927 MAILING ADDRESS 5706 Nex/ CITY / AMPA STATE FC ZIP 386/PHONE 205-7824 NAME MARIYN STITUELL **APPLICATION #** RZ 22-0927 MAILING ADDRESS 7802 W SOTH C CITY Tamed STATE To ZIP 326 PHONE 813 PLEASE PRINT CARRIE KNOX APPLICATION # 177 22-0927 MAILING ADDRESS 5610 NEAL DR CITY TAMPA STATE FL ZIP33617 PHONE 813-504-3396 NAME BELVIN BEST APPLICATION # MAILING ADDRESS 7804 N 57TH ST RZ 22-0927 CITY TAMPA STATE FL ZIP 33617 PHONE 813-985-5206 NAME RIANNY Salvia Cartaya APPLICATION # RZ 22-1496 MAILING ADDRESS _/// Sef et Sner STATE FL ZIP 33584PHONE 8137897929

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

DATE/TIME: 12/12/2022 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION-WILL BE USED FOR MAILING PLEASE PRINT SUN ENTECOST APPLICATION # RZ 22-0567 MAILING ADDRESS 1207 S HOWARD HUE CITY AMPA STATE FC ZIP3360PHONE 8135 46 0998 NAME TODO AMADER **APPLICATION #** RZ 22-0567 MAILING ADDRESS 3515 PAIN PLIVEL 120 CITY Am DA STATE FC ZIP 3366 9PHONE, 813 PLEASE PRINT NAME TIM MYERS APPLICATION # MAILING ADDRESS 13126 LINCOLN RD R7 22-0567 CITY RIVERIEW STATE FL ZIP 33578 PHONE 813-601-5236 PLEASE PRINT APPLICATION # NAME David Wright (virtual) RZ 22-0648 MAILING ADDRESS P.O. Box 273417 CITY Tampa STATE FL ZIP 33688 PHONE NAME Puhar Brooks APPLICATION # 22.000le MAILING ADDRESS 400 A. JAMPA BitazeL CITY JAMES STATE FL ZIP 33602 PHONE 813 543 5900 PLEASE PRINT **APPLICATION #** NAME Maleia Storum RZ 22-0877 MAILING ADDRESS 1410 N. WESTS DORE DING. SUITE! CITY + AMDO STATE FL ZIP 38601 PHONE 813-642-4924

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

PAGE 3 OF 4

DATE/TIME: 12/12/2022 HEARING MASTER: Pamela Jo Hatty

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22 - 0877	NAME Christopher Ferrari (Virtual)
	MAILING ADDRESS 3133 W. Frye Rd. # 101
	CITY Chandler STATE AZ ZIP 85226 PHONE 480-845-0400
APPLICATION #	NAME HOUSH CHOWEE
MM-22-1120	MAILING ADDRESS 300 S. Re(cu to
	CITY CLUT STATE 9 ZIP 3776, PHONE 727 - 709 - 09 93
APPLICATION #	PLEASE PRINT BRUCE WEIR
M M 22-1120	MAILING ADDRESS 9025 GAUSEWA BLUD CITY AMPA STATE 19- ZIP33619 PHONE 813-220-6052
APPLICATION #	PLEASE PRINT Sean Cashen
22-195	MAILING ADDRESS 13825 Toot BWd Ste 605
*	CITY Carrote STATE FE ZIP 33 160 PHONE 24-18/8
APPLICATION #	PLEASE PRINT 1) . An Sollow
22-11-95	MAILING ADDRESS 26336 State LOAD 19
	MAILING ADDRESS 263365 tote Load 19 CITY Howay W the Hille FL ZIP 3473 PHONE 407-463-3
APPLICATION #	PLEASE PRINT NAME Mistry Louseh (Virtual)
22-1195	MAILING ADDRESS 11935 Twilight Darner Place
	CITY Riverview STATE FL ZIP 33569 PHONE

PAGE 4 OF 4 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 12/12/2022 HEARING MASTER: Pamela Jo Hatley PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Aune Pollack APPLICATION # MAILING ADDRESS 433 Central tre Ste 400 MM 22-1339 CITY St Rete STATE FL ZIP3370 PHONE 813-898-283 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY____STATE ____PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY_____STATE__ZIP__PHONE PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY _____STATE ____ ZIP ___PHONE PLEASE PRINT APPLICATION # NAME _____ MAILING ADDRESS CITY_____PHONE____

