

Introduction Summary:

The applicant is requesting to rezone two parcels from AS-1 and CI to Planned Development (PD) to allow for the development of a three-story mini warehouse facility with up to 81,420 square feet (sf) and 600 storage units. The existing 22,670 sf structure is currently developed on Parcel B with a gun range with retail and would be allowed CI uses with the exceptions of banks, credit unions, convenience stores with or without gas pumps, restaurants with or without drive-through facilities, and truck stops.

Zoning:	Exis	sting	Proposed	
District(s)	CI	AS-1	PD 22-1705	
Typical General Use(s)	Intensive Commercial, Office and Personal Services	Single-Family Residential/Agricultural	Single-Family Residential	
Acreage	3.91	0.88	4.79	
Density/Intensity	DU/GA: NA/FAR: 0.3	DU/GA: 1.0/FAR: NA	DU/GA: 0/FAR: 0.4989	
Mathematical Maximum*	51,095	0 dwellings/0 GFA	104,090 (Proposed)	

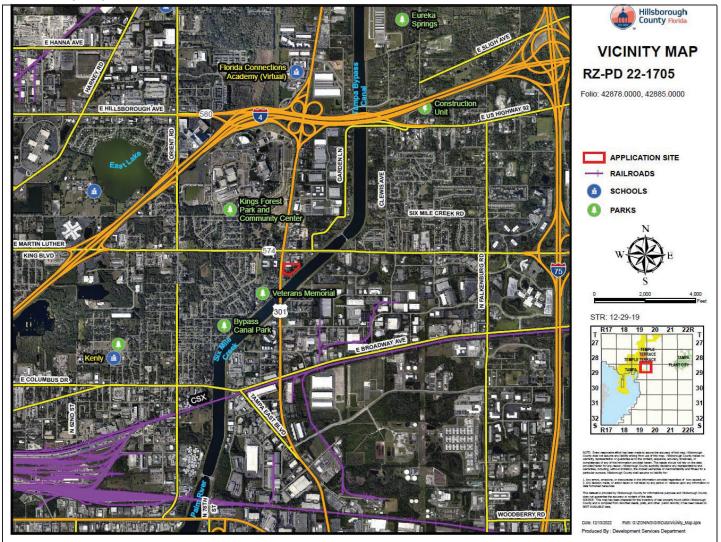
*number represents a pre-development approximation

Development Standards:	Exis	sting	Proposed	
District(s)	CI	AS-1	PD 22-1705	
Lot Size / Lot Width	20,000 sf / 100'	43,560 sf/150'	3,200 sf / 40'	
Setbacks/Buffering and	30' Front	50' Front	20' Front	
Screening	20' B Buffer Abutting	15' Side	20' Rear	
Screening	AS-1	50' Rear	5' Sides	
Height	50'	50'	3 Stories up to 50'	

Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code		

APPLICATION NUMBER: PD 22-1705	
ZHM HEARING DATE: March 20, 2023	
BOCC LUM MEETING DATE: May 9, 2023	Case Reviewer: Sam Ball
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

2.1 Vicinity Map



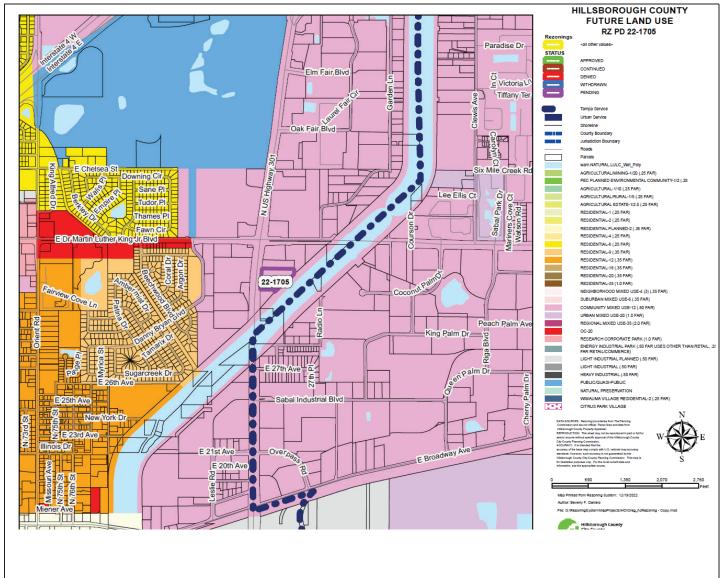
Context of Surrounding Area:

The subject property is located approximately 500 feet south of E Dr. Martin Luther King, Jr. Boulevard along the east side of N US Highway 301. A eastern portion of the property abuts the western side of the Tampa Bypass Canal. The properties in the general vicinity are developed for a mix of business, utility, retail, and recreational uses. The adjoining property to the south is Zoned CI is developed with mixed uses to include residential and motor vehicle repair. The abutting CG and CI split-zoned property to the north is zoned developed for warehouse use. The property directly east of the subject property is zoned M and is developed for motor vehicle repair. The property to the east is also used for electric power transmission. The property located on the opposite side of N US Highway 301 to the west is zoned PD and is developed for office and warehouse use. The remaining development pattern in the in the general vicinity includes a mixed use residential property with auto sales and open storage, three convenience stores with gas pumps, equipment rental, and Veterans Memorial Park.

Case Reviewer: Sam Ball

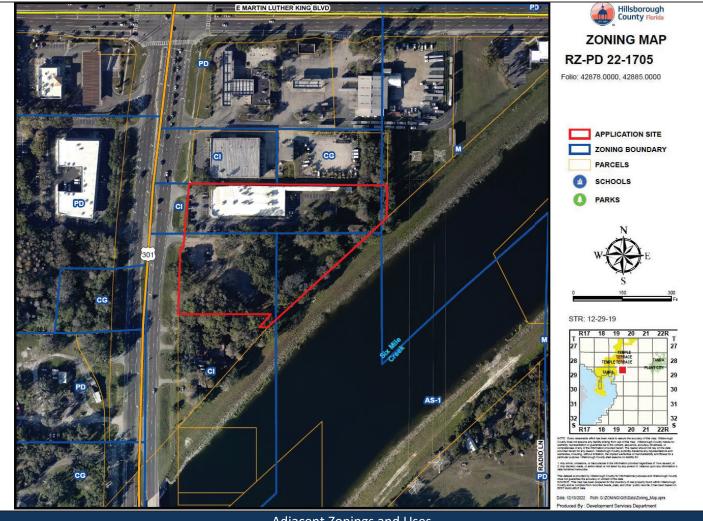
2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category	Community Mixed Use - 12 (CMU-12)
Maximum Density/FAR	12 DU/GA; 0.50 FAR
Typical Uses	Typical uses in the CMU-12 include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations.

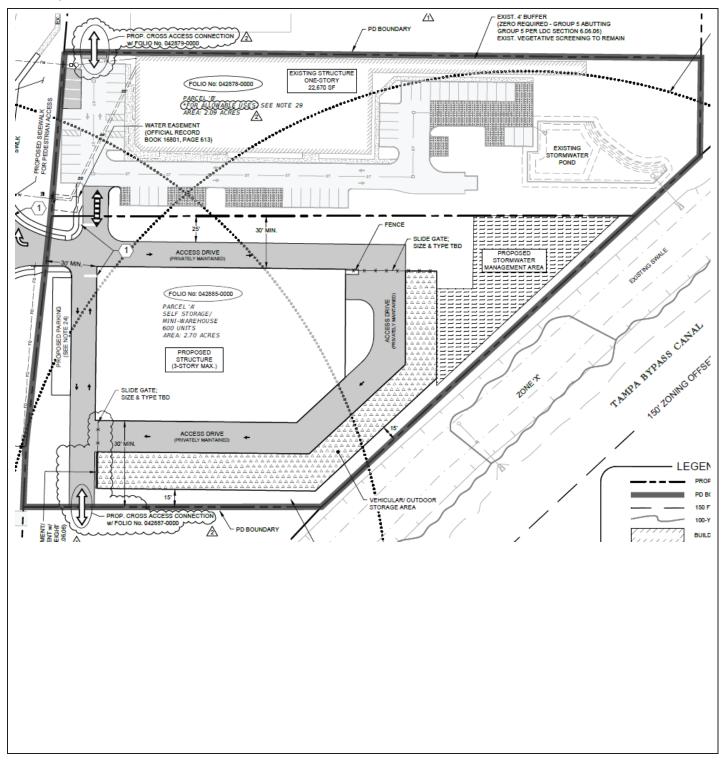
2.3 Immediate Area Map



		Adja	acent Zonings and Uses	
Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CI	DU/GA: NA/FAR: 0.30	Intensive Commercial and Services	Open Storage
North	CG	DU/GA: NA/FAR: 0.27	Retail and Services	Warehouse
South	CI	DU/GA: NA/FAR: 0.30	Intensive Commercial and Services	Mixed use residential with motor vehicle repair.
East	М	DU/GA: NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, and Other Industrial Uses	Motor vehicle repair and electric power transmission
East	CG	DU/GA: NA/FAR: 0.27	Retail and Services	Vacant, State (DOT) Owned
West	PD 88- 0132	DU/GA: NA/FAR: 0.32	Office, warehouse, technical schools, and commercial	Office and Warehouse

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



ZHM HEARING DATE:

PD 22-1705 March 20, 2023

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

Adjoining Roadway	Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements	
US 301	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

Project Trip Generation Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	3,308	85	254	
Proposed	2,548	20	389	
Difference (+/-)	(-) 760	(-) 65	(+) 135	

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

Connectivity and Cross Access Not applicable for this request				
		Additional		
Project Boundary	Primary Access	Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	Х	None	None	Meets LDC
Notes:	· · ·			

Design Exception/Administrative Variance 🛛 🖾 Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Case Reviewer: Sam Ball

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmenta	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	□ Yes ⊠ No	⊠ Yes	
Natural Resources	□ No □ Yes ⊠ No	⊠ Yes ⊠ No	□ No □ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	□ Yes ⊠ No	□ Yes ⊠ No	□ Yes ⊠ No	
Check if Applicable:	🗆 Potable V	Vater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	Significan	t Wildlife Habitat		
□ Use of Environmentally Sensitive Land Credit	 Coastal High Hazard Area Urban/Suburban/Rural Scenic Corridor 			
☑ Wellhead Protection Area	Adjacent to ELAPP property			
Surface Water Resource Protection Area	☐ Adjacent to Lear Property ☑ Other Airport Height Restriction			
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation Design Exc./Adm. Variance Requested	□ Yes	□ Yes ⊠ No	□ Yes □ No	
Off-site Improvements Provided Service Area/ Water & Wastewater Urban	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	

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	🛛 Consistent	🛛 No	
□ Minimum Density Met □ N/A				

Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the intensive nature of the surrounding zoning and existing development pattern in the area, staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

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

- 1. Remove the parking table. Staff notes that it appears to be in conflict with site plan note 24 and staff's proposed condition governing parking requirements.
- 2. Remove note 12. PDs are site plan controlled zoning districts. Only minor deviations are permitted outside of the zoning amendment process. Staff has proposed a zoning condition which allows for certain limited flexibility as necessary to meet LDC and technical manual requirements. For future reference, staff notes that if flexibility is sought, the applicant generally should not propose a detailed circulation plan and instead show generalized dashed conceptual circulation lines.
- 3. Revise note 19 to indicate that the project may be developed in phases. It is staff's understanding that the applicant will not construct the corner cross access unless that parcel redevelops or changes use (i.e. certain project requirements will be phased).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 1, 2023.

- 1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 2. Development within Parcel A shall be restricted to a maximum of 81,420 s.f. of mini-warehouse uses with a maximum of 600 storage units, and up to 24,426 s.f. of accessory outdoor open storage uses.
- 3. Development within Parcel B shall be restricted to up to 22,670 s.f. of Commercial Intensive (CI) uses excluding banks/credit unions, convenience store with or without gas pumps, gasoline sales and service, restaurants (eating establishments) with or without drive-throughs, and truck stops.
- 4. Building setbacks shall be required as depicted on the general development plan.
- 5. Buffering and screening requirements shall be required as depicted on the general development plan.
- 6. The maximum building coverage shall be 30%.
- 7. Maximum impervious surface area shall be 75%.
- 8. The maximum building height shall be 50 feet.
- 9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 10. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 14. The project shall be served by, and limited to, one (1) vehicular access connection to US 301 as shown on the PD site plan. All other existing access connections shall be closed, and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
- 15. Parking for retail uses shall be provided shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC). Lawfully permitted parking for existing uses within Parcel B shall be permitted to remain in its existing configuration until such time as Parcel B develops, redevelops and/or the existing structure undergoes a change of use, at which time parking within Parcel B shall be brought into conformance with Sec. 6.05 requirements.
- 16. Notwithstanding anything shown on the PD site plan to the contrary, concurrent with the development of Parcel A, the developer shall construct vehicular and pedestrian cross access stubouts to the project's southern boundary. The pedestrian stubout shall connect the cross access stubout, Parcel A uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301 (and shall also provide for a future internal connection to Parcel B uses).
- 17. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct vehicular and pedestrian cross access stubouts along the project's northern boundary prior to or concurrent with additional development within Parcel B and/or the redevelopment of Parcel B (to include a change of use of the existing structure). Such stubouts shall not be required with the development of Parcel A. The pedestrian stubout shall connect the cross access stubout, Parcel B uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301(and shall also provide an internal connection to the uses within Parcel A).
- 18. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development shall be permitted to deviate from the configuration shown on the PD site plan to the minimum extent necessary to comply with minimum LDC and technical requirements
- 19. 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.

APPLICATION NUMBER:	PD 22-1705	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	March 20, 2023 May 9, 2023	Case Reviewer: Sam Ball
Zoning Administrator S	ign Off:	J. Brian Grady Tue Mar 21 2023 13:02:15
SITE, SUBDIVISION AND B & BUILDING REVIEW AND		TION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN
		porough County does not constitute a guarantee that the project will receive

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: PD 22-1705

ZHM HEARING DATE: Ma BOCC LUM MEETING DATE: Ma

March 20, 2023 May 9, 2023

Case Reviewer: Sam Ball

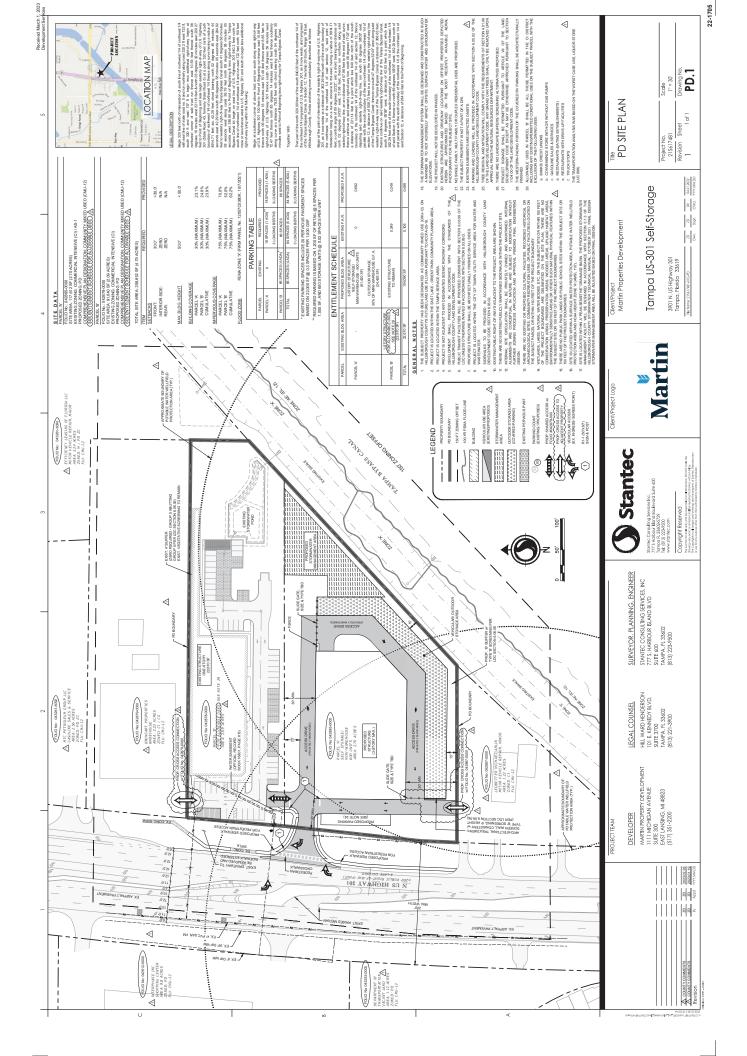
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