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: December 12, 2022

HEARING MASTER: Pamela Jo Hatley PAGE: _1_ OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0927	Brian Grady	Revised staff report	Yes (Copy)
RZ 22-0927	Mike McLanus	Applicant presentation packet	No
RZ 22-1496	Brian Grady	Revised staff report	Yes (Copy)
RZ 22-0567	Denny Pentecost	Application presentation packet	No
MM 22-0686	Brian Grady	Revised staff report	Yes (Copy)
MM 22-0686	Michael Brooks	Applicant presentation packet	No
MM 22-1120	Housh Ghovaee	Application presentation packet	No
RZ 22-1195	Sean Cashen	Applicant presentation packet	No
MM 22-1339	Brian Grady	Revised staff report	Yes (Copy)
MM 22-1339	Anne Pollack	Applicant presentation packet	No

DECEMBER 12, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 12, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

- Pamela Jo Hatley, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.
- Brian Grady, Development Services, introduces staff and reviews the changes.

D.4. RZ 22-0696

▶ Brian Grady, Development Services, calls RZ 22-0696, withdrawn.

C.2. STD 22-1096

▶ Brian Grady, Development Services, calls STD 22-1096, withdrawn.

D.9. RZ 22-1387

- Brian Grady, Development Services, calls RZ 22-1387 and requests continuance.
- Pamela Jo Hatley, ZHM, calls for proponents/continues RZ 22-1387.
- A. WITHDRAWALS AND CONTINUANCES
- ▶ Brian Grady, Development Services, reviewed the withdrawals/continuances.
- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Cameron Clark, Senior Assistant County Attorney, overview of oral argument/ZHM process.
- Pamela Jo Hatley, ZHM, Oath.
- B. REMANDS
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0927

- ▶ Brian Grady, Development Services, calls RZ 22-0927.
- Todd Pressman, applicant rep, presents testimony.

- Pamela Jo Hatley, ZHM, question to applicant.
- Todd Pressman, applicant rep, answers ZHM question.
- Isis Brown, Development Services, staff report.
- Pamela Jo Hatley, ZHM, question to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM question.
- Yeneka Mills, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM question.
- Todd Pressman, applicant rep, answers ZHM question.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Michael McLanus, opponent, presents testimony and submits exhibits.
- Marilyn Stillwell, opponent, presents testimony.
- Carrie Knox, opponent, presents testimony.
- ► Kelvin Best, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.
- Todd Pressman, applicant rep, rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep, answers ZHM questions.
- Brian Grady, Development Services, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-0927.

C.3. RZ 22-1496

- ▶ Brian Grady, Development Services, calls RZ 22-1496.
- Arianny Cartaya, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.

- Arianny Cartaya, applicant rep, answers ZHM questions.
- Isis Brown, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- ► Isis Brown, Development Services, answers ZHM questions.
- Brian Grady, Development Services, statement for the record.
- Yeneka Mills, Planning Commission, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Arianny Cartaya, applicant rep, questions to ZHM.
- Pamela Jo Hatley, ZHM, answers ZHM questions/closes RZ 22-1496.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-0567

- ▶ Brian Grady, Development Services, calls RZ 22-0567.
- Denny Pentecost, applicant rep, presents testimony and submits exhibits.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Denny Pentecost, applicant rep, answers ZHM questions and continues testimony.
- Michelle Heinrich, Development Services, staff report.
- James Ratliff, Development Services, staff report.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Michelle Heinrich, Development Services, answers ZHM questions.
- Yeneka Mills, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents.
- Tim Myers, proponent, presents testimony.

- Pamela Jo Hatley, ZHM, calls for opponents/Development Services.
- Brian Grady, Development Services, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Denny Pentecost, applicant rep, answers ZHM questions.
- Pamela Jo Hatley, ZHM, closes RZ 22-0567.

D.2. RZ 22-0648

- ▶ Brian Grady, Development Services, calls RZ 22-0648.
- David Wright, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- David Wright, applicant rep, answers ZHM questions.
- Sam Ball, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0648.

D.3. MM 22-0686

- Brian Grady, Development Services, calls MM 22-0686.
- Michael Brooks, applicant rep, presents testimony and submits exhibits.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Michael Brooks, applicant rep, answers ZHM questions.
- Michelle Heinrich, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, questions to Planning Commission.
- Yeneka Mills, Planning Commission, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-0686.

D.5. RZ 22-0877

- ▶ Brian Grady, Development Services, calls RZ 22-0877.
- Maleia Storum, applicant rep, presents testimony.
- Sam Ball, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents.
- Christopher Ferrari, proponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep/closes RZ 22-0877.

D.6. MM 22-1120

- Brian Grady, Development Services, calls MM 22-1120.
- Housh Ghovaee, applicant rep, presents testimony and submits exhibits.
- Tania Chapela, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Bruce Weir, opponent, questions to Development Services.
- Brian Grady, Development Services, answers opponent questions.
- Pamela Jo Hatley, ZHM, answers opponent questions and calls for Development Services.
- Brian Grady, Development Services, presents testimony.
- Bruce Weir, opponent, questions to Development Services.
- ▶ Brian Grady, Development Services, answers opponent questions.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Richard Perez, Development Services, answers ZHM questions.
- Bruce Weir, opponent, presents testimony.

- Brian Grady, Development Services, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Housh Ghovaee, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, closes MM 22-1120.

D.7. RZ 22-1195

- ▶ Brian Grady, Development Services, calls RZ 22-1195.
- William Sullivan, applicant rep, presents testimony.
- Sean Cashen, applicant rep, presents testimony and submits exhibits.
- Michelle Heinrich, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Mistry Lousch, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, questions to opponent.
- Mistry Lousch, opponent, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
- William Sullivan, applicant rep, rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ William Sullivan, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-1195.

D.8. MM 22-1339

- ▶ Brian Grady, Development Services, calls MM 22-1339.
- Anne Pollack, applicant rep, presents testimony.
- Tania Chapela, Development Services, staff report.
- Yeneka Mills, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-1339.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourns the meeting at 9:15 p.m.

PD Modification Application:

MM 22-1339

Zoning Hearing Master Date:

December 12, 2022

BOCC Land Use Meeting Date:

February 7, 2023



Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant:

Anne Pollack, Fletcher Fisher

Pollack, PL

FLU Category:

LI

Service Area:

Urban

Site Acreage:

1.39 AC +/-

Community Plan Area:

Town N' Country

Overlay:

None

Request:

Major Modification to PD 87-0143



Request Summary:

Allow Add the following uses to the existing Warehouse and Office facility: Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.

Existing Approvals:

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

Proposed Modification(s):

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

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

Application	on No	MM	22-1339
Name:	BNAV	Gre	Ly
Entered at	Public I	Hearing	ZHM
Exhibit #			12-12-2022

Page 1 of 17

ZHM HEARING DATE: I BOCC LUM MEETING DATE: I

December 12, 2022 February 7, 2023

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The area is primarily light industrial with warehouse and distribution uses developed along Anderson Road. Residential single family conventional development occurs to the east, across N Occident St.

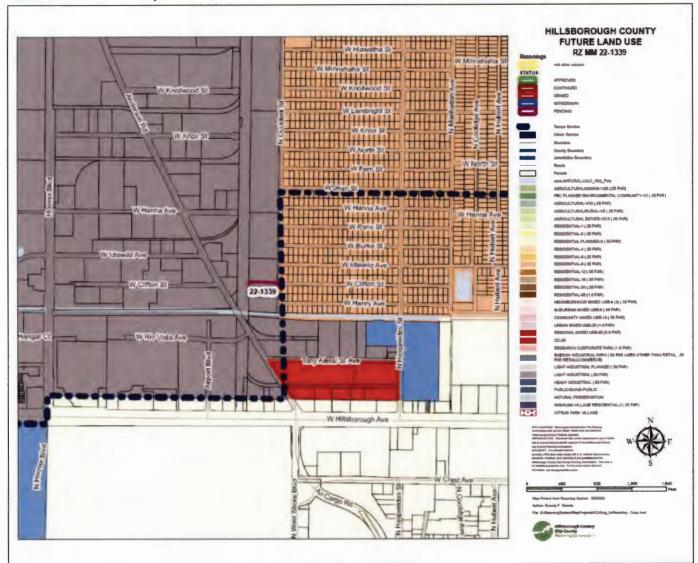
The property is adjacent to a railroad and properties developed with light industrial uses to the north and south.