ZHM HEARING DATE: BOCC LUM MEETING DATE: May 9, 2023

March 20, 2023

Case Reviewer: Sam Ball

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 22-1705

ZHM HEARING DATE:March 20, 2023BOCC LUM MEETING DATE:May 9, 2023

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: James Ratliff, AICP, PTP, Principal Planner

PLANNING AREA/SECTOR: ELOP/ Central

DATE: 03/13/2023 AGENCY/DEPT: Transportation PETITION NO: RZ 22-1705

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

CONDITIONS OF APPROVAL

- Development within Parcel A shall be restricted to a maximum of 81,420 s.f. of mini-warehouse uses with a maximum of 600 storage units, and up to 24,426 s.f. of accessory outdoor open storage uses. Development within Parcel B shall be restricted to up to 22,670 s.f. of Commercial Intensive (CI) uses excluding Banks/Credit Unions, Convenience Store with or without Gas Pumps, Gasoline Sales and Service, Restaurants (Easting Establishments) with or without drive-throughs, and Truck Stops.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 3. The project shall be served by, and limited to, one (1) vehicular access connection to US 301 as shown on the PD site plan. All other existing access connections shall be closed, and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
- 4. Parking for retail uses shall be provided shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC). Lawfully permitted parking for existing uses within Parcel B shall be permitted to remain in its existing configuration until such time as Parcel B develops, redevelops and/or the existing structure undergoes a change of use, at which time parking within Parcel B shall be brought into conformance with Sec. 6.05 requirements.
- 5. Notwithstanding anything shown on the PD site plan to the contrary, concurrent with the development of Parcel A, the developer shall construct vehicular and pedestrian cross access stubouts to the project's southern boundary. The pedestrian stubout shall connect the cross access stubout, Parcel A uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301(and shall also provide for a future internal connection to Parcel B uses).
- 6. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct vehicular and pedestrian cross access stubouts along the project's northern boundary prior to or concurrent with additional development within Parcel B and/or the redevelopment of Parcel B (to include a change of use of the existing structure). Such stubouts shall not be required with the development of Parcel A. The pedestrian stubout shall connect the cross access stubout, Parcel B uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301(and shall also provide an internal connection to the uses within Parcel A).

7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development shall be permitted to deviate from the configuration shown on the PD site plan to the minimum extent necessary to comply with minimum LDC and technical requirements.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Remove the parking table. Staff notes that it appears to be in conflict with site plan note 24 and staff's proposed condition governing parking requirements.
 - Remove note 12. PDs are site plan controlled zoning districts. Only minor deviations are permitted outside of the zoning amendment process. Staff has proposed a zoning condition which allows for certain limited flexibility as necessary to meet LDC and technical manual requirements. For future reference, staff notes that if flexibility is sought, the applicant generally should not propose a detailed circulation plan and instead show generalized dashed conceptual circulation lines.
 - Revise note 19 to indicate that the project may be developed in phases. It is staff's understanding that the applicant will not construct the corner cross access unless that parcel redevelops or changes use (i.e. certain project requirements will be phased).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 4.79 ac., from Agricultural Single-Family – 1 (AS-1) and Commercial Intensive (CI) to Planned Development (PD). The subject parcels are comprised of a vacant parcel and a 22,670 s.f. gun shop and shooting range. The proposed PD is seeking entitlements on Parcel A to permit up to 22,670 s.f. of Commercial Intensive uses excluding banks/credit unions, convenience store with or without gas pumps, gasoline sales and service, restaurants (eating establishments), restaurants with drive-up facilities, and truck stop. The applicant is seeking entitlements on Parcel B to permit up to 81,720 s.f. of mini warehouse uses with accessory outdoor open storage.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared the below comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Given proposed use exclusions for Parcel B, liquor store uses were utilized as the worst-case scenario for potential trip generation impacts of development within that parcel. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AS-1 and CI, 49,005 s.f. Shopping Plaza (40-150k) without Supermarket (ITE LUC 821)	3,308	85	254

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD Parcel A, 81,420 s.f. Mini-Warehouse uses (ITE LUC 220)	118	7	12
PD Parcel B, 22,670 s.f. Liquor Store (ITE LUC 899)	2,430	13	377
Subtotal:	2,548	20	389

Trip Generation Difference: Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume		PM
Difference	(-) 760	(-) 65	(+) 135

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 4-lane, divided, principal arterial roadway owned and maintained by the Florida Department of Transportation (FDOT) and characterized by +/- 12-foot wide travel lanes in average condition. The roadway lies within a +/- 200-foot wide right-of-way in the vicinity of the proposed project. There are bicycle facilities (on paved shoulders) present along US 301 in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of the east and west sides of US 301 in the vicinity of the proposed project.

The section of US 301 along the project's frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. According to the US 301 US 301 (SR 43) Project Development and Environment Study from State Road 60 (Adamo Drive) to south of the I-4 (SR 400) Hillsborough County, Florida WPI Segment No. 430050-1 ETDM No. 3097, no additional right-of-way is needed form the subject site to accommodate the future 6-laning.

SITE ACCESS AND CONNECTIVITY

Generally

The subject parcels are currently served by two (2) driveway connections to US 301. The developer is proposing to close the existing driveway serving folio 42878.0000 (i.e. Parcel B), and both development parcels will be served by a single access connection to US 301. The existing median opening, which aligns with the Parcel A access, was recently converted from a full to a directional median opening. As such, the project will be served by right-in/right-out/left-in turning movements.

Cross Access

Pursuant to Sec. 6.04.03.Q. of the LDC, both vehicular and pedestrian cross access is required to the project's northern and southern boundaries. Staff has proposed conditions which address the nature and timing of required connections.

TRANSIT FACILITIES

Due to the size of the project, transit facilities are required pursuant to Section 6.03.09.C.3 of the LDC unless otherwise waived in accordance with Sec. 6.03.09.D. of the LDC. Staff notes that there is an existing HART transit stop on MLK within a +/- 1,200 foot walking distance of the proposed site. Staff has proposed a condition regarding this requirement.

FILED ADMINISTRATIVE VARIANCE

The applicant initially submitted a Section 6.04.02.B. Administrative Variance (AV) request from the Sec. 6.04.03.Q. requirement governing vehicular and pedestrian cross access. Staff understands that the applicant had a conversation with the County Engineer, at which point it was understood that the applicant would be withdrawing the variance request. Subsequent to that conversation, the applicant filed a revised site plan showing the required cross access; however, nothing was receiving indicating the applicant withdrew with AV request. Staff will ask the applicant to bring written proof of such withdrawal request and submit such into the ZHM record at the hearing.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 301	Adamo Dr.	MLK Jr. Blvd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Adjoining Roadwa	Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements		
US 301	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

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East		None	None	Meets LDC	
West	Х	None	None	Meets LDC	
Notes:		·			

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

4.0 Additional Site Information & Agency Comments Summary					
TransportationObjectionsConditionsAdditionalRequestedInformation/Comments					
 Design Exception/Adm. Variance Requested Off-Site Improvements Provided 	□ Yes □N/A ⊠ No	⊠ Yes □ No			

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-PD 22-1705
Hearing date:	March 20, 2023
Applicant:	Cutler Martin
Request:	Rezone to Planned Development
Location:	Southeast of East Martin Luther King Jr. Boulevard, and North U.S. Highway 301 intersection, west of Tampa Bypass Canal
Parcel size:	4.79 acres +/-
Existing zoning:	AS-1 and CI
Future land use designation:	CMU-12 (12 du/ga; 0.50 FAR)
Service area:	Urban Services Area
Community planning area:	East Lake-Orient Park Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION



Introduction Summary:

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District(s)	CI AS-1		PD 22-1705
Typical General Use(s)	Intensive Commercial, Office and Personal Services	Single-Family Residential/Agricultural	Single-Family Residential
Acreage	3.91	0.88	4.79
Density/Intensity	DU/GA: NA/FAR: 0.3	DU/GA: 1.0/FAR: NA	DU/GA: 0/FAR: 0.4989
Mathematical Maximum*	51,095 0 dwellings/0 GFA		104,090 (Proposed)