ZHM HEARING DATE: BOCC LUM MEETING DATE: December 12, 2022 February 7, 2023

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	LI
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	Processing, manufacturing, assembly of materials, offices, research/corporate parks and related uses

ZHM HEARING DATE:

December 12, 2022

BOCC LUM MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



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

^{*}subject to utilities

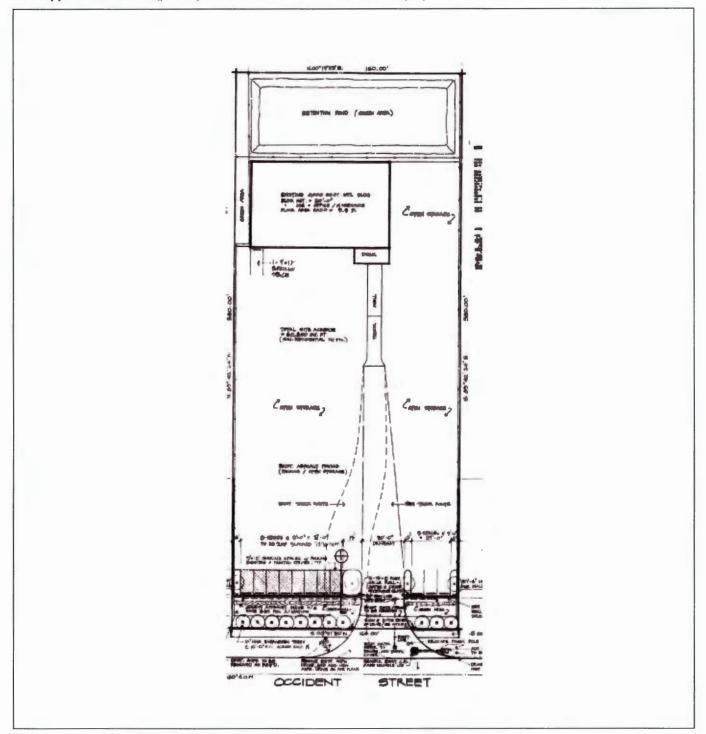
ZHM HEARING DATE:

December 12, 2022

BOCC LUM MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

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

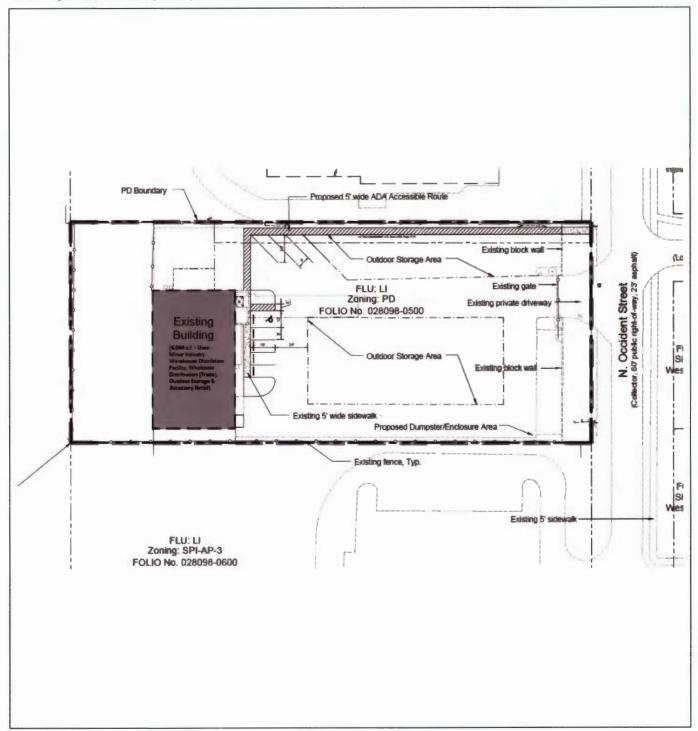


ZHM HEARING DATE: BOCC LUM MEETING DATE: December 12, 2022 February 7, 2023

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2.0 LAND USE MAP SET AND SUMMARY DATA

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



ZHM HEARING DATE: BOCC LUM MEETING DATE: February 7, 2023

December 12, 2022

Case Reviewer: Tania C. Chapela

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

Adjoining Roadways	s (check if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
N. Occident Rd.	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generat	ion \square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	59	10	12
Proposed	75	11	13
Difference (+/-)	+/-16	+/-1	+/-1

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				•

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

APPLICATION NUMBER:

MM 22-1339

ZHM HEARING DATE: BOCC LUM MEETING DATE:

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ☑ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable:	☑ Potable W	Vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	□ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit		burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	□Yes	⊠ Yes	
☐ Design Exc./Adm. Variance Requested	□No	⊠ No	□ No	See report.
☐ Off-site Improvements Provided		A 110	LINO	
Service Area/ Water & Wastewater	M			
☐Urban ☐ City of Tampa	⊠ Yes	☐ Yes	☐ Yes ☐ No	
☐ Rural ☐ City of Temple Terrace	□No	⊠ NO	□ NO	
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	☐ Yes ⊠ No	☐ Yes ☑ No	☐ Yes	
Inadequate □ K-5 □6-8 □9-12 ⊠N/A	L	20		0-2029
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A		☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No	□ Consistent	⊠ No	
☐ Minimum Density Met ☑ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