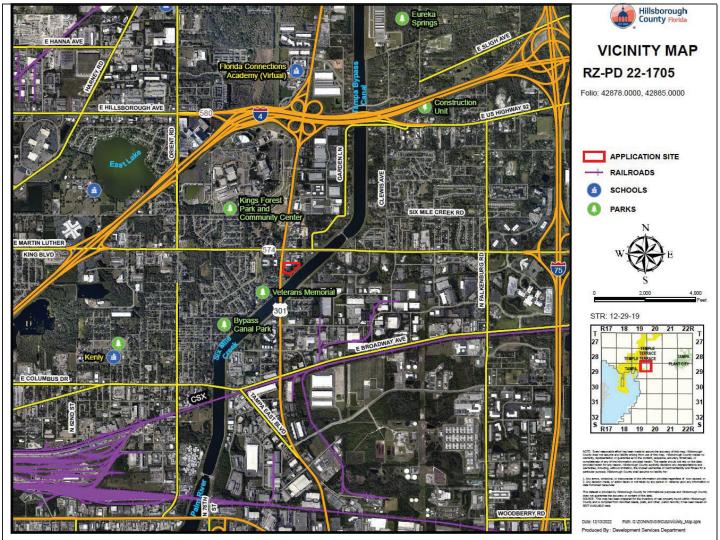
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Lot Size / Lot Width	20,000 sf / 100' 43,560 sf/150'		3,200 sf / 40'
Setbacks/Buffering and	30' Front	50' Front	20' Front
Screening	20' B Buffer Abutting	15' Side	20' Rear
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Additional Information:		
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Waiver(s) to the Land Development Code		

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•	
Consistent	Approvable, subject to proposed conditions

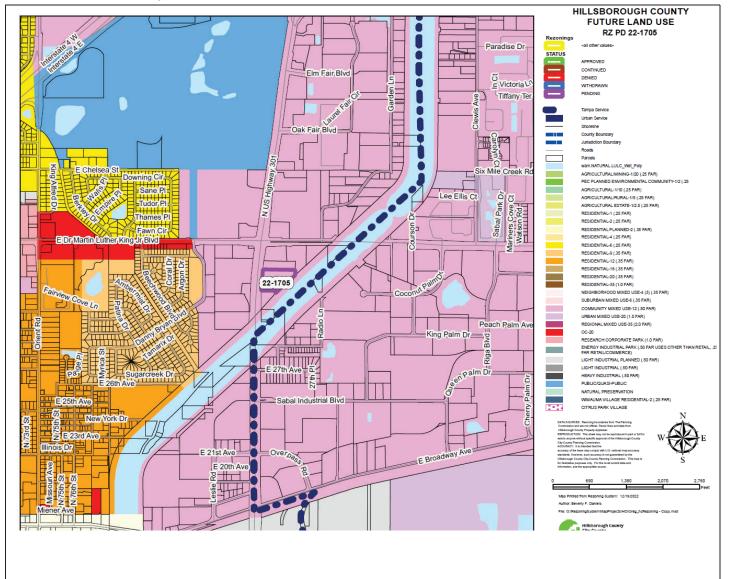
2.1 Vicinity Map



Context of Surrounding Area:

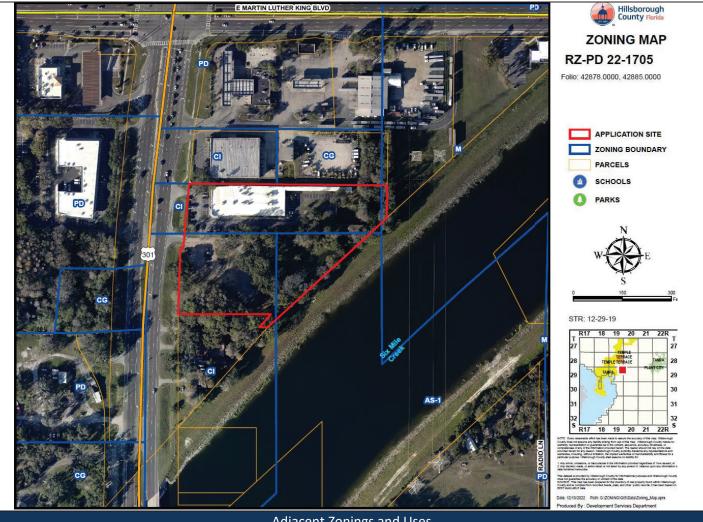
The subject property is located approximately 500 feet south of E Dr. Martin Luther King, Jr. Boulevard along the east side of N US Highway 301. A eastern portion of the property abuts the western side of the Tampa Bypass Canal. The properties in the general vicinity are developed for a mix of business, utility, retail, and recreational uses. The adjoining property to the south is Zoned CI is developed with mixed uses to include residential and motor vehicle repair. The abutting CG and CI split-zoned property to the north is zoned developed for warehouse use. The property directly east of the subject property is zoned M and is developed for motor vehicle repair. The property to the east is also used for electric power transmission. The property located on the opposite side of N US Highway 301 to the west is zoned PD and is developed for office and warehouse use. The remaining development pattern in the in the general vicinity includes a mixed use residential property with auto sales and open storage, three convenience stores with gas pumps, equipment rental, and Veterans Memorial Park.

2.2 Future Land Use Map



Subject Site Future Land Use Category	Community Mixed Use - 12 (CMU-12)
Maximum Density/FAR	12 DU/GA; 0.50 FAR
Typical Uses	Typical uses in the CMU-12 include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations.

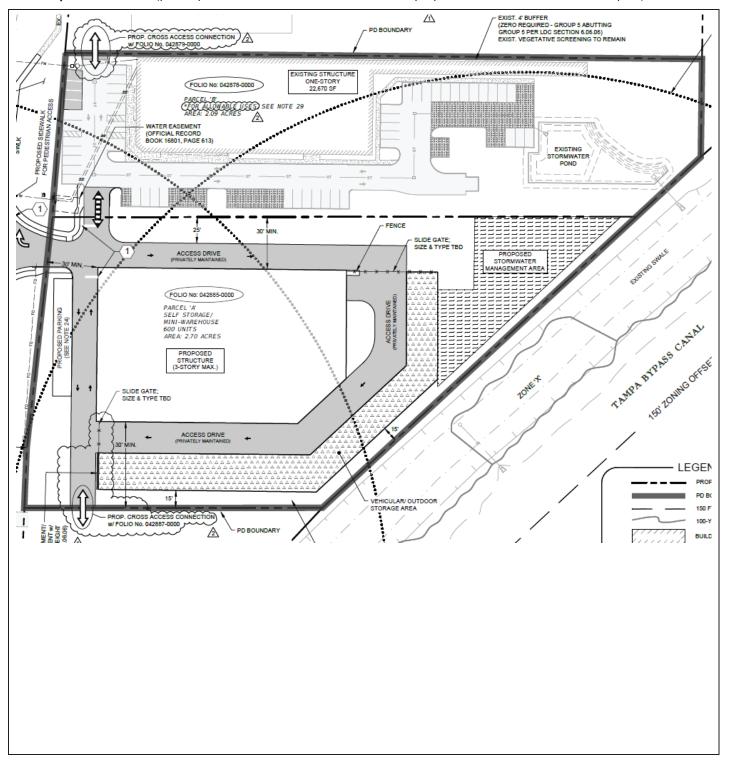
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/ FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CI	DU/GA: NA/FAR: 0.30	Intensive Commercial and Services	Open Storage
North	CG	DU/GA: NA/FAR: 0.27	Retail and Services	Warehouse
South	CI	DU/GA: NA/FAR: 0.30	Intensive Commercial and Services	Mixed use residential with motor vehicle repair.
East	М	DU/GA: NA/FAR: 0.75	Manufacturing, Processing, Assembling, Intensive Commercial, and Other Industrial Uses	Motor vehicle repair and electric power transmission
East	CG	DU/GA: NA/FAR: 0.27	Retail and Services	Vacant, State (DOT) Owned
West	PD 88- 0132	DU/GA: NA/FAR: 0.32	Office, warehouse, technical schools, and commercial	Office and Warehouse

APPLICATION NUMBER:	PD 22-1705	
ZHM HEARING DATE:	March 20, 2023	
BOCC LUM MEETING DATE:	May 9, 2023	Case Reviewer: Sam Ball

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



ZHM HEARING DATE:

PD 22-1705 March 20, 2023

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
US 301	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		

Project Trip Generation Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	3,308	85	254		
Proposed	2,548	20	389		
Difference (+/-)	(-) 760	(-) 65	(+) 135		

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

Connectivity and Cross Access INot applicable for this request				
		Additional		
Project Boundary	Primary Access	Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	Х	None	None	Meets LDC
Notes:	· ·			

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

ns Reques	sted Information/Comments
⊠ Yes	
□ NO □ Yes ⊠ No	
□ Yes ⊠ No	
d Protection A	\rea
pitat	
rea	
Scenic Corrido	or
perty	
estriction	
ns Conditi Reques	
□ Yes	
🗆 No	
□ Yes	
🖾 No	
□ Yes □ No	
_	

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	🛛 Consistent	🛛 No	
□ Minimum Density Met □ N/A				

Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the intensive nature of the surrounding zoning and existing development pattern in the area, staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

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

- 1. Remove the parking table. Staff notes that it appears to be in conflict with site plan note 24 and staff's proposed condition governing parking requirements.
- 2. Remove note 12. PDs are site plan controlled zoning districts. Only minor deviations are permitted outside of the zoning amendment process. Staff has proposed a zoning condition which allows for certain limited flexibility as necessary to meet LDC and technical manual requirements. For future reference, staff notes that if flexibility is sought, the applicant generally should not propose a detailed circulation plan and instead show generalized dashed conceptual circulation lines.
- 3. Revise note 19 to indicate that the project may be developed in phases. It is staff's understanding that the applicant will not construct the corner cross access unless that parcel redevelops or changes use (i.e. certain project requirements will be phased).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 1, 2023.

- 1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 2. Development within Parcel A shall be restricted to a maximum of 81,420 s.f. of mini-warehouse uses with a maximum of 600 storage units, and up to 24,426 s.f. of accessory outdoor open storage uses.
- 3. Development within Parcel B shall be restricted to up to 22,670 s.f. of Commercial Intensive (CI) uses excluding banks/credit unions, convenience store with or without gas pumps, gasoline sales and service, restaurants (eating establishments) with or without drive-throughs, and truck stops.
- 4. Building setbacks shall be required as depicted on the general development plan.
- 5. Buffering and screening requirements shall be required as depicted on the general development plan.
- 6. The maximum building coverage shall be 30%.
- 7. Maximum impervious surface area shall be 75%.
- 8. The maximum building height shall be 50 feet.
- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 10. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 14. The project shall be served by, and limited to, one (1) vehicular access connection to US 301 as shown on the PD site plan. All other existing access connections shall be closed, and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
- 15. Parking for retail uses shall be provided shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC). Lawfully permitted parking for existing uses within Parcel B shall be permitted to remain in its existing configuration until such time as Parcel B develops, redevelops and/or the existing structure undergoes a change of use, at which time parking within Parcel B shall be brought into conformance with Sec. 6.05 requirements.
- 16. Notwithstanding anything shown on the PD site plan to the contrary, concurrent with the development of Parcel A, the developer shall construct vehicular and pedestrian cross access stubouts to the project's southern boundary. The pedestrian stubout shall connect the cross access stubout, Parcel A uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301 (and shall also provide for a future internal connection to Parcel B uses).
- 17. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct vehicular and pedestrian cross access stubouts along the project's northern boundary prior to or concurrent with additional development within Parcel B and/or the redevelopment of Parcel B (to include a change of use of the existing structure). Such stubouts shall not be required with the development of Parcel A. The pedestrian stubout shall connect the cross access stubout, Parcel B uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301(and shall also provide an internal connection to the uses within Parcel A).
- 18. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development shall be permitted to deviate from the configuration shown on the PD site plan to the minimum extent necessary to comply with minimum LDC and technical requirements
- 19. 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.

APPLICATION NUMBER:	PD 22-1705			
ZHM HEARING DATE: BOCC LUM MEETING DATE:	March 20, 2023 May 9, 2023	Case Reviewer: Sam Ball		
Zoning Administrator Si	ign Off:	J. Brian Grady Tue Mar 21 2023 13:02:15		
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				

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 March 20, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Clayton Bricklemyer, Hill Ward Henderson law firm, presented the rezoning request, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation. Mr. Bricklemyer stated the applicant previously requested an Administrative Variance but has cured the issue with conditions and is formally withdrawing the request.

Development Services Department

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report, a copy of which was submitted to the record at the hearing. Mr. Ball stated the staff report incorrectly refers on page one to an overlay district and he would submit to the record a corrected report.

Planning Commission

Ms. Jillian Massey, 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

Mr. Bricklemyer state the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 22-1705.

C. EVIDENCE SUMBITTED

Mr. Bricklemyer submitted to the record at the hearing a copy of the applicant's letter withdrawing the Administrative Variance.

D. FINDINGS OF FACT

- 1. The Subject Property consists of two parcels totaling approximately 4.79 acres located southeast of the East Martin Luther King Jr. Boulevard and North U.S. Highway 301 intersection.
- 2. The Subject Property is designated CMU-12 on the Future Land Use Map and is zoned AS-1 and CI.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the East Lake-Orient Park Community Plan.
- 4. The Subject Property is situated southeast of the East Martin Luther king Jr. Boulevard and North U.S. 301 intersection, just west of the Tampa Bypass Canal. The Subject Property is within a Wellhead Protection Area, a Surface Water Resource Protection Area, and an Airport Height Restriction area.
- 5. The Subject Property is developed with a 22,670-square-foot gun range and retail store on "Parcel B."
- 6. The general area surrounding the Subject Property includes a mix of business, utility, retail, and recreational uses. Adjacent properties include a parcel to the south zoned CI and in use as a residence and an automotive service shop and parts store; a parcel zoned M to the east and north and in use as a truck leasing business, and the Tampa Bypass Canal to the east; a parcel to the north zoned CI and CG and in use as a forklift and industrial equipment store; North U.S. Highway 301 and a parcel zoned PD in commercial and office use to the west.
- 7. The applicant is requesting to rezone the Subject Property from AS-1 and CI to Planned Development to allow a three-story self-storage facility with up to 81,420 square feet of floor area and 600 storage units, and up to 24,426 square feet of accessory outdoor open storage uses.
- 8. Development Services Department staff found the proposed planned development would be compatible with the existing uses, zoning districts, and development pattern in the surrounding area. Staff found the rezoning request approvable subject to conditions set out in the Development Services staff report based on the applicant's general site plan submitted March 1, 2023.
- 9. Planning Commission staff found the proposed Planned Development would allow commercial and light industrial uses that would facilitate growth in the Tampa service Area and support the East Lake-Orient Park Community Plan vision. Staff found the rezoning request consistent with the county's comprehensive plan.

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

The record evidence demonstrates the proposed Planned Development 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. (2022). Based on the record as a whole, including evidence and testimony submitted in the record and at the hearing, reports and testimony of Development Services Staff and Planning Commission staff, applicant's narrative, hearing testimony, and evidence, there is substantial competent evidence demonstrating the requested Planned Development 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 to rezone the Subject Property from AS-1 and CI to Planned Development to allow a three-story self-storage facility with up to 81,420 square feet of floor area and 600 storage units, and up to 24,426 square feet of accessory outdoor open storage uses.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning subject to the site plan certification requirements and conditions set out in the Development Services staff report based on the applicant's general site plan submitted March 1, 2023.