5.2 Recommendation

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

APPLICATION NUMBER:

MM 22-1339

ZHM HEARING DATE:

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6.0 PROPOSED CONDITIONS

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

- 1. The maximum floor area ratio (FAR) for the PD-I project shall be 104.
- 2. The maximum height for the PD I project shall be 20 feet
- 3. The square footage for the PD-I project shall be 6,000 square feet.
- 4. The required front yard shall be 50 feet in the PO-I project proposed.
- 5. The remaining yards shall be in accordance with Section 7.12 of the Hillsborough County Zoning Code.
- 1. The project shall be permitted a maximum of 6,044 sf for Warehouse, Office, Wholesale Distribution (Trade), Minor Industry, Outdoor Storage, and Accessory Retail uses.
- 2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the CI zoning district, unless otherwise specified herein.

Front Setback (North, East, along Occident St.): 52.1' 50 feet

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

Side Setback (West North/South): 20' 0 feet

Side Setback (East): 15'

Maximum building Height: 50'20 feet

- 6. 3. Screening of outside storage shall be provided. The method of screening shall consist of solid masonry walls or solid wooden fences at least six feet in height. Access shall be only through solid gates which shall be closed except during working hours. Screening shall run at least 100 feet back from the street property line.
- 8. 4. Architecturally finished masonry walls will be provided along the East property line.
- 3. Buffering and screening, including outside storage screening provisions shall be in accordance with Sec. 6.06.06 of the Hillsborough County LDC.
- 8. 5. 4 An area equal to at least 0.25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- € 5 No open storage shall be visible from adjacent residential properties.
- <u>**₹** 6.</u> The landscaped buffer area shall be equipped with an irrigation system.
- \&\ 7. Minor Industry uses shall meet the requirements of Sec. 6.09.00 of the Hillsborough County LDC.
- § 8. Parking shall be consistent with Sec. 6.05.00 of the Hillsborough County Land Development Code.

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- 9. The developer shall provide prior to the issuance of Certificates of Zoning Compliance, external sidewalks to the project in the right of way area—of the major roadway(s) bordering the project (i.e. Occident Road.). The exact location of said sidewalks shall be determined by the County Department of Development Coordination during the Detailed Site Plan approval.
- 10. Driveway radii should be a minimum of 40 feet co accommodate single unit vehicles.
- 11. Driveway radius returns should not extend in front of the adjacent property.
- 12. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Zoning Compliance Permits, evidence of commitment from the City of Tampa Water Department and the County Department of Water and Wastewater Utilities to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide public water and public sewer service delivery.
- <u>13. 10. 9.</u> Stormwater detention/retention pond design requirements for any new ponds shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
 - a. The side slopes shall be no greater than 4:1,
 - b. The banks shall be completely vegetated to the design low water elevation.
 - c. The sides and the bottom of each pond shall not be constructed of impervious material.
- 11. Parking shall be consistent with Sec. 6.05.00 of the Hillsborough County Land Development Code.
- 10. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on November 29, 2022. Approval of this Administrative Variance will waive the substandard roadway improvements in association with the proposed development.
- 13. If MM 22-1339 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 9, 2022 and submitted on November 22, 2022), which was found approvable on November 29, 2022. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the N. Occident St. access and certain adjacent connections to the north and south) such that a minimum spacing of +/-5 feet is permitted from Clifton St., commercial driveways up to +/-175 feet to the north, and +/-187 feet from W. Henry Ave. to the south.
- 14. 12. ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
- 15. 13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 16. 14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been

ZHM HEARING DATE: December 12, 2022 BOCC LUM MEETING DATE: February 7, 2023

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approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