Pamela Jo Hatley Pamela Jo Hatley PhD, D

Pamela Jo Hatley PhD, JD Land Use Hearing Officer <u>April 10, 2023</u> Date:

1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
2			
3		X	
4	IN RE:		
5	ZONE HEARING MASTER HEARINGS		
6)	
7		X	
8		HEARING MASTER HEARING	
9	TRANSCRIPT O	F TESTIMONY AND PROCEEDINGS	
10	BEFORE:	PAMELA JO HATLEY Land Use Hearing Master	
11	DATE :	Monday, March 20, 2023	
12		-	
13	TIME:	Commencing at 6:00 p.m. Concluding at 8:08 p.m.	
14	PLACE:	Hillsborough County Board of County Commissioners	
15		601 East Kennedy Boulevard 2nd Floor Boardroom	
16		Tampa, Florida 33601	
17			
18	Repo	orted in person by:	
19		y Bridges, CER No. 1607	
20	4200 West	.S. Legal Support Cypress Street, Suite 750	
21	Tar	mpa, Florida 33607 (813)223-7321	
22			
23			
24			
25			

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	Hillsbord	ough County – ZHM Hearings Hearing March 20, 2023	104
1		LLSBOROUGH COUNTY, FLORIDA ARD OF COUNTY COMMISSIONERS	
2			
3	ZONING HEARING MASTER HEARINGS March 20, 2023 ZONING HEARING MASTER: PAMELA JO HATLEY		
4		BARING MASTER. TAMEDA UU MATLET	
5	D.5.:		
6	Application Number:	RZ-PD 22-1705 Cutler Martin	
7	Location:	850' SE of E Martin Luther King Blvd & Hwy 301 Intersection	N US
8	Folio Number:	042878.0000 & 042885.0000	
9	Acreage: Comprehensive Plan: Service Area:	4.79 acres, more or less CMU-12 Urban	
10	Existing Zoning:	AS-1 & CI	
11	Request:	Rezone to Planned Development	
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1	MR. GRADY: And the last item on the agenda is Agenda
2	Item D5, Rezoning PD 22-1705. The request is a rezone from
3	AS 1 and CI to a planned development. Sam Ball will
4	provide staff recommendation after presentation by the
5	applicant.
6	MR. BRICKLEMYER: Good evening, Madam Hearing Officer.
7	Clayton Bricklemyer with Hill Ward Henderson, 101 East
8	Kennedy Boulevard. Glad to be back in chambers.
9	This site is just south of MLK on the east side of
10	301. In the interesting of time, I'm just gonna say we
11	appreciate Staff's works on this. I know Sam's gonna read
12	his stuff and and Jillian will read hers. The only real
13	item of note that I have is we had requested an
14	administrative variance, and our withdrawal of that
15	administrative variance didn't make it in time, so I'm
16	gonna submit that formally here. We we cured that issue
17	with conditions.
18	I have my team available in the room and some online
19	if you have any questions, but, barring those, we would ask
20	you for your recommendation of approval.
21	HEARING MASTER HATLEY: All right. Thank you,
22	Mr. Bricklemyer.
23	MR. BRICKLEMYER: Thanks.
24	HEARING MASTER HATLEY: Development Services.
25	MR. BALL: Good evening. Sam Ball Sam Ball,

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Hillsborough County - ZHM Hearings Hearing March 20, 2023

1 Hillsborough County Development Services. I'm also gonna 2 correct -- submit a corrected report for this one. The 3 overlay district is incorrect on the front page. HEARING MASTER HATLEY: Okay. 4 5 MR. BALL: The applicant is requesting to rezone two parcels from AS 1 and CI to planned development to allow 6 7 for the development of a three-story mini warehouse facility of up to 81,420 square feet and 600 storage units. 8 9 The 3.91-acre property is located along the east side of 10 North US Highway 301, approximately 500 feet south of East 11 Dr. Luther -- Dr. Martin Luther King Jr. Boulevard and 12 North US Highway 301 intersection. 13 The surrounding zoning and development pattern consists of a mix of business, utility, retail, and 14 15 recreational uses. An eastern portion of the property 16 abuts the western side of the Tampa Bypass Canal. The adjoining property to the south is owned CI and is 17 18 developed with mixed uses to include residential and motor 19 vehicle repair. The abutting CG and CI split zone property 20 to the north is -- is developed for warehouse use. The 21 property directly east of the subject property is zoned M 22 and is developed for motor vehicle repair. The property to

23 the east is also used for electric power transmission. The 24 property opposite 301 to the west is zoned PD and is 25 developed for office and warehouse use. Other uses in the

Hillsborough County - ZHM Hearings Hearing March 20, 2023

general vicinity include mixed use residential property with auto sales and open storage, three convenience stores with gas pumps, equipment rental, and Veterans Memorial Park.

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5 If PD 22-1705 is approved, development within the Southern Parcel A shall be restricted to a maximum of 6 7 81,420 square feet of mini warehouse uses with a maximum of 600 shortage units and up to 24,426 square feet of 8 9 accessory outdoor open storage uses. Development within 10 the northern parcel, Parcel B, shall be restrict --11 restricted to 22,670 square feet of commercial intensive 12 uses, excluding banks, credit unions, convenience stores, 13 gasoline sales, restaurants, and truck stops. Minimum 14 setbacks buffering and screening would be 20 feet from the 15 rear and front and 5 feet from the side property lines. 16 Building height would be limited to three stories up to 50 17 feet. And the overall FAR for Parcels A and B combined 18 would be 0.499, which is just under the 0.5 limit.

Based on the intensive nature of the surrounding zoning and existing development pattern in the area, Staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern and recommends approval, subject to conditions.

That concludes my report.

HEARING MASTER HATLEY: All right. Thank you,

1 Mr. Ball.

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MR. BALL: Thank you.

HEARING MASTER HATLEY: Planning Commission.

MS. MASSEY: Jillian Massey with Planning Commission Staff. The subject site is in the Community Mixed Use 12 Future Land Use category. It's in the Tampa service area and located within the limits of the East Lake Orient Park Community Plan, and it's surrounded by Community Mixed Use 12 on all sides.

10 The proposed rezoning is consistent with Objective 8 11 and Policy 8.1 as the proposed uses meet the intent of what 12 is typical in the Community Mixed Use 12 Future Land Use 13 category. The proposed mini warehouse facility, covered 14 outdoor vehicle storage, and existing light commercial 15 building fall within the community scale retail community 16 and light industrial multipurpose uses that are described 17 for this future land use category.

18 The proposed rezoning meets the intent of Objective 16 19 and Policies 16.2, 16.3, 16.5, and 17.7. The proposed site plan indicate cross access between adjacent folios and show 20 21 appropriate setbacks and buffers. The proposed -- there is 22 a proposed stormwater pond located at the rear of the site. 23 The proposed covered outdoor vehicle parking is located to 24 the south and rear of the building and is completely gated. 25 The subject site meets the intent of the East Lake

Hillsborough County - ZHM Hearings Hearing March 20, 2023

1	Orient Park Community Plan. The park encourages business
2	uses to locate along US 301 from the Tampa By Bypass
3	Canal to Hillsborough Avenue. Furthermore, another goal
4	desires industrial uses and employment to be preserved and
5	protected, and the proposed plan development meets the
6	intent of these goals and strategies in the community plan.
7	And based on these considerations, Planning Commission
8	Staff finds the proposed planned development consistent
9	with the Unincorporated Hillsborough County Comprehensive
10	Plan, subject to the conditions proposed by the Development
11	Services Department.
12	HEARING MASTER HATLEY: All right. Thank you.
13	Okay. Is there anyone here or online who wishes to
14	speak in support of this application? Don't hear anyone.
15	Is there anyone here or online who wishes to speak in
16	opposition to this application? All right. Don't hear
17	anyone.
18	Development Services, anything further?
19	MR. GRADY: Nothing further.
20	HEARING MASTER HATLEY: All right. Thank you.
21	Applicant, anything further? Nothing? Okay.
22	All right. This will conclude the hearing on Rezoning
23	PD 22-1705, and this will conclude the zoning hearing
24	master meeting for this evening.
25	(Hearing was concluded at 8:08 p.m.)