- 14. 17. The designated route for access to and from the site shall be Occident Road via Sligh Avenue.
- 15. 18. "No Trucks" signs must be placed in the rights-of way of W. Henry Street 1 W. Clifton Street and W. Idlewild Avenue. If approved by the Board of County Commissioners. THIS CONDITION HAS BEEN SATISFIED
- 16. Davis Industries bills of lading/purchase orders shall indicate the following:
 - 1. The designated access route.
 - 2. The hours deliveries accepted.
 - 3. No on street parking permitted.
- 17. Davis Industries shall place a sign on the property, visible to arriving and departing trucks, stating the designated access route.
- 18. Davis Industries shall post a notice in all company owned trucks indicating the designated access route.
- 19. All turning and backing movements of the delivery vehicles must be accomplished within publicly owned rights of way or on Davis Industries property. Under no circumstances shall trucks trespass on adjacent residential property.
- 20: 19. No open storage shall be visible from adjacent-residential properties.
- 21. 20. A drainage culvert shall be placed under the driveway of the property to provide for adequate drainage, subject to the approval of the Hillsborough County Stormwater Management Section and the Hillsborough County Maintenance Unit.
- 22. 21. The landscaped buffer area shall be equipped with an irrigation system.
- 23. Demonstration of adequate backing and turning area shall be provided prior to Detailed Site Plan approval. The site access point location may be adjusted to accomplish this.
- 24. The on-site development shall be limited to a warehouse distribution facility.
- 25. The General Development Plan may be amended to show additional parking & adjacent to the entrance driveway, on the property, and within the wall.
- 26. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification reflecting all the conditions outlined above.
- 22. 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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23-16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:

J. Brian Grady Mon Dec 12 2022 10:01:25

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.

ZHM HEARING DATE: BOCC LUM MEETING DATE:

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

ZHM HEARING DATE:

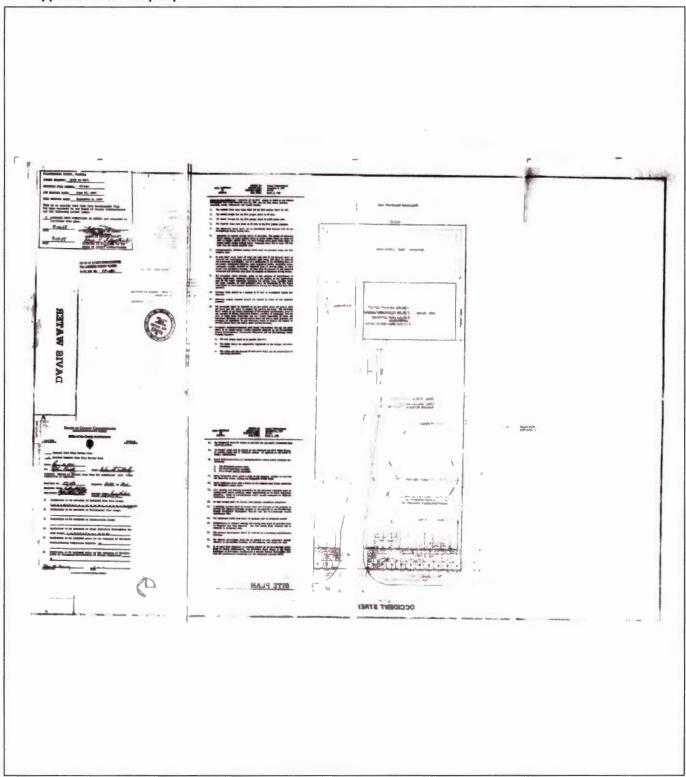
December 12, 2022

BOCC LUM MEETING DATE:

February 7, 2023 Case Reviewer: Tania C. Chapela

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



ZHM HEARING DATE:

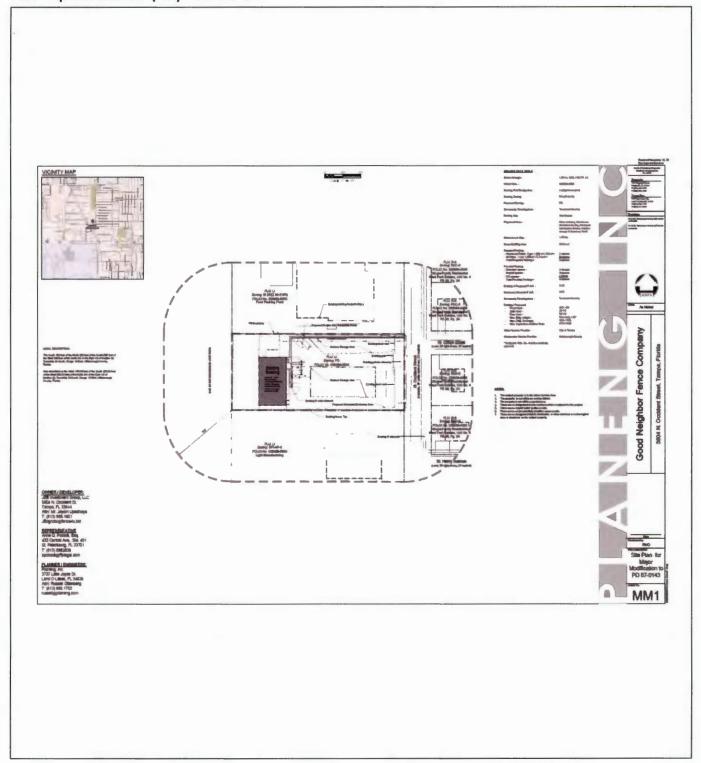
December 12, 2022

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February 7, 2023

8.0 SITE PLANS (FULL)

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



Case Reviewer: Tania C. Chapela

ZHM HEARING DATE: December 12, 2022 BOCC LUM MEETING DATE: February 7, 2023

M MEETING DATE: February 7, 2023 Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

VER: Richard Perez, AICP	DATE: 11/30/2022 AGENCY/DEPT: Transportation PETITION NO: MM 22-1339
This agency has no comments.	
This agency has no objection.	
This agency has no objection, subject to the listed or attac	ched conditions.
This agency objects for the reasons set forth below.	
	This agency has no objection. This agency has no objection, subject to the listed or attack.

CONDITIONS OF ZONING APPROVAL

New Conditions:

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

PROJECT SUMMARY AND ANALYSIS

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

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

Trip Generation Analysis

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

Approved PD Zoning:

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

Proposed Modification:

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

Trip Generation Difference:

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

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site fronts N. Occident St.

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

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

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N. Occident Rd.	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

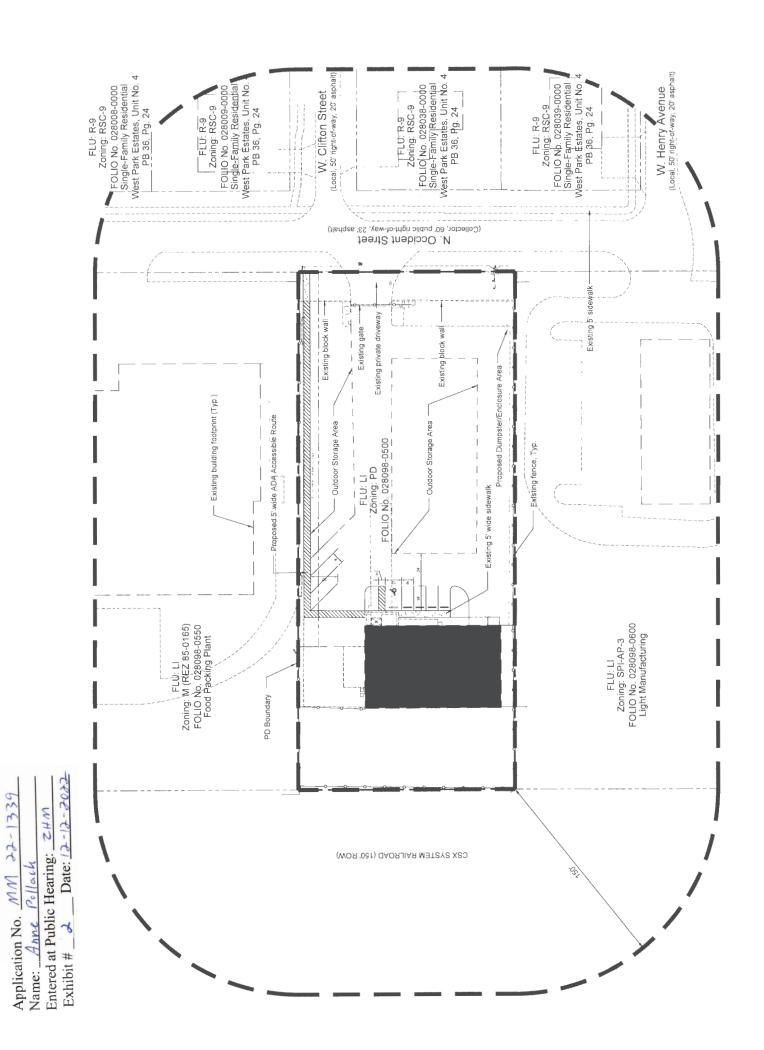
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	59	10	12
Proposed	75	11	13
Difference (+/-)	+/-16	+/-1	+/-1

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	MeetsLDC
East	X	None	None	Meets LDC
West		None	None	MeetsLDC

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

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



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 22-1339

WITHDRAWN DENIED

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wmm.NATURAL.LULC_Wet_Poly

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-8 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-20 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-8 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE:35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

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

WMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE



Author: Beverly F. Daniels

RUSSELL M. OTTENBERG

Planeng, Inc.