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Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning			
Hearing Date: March 20, 2023Petition: PD 22-1705Barch 20, 20233909 N. US Highway 301Report Prepared: March 8, 2023East side of N. US Highway 301 and so Road 574			
Summary Data:			
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)		
Service Area	Tampa		
Community Plan	East Lake-Orient Park		
Rezoning Request	Agricultural, Single-Family (AS-1) and Commercial, Intensive (CI) to Planned Development to develop a mini warehouse and covered outdoor vehicle storage		
Parcel Size (Approx.)	4.79 +/- acres (208,652 square feet)		
Street Functional Classification	N. US Highway 301 – State Principal Arterial State Road 574– State Principal Arterial		
Locational Criteria	Not applicable		
Evacuation Area	С		



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

<u>Context</u>

- The subject site is located on the east side of N. US Highway 301 and south of State Road 574 on approximately 4.79 acres.
- The site is in the Tampa Service Area and within the limits of the East Lake-Orient Park Community Plan.
- The site has a Future Land Use designation of Community Mixed Use-12 (CMU-12), which allows for consideration of up to 12 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.50. Typical uses in the CMU-12 include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations.
- The subject site is surrounded by CMU-12 on all sides. The Tampa Bypass Canal is located to the east of the site. Heavy and light commercial and light industrial uses also surround the site and include a warehouse, shopping center and vehicle repair shop.
- The subject site is zoned Agricultural, Single-Family (AS-1) and Commercial, Intensive (CI). In the general vicinity, the site is surrounded by PD zoning, AS-1 zoning, CI zoning and Commercial, General (CG) and Manufacturing (M) zoning.
- The applicant requests to rezone the subject site from Agricultural, Single-Family (AS-1) and Commercial, Intensive (CI) to Planned Development to develop a mini warehouse and outdoor vehicle storage, with the existing light commercial building on site to remain.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

Policy 16.5: 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)

4.3 COMMERCIAL CHARACTER

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

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

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.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

Livable Communities Element: East Lake-Orient Park

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

- Business uses are encouraged along US 301 from the Tampa By-Pass Canal to Hillsborough Avenue. Appropriate land use and zoning changes should be allowed to accomplish this strategy.
- Existing industrial uses and employment should be preserved and protected.

Staff Analysis of Goals Objectives and Policies:

The subject site is located on the east side of North US Highway 301 and south of State Road 574 on approximately 4.79 acres. The site is in the Tampa Service Area and within the limits of the East Lake-Orient Park Community Plan. The applicant requests to rezone the subject site from Agricultural, Single-Family (AS-1) and Commercial, Intensive (CI) to Planned Development to develop a mini warehouse and covered outdoor vehicle storage, with the existing light commercial building on site to remain. Heavy and light commercial and light industrial uses also surround the site and include a warehouse, shopping center and vehicle repair shop.

The subject site is in the Tampa Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed mini warehouse facility and covered outdoor vehicle storage is compatible with the existing character of development in the area as it is located off a state principal arterial roadway with light and heavy commercial and light industrial uses along the corridor.

The proposed rezoning is consistent with Objective 8 and Policy 8.1 as the proposed uses meet the intent for what is typical in the CMU-12 Future Land Use category. The proposed mini warehouse facility, covered outdoor vehicle storage and existing light commercial building fall within the community scale retail community and light industrial multipurpose uses that are described for the CMU-12 FLU category. Furthermore, the proposal meets the intended intensity in the CMU-12 as it allows for a 0.50 FAR and the request includes a maximum proposed FAR of 0.499. The calculations are as follows: $4.79 \times 43,560 = 208,652$ square feet x 0.50 = 104,312 square feet maximum. 104,090 square feet are proposed.

The proposed rezoning meets the intent of Objective 16 and Policies 16.2, 16.3, 16.5, and 17.7. The proposed site plan indicates cross access between adjacent folios and shows appropriate setbacks and buffers. A proposed stormwater pond is located at the rear of the site. The proposed covered outdoor vehicle parking is located to the south and rear of the building and is completely gated. Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. At the time of filing this report, there were no Transportation comments in Optix, and therefore was not considered during this analysis.

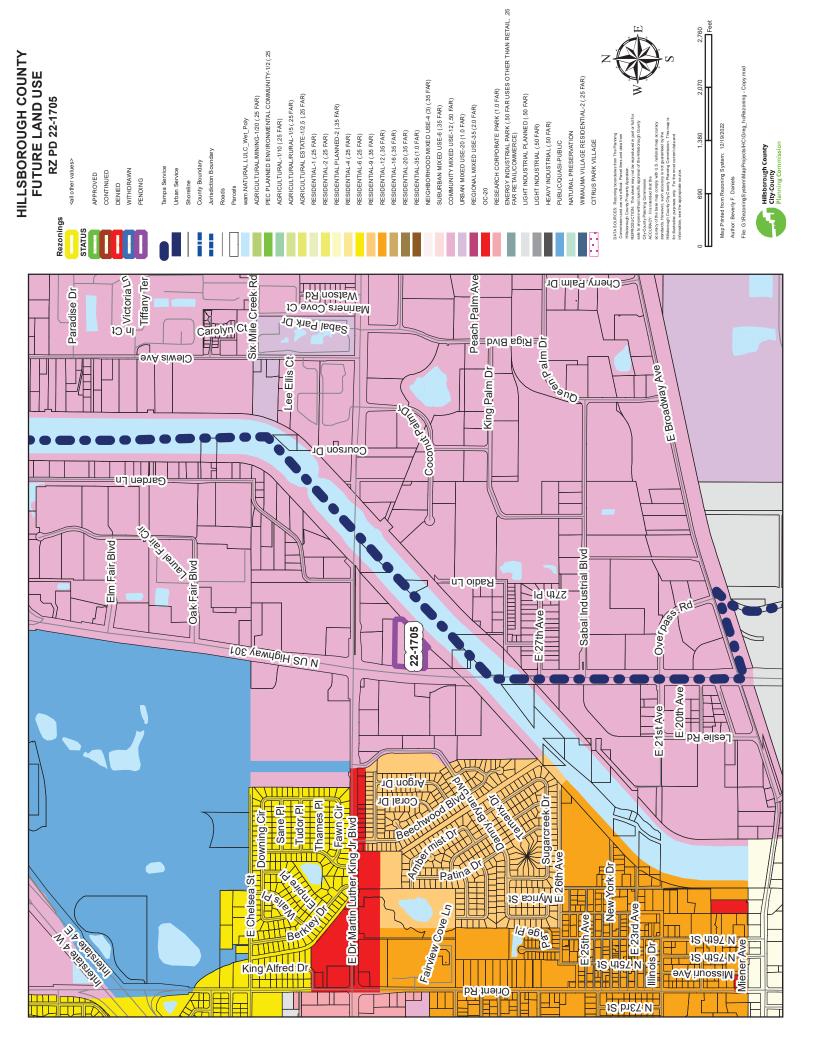
Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this portion of N. US Highway 301 contains mainly light and heavy commercial and light industrial uses. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful.

The subject site meets the intent of the East Lake-Orient Park Community Plan. The Plan encourages business uses to locate along US 301 from the Tampa By-Pass Canal to Hillsborough Avenue. Furthermore, another goal desires industrial uses and employment to be preserved and protected. The proposed Planned Development meets the intent of the goals and strategies in the Community Plan.

Overall, staff finds that the proposed Planned Development would allow for commercial and light industrial uses that would facilitate growth within the Tampa Service Area and supports the vision of the East Lake-Orient Park Community Plan. The proposed Planned Development 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan,* subject to the conditions proposed by the Development Services Department.



GENERAL SITE PLAN FOR CERTIFICATION



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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

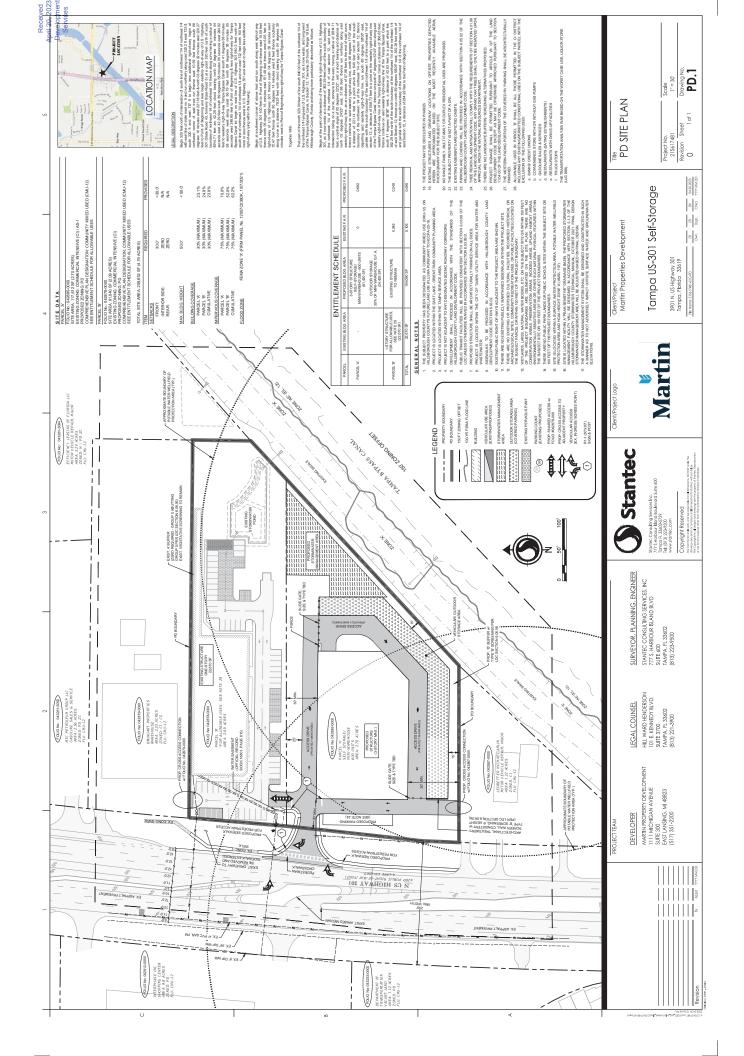
GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Donna Cameron Cepeda Joshua Wostal **COUNTY ADMINISTRATOR** Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR Gregory S. Horwedel