3737 Lake Joyce Dr. Land O Lakes, FL 34639

T: (813) 962.1752 F: (866) 413.6206 M: (813) 463.3344 Russell@planeng.com www.planeng.com

CERTIFICATION / MEMBERSHIP

American Institute of Certified Planners from 1998 to 2013 (Former Certification No. 14237)

EDUCATION

Associate of Science in Architecture Orange County Community College Middletown, NY, May 1986

AWARDS & PUBLICATIONS

2001 Outstanding Paper Award, by the Transportation Research Board, Committee on Pedestrians, 2001 (Contributing Researcher / Author)

"Modeling the Roadside Walking Environment: A Pedestrian Level of Service", *Transportation Research Record No. 1773*, TRB, National Research Council, Washington, DC, 2001 (Contributing Researcher / Author)

"Intersection Level of Service for the Bicycle Through Movement", *Transportation Research Record No. 1828*, TRB, National Research Council, Washington, DC, 2003 (Contributing Researcher / Author)

Community Design Award of Excellence, "Hillsborough County Sidewalk Master Plan" in Master Planning & Urban Design, by the Hillsborough County Planning Commission, 2003

EXPERIENCE

Mr. Ottenberg is a court qualified, expert land use planner who maintained a planning certification from the American Institute of Certified Planners for 16 years. Mr. Ottenberg has over 35 years of experience in the planning, design, and permitting of commercial, residential, institutional, and transportation projects. He is responsible for a wide range of project types and has a variety of responsibilities, including:

✓ Due Diligence Research & Reporting – This typically includes investigating and reporting on land use, zoning, access and parking, concurrency, utilities, wetlands, flood zone, soils, and other issues pertinent to the development potential of a subject site. This information is used

Russell M. Ottenberg

by Mr. Ottenberg's clients as the basis on whether and how to proceed with development of the property.

- ✓ Preparation of Conceptual, Final, and Master Site Development Plans These plans address building location, site access and internal circulation, parking, landscape design, and infrastructure development.
- ✓ Construction Plan Development Mr. Ottenberg often oversees the preparation and review of site construction documents, with a particular emphasis on compliance with land development codes.
- ✓ Comprehensive Plan Amendments, Rezonings, Variances, Etc. In addition to preparing applications for administrative site and development plan approvals, Mr. Ottenberg is also responsible for preparation of non-administrative approval applications/petitions, and provides expert testimony in quasi-judicial proceedings while representing Client's before City Councils, Board's of County Commissioners, Hearing Officer's, etc. Mr. Ottenberg performs these services on applications for comprehensive plan amendments, rezonings, variances, special & conditional use permits, right-of-way vacation petitions, alcoholic beverage zonings/permits, and transportation impact fee challenges. Additionally, Mr. Ottenberg conducts research and provides expert testimony for homeowners opposing governmental actions such as variances, special exceptions and comprehensive land use plan amendments.
- ✓ Eminent Domain In the area of eminent domain, Mr. Ottenberg has extensive experience in conducting planning research and preparing planning reports for eminent domain actions, having contributed on over 50 eminent domain cases as the primary planning expert or providing planning analysis support. These cases include both undeveloped and developed land, partial and total takes, and range from roadway improvements to utility improvements to parking structures. Mr. Ottenberg's duties in this area including conducting assessments of the pre-take conditions and post-take conditions, preparation of cure plans and providing analysis/critiques of opposing parties analyses, reports and plans.
- ✓ Expert Witness Mr. Ottenberg regularly provides land use related expert witness testimony for private sector clients. Typically, these services involve research of existing codes and the historic application thereof as well as testimony before public boards, at mediation and at trial. Mr. Ottenberg's extensive experience in real world project permitting provides a firm foundation for this type of work.

Mr. Ottenberg also has extensive experience in transportation planning. He was a co-architect of the *Interaction Hazard Score*, forerunner to the *Bicycle Level of Service Model*, which has been adopted by the Florida Department of Transportation as the method for assessing roadway bicycling conditions statewide. He also was a co-architect of the *Latent Demand Score* method, a quantitative approach to assessing the demand for bicycle facilities. Furthermore, Mr. Ottenberg authored Hillsborough County's *ADA Curb Ramp Transition Plan*. This *Plan* was developed in accordance with the requirements of the *Americans with Disabilities Act of 1990* and prioritized curb ramp construction for 15,000 intersections in the unincorporated County. Mr. Ottenberg also serves as an expert in site development and ADA issues.

PARTY OF RECORD

NONE