Project Name: US 301 PD	
Zoning File: RZ-PD (22-1705)) Modification: None
Atlas Page: None	
To Planner for Review: 04/20/23	Date Due: ASAP
Zaid Dabash/Diane Chadwick; Stantec Consulting Services	
Right-Of-Way or Land Required for	Dedication: Yes No 🗸
The Development Services Departm	nent HAS NO OBJECTION to this General Site Plan.
The Development Services Departn Site Plan for the following reasons:	nent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Sam Ball	Date: 4-21-23
Date Agent/Owner notified of Disap	proval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: James Ratliff, AICP, PTP, Principal Planner

PLANNING AREA/SECTOR: ELOP/ Central

DATE: 03/13/2023 AGENCY/DEPT: Transportation PETITION NO: RZ 22-1705

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

CONDITIONS OF APPROVAL

- Development within Parcel A shall be restricted to a maximum of 81,420 s.f. of mini-warehouse uses with a maximum of 600 storage units, and up to 24,426 s.f. of accessory outdoor open storage uses. Development within Parcel B shall be restricted to up to 22,670 s.f. of Commercial Intensive (CI) uses excluding Banks/Credit Unions, Convenience Store with or without Gas Pumps, Gasoline Sales and Service, Restaurants (Easting Establishments) with or without drive-throughs, and Truck Stops.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 3. The project shall be served by, and limited to, one (1) vehicular access connection to US 301 as shown on the PD site plan. All other existing access connections shall be closed, and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
- 4. Parking for retail uses shall be provided shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC). Lawfully permitted parking for existing uses within Parcel B shall be permitted to remain in its existing configuration until such time as Parcel B develops, redevelops and/or the existing structure undergoes a change of use, at which time parking within Parcel B shall be brought into conformance with Sec. 6.05 requirements.
- 5. Notwithstanding anything shown on the PD site plan to the contrary, concurrent with the development of Parcel A, the developer shall construct vehicular and pedestrian cross access stubouts to the project's southern boundary. The pedestrian stubout shall connect the cross access stubout, Parcel A uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301(and shall also provide for a future internal connection to Parcel B uses).
- 6. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct vehicular and pedestrian cross access stubouts along the project's northern boundary prior to or concurrent with additional development within Parcel B and/or the redevelopment of Parcel B (to include a change of use of the existing structure). Such stubouts shall not be required with the development of Parcel A. The pedestrian stubout shall connect the cross access stubout, Parcel B uses, and the minimum 5-foot wide internal sidewalk network that connects to the proposed sidewalk along US 301(and shall also provide an internal connection to the uses within Parcel A).

7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development shall be permitted to deviate from the configuration shown on the PD site plan to the minimum extent necessary to comply with minimum LDC and technical requirements.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Remove the parking table. Staff notes that it appears to be in conflict with site plan note 24 and staff's proposed condition governing parking requirements.
 - Remove note 12. PDs are site plan controlled zoning districts. Only minor deviations are permitted outside of the zoning amendment process. Staff has proposed a zoning condition which allows for certain limited flexibility as necessary to meet LDC and technical manual requirements. For future reference, staff notes that if flexibility is sought, the applicant generally should not propose a detailed circulation plan and instead show generalized dashed conceptual circulation lines.
 - Revise note 19 to indicate that the project may be developed in phases. It is staff's understanding that the applicant will not construct the corner cross access unless that parcel redevelops or changes use (i.e. certain project requirements will be phased).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 4.79 ac., from Agricultural Single-Family – 1 (AS-1) and Commercial Intensive (CI) to Planned Development (PD). The subject parcels are comprised of a vacant parcel and a 22,670 s.f. gun shop and shooting range. The proposed PD is seeking entitlements on Parcel A to permit up to 22,670 s.f. of Commercial Intensive uses excluding banks/credit unions, convenience store with or without gas pumps, gasoline sales and service, restaurants (eating establishments), restaurants with drive-up facilities, and truck stop. The applicant is seeking entitlements on Parcel B to permit up to 81,720 s.f. of mini warehouse uses with accessory outdoor open storage.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared the below comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Given proposed use exclusions for Parcel B, liquor store uses were utilized as the worst-case scenario for potential trip generation impacts of development within that parcel. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AS-1 and CI, 49,005 s.f. Shopping Plaza (40-150k) without Supermarket (ITE LUC 821)	3,308	85	254

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD Parcel A, 81,420 s.f. Mini-Warehouse uses (ITE LUC 220)	118	7	12
PD Parcel B, 22,670 s.f. Liquor Store (ITE LUC 899)	2,430	13	377
Subtotal:	2,548	20	389

Trip Generation Difference: Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume		PM
Difference	(-) 760	(-) 65	(+) 135

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 4-lane, divided, principal arterial roadway owned and maintained by the Florida Department of Transportation (FDOT) and characterized by +/- 12-foot wide travel lanes in average condition. The roadway lies within a +/- 200-foot wide right-of-way in the vicinity of the proposed project. There are bicycle facilities (on paved shoulders) present along US 301 in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of the east and west sides of US 301 in the vicinity of the proposed project.

The section of US 301 along the project's frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. According to the US 301 US 301 (SR 43) Project Development and Environment Study from State Road 60 (Adamo Drive) to south of the I-4 (SR 400) Hillsborough County, Florida WPI Segment No. 430050-1 ETDM No. 3097, no additional right-of-way is needed form the subject site to accommodate the future 6-laning.

SITE ACCESS AND CONNECTIVITY

Generally

The subject parcels are currently served by two (2) driveway connections to US 301. The developer is proposing to close the existing driveway serving folio 42878.0000 (i.e. Parcel B), and both development parcels will be served by a single access connection to US 301. The existing median opening, which aligns with the Parcel A access, was recently converted from a full to a directional median opening. As such, the project will be served by right-in/right-out/left-in turning movements.

Cross Access

Pursuant to Sec. 6.04.03.Q. of the LDC, both vehicular and pedestrian cross access is required to the project's northern and southern boundaries. Staff has proposed conditions which address the nature and timing of required connections.

TRANSIT FACILITIES

Due to the size of the project, transit facilities are required pursuant to Section 6.03.09.C.3 of the LDC unless otherwise waived in accordance with Sec. 6.03.09.D. of the LDC. Staff notes that there is an existing HART transit stop on MLK within a +/- 1,200 foot walking distance of the proposed site. Staff has proposed a condition regarding this requirement.

FILED ADMINISTRATIVE VARIANCE

The applicant initially submitted a Section 6.04.02.B. Administrative Variance (AV) request from the Sec. 6.04.03.Q. requirement governing vehicular and pedestrian cross access. Staff understands that the applicant had a conversation with the County Engineer, at which point it was understood that the applicant would be withdrawing the variance request. Subsequent to that conversation, the applicant filed a revised site plan showing the required cross access; however, nothing was receiving indicating the applicant withdrew with AV request. Staff will ask the applicant to bring written proof of such withdrawal request and submit such into the ZHM record at the hearing.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 301	Adamo Dr.	MLK Jr. Blvd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
US 301	FDOT Principal Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		

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

Project Trip Generation Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,308	85	254
Proposed	2,548	20	389
Difference (+/-)	(-) 760	(-) 65	(+) 135

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

Connectivity and Cross Access Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	Х	None	None	Meets LDC
Notes:				

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

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	



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

June 7th, 2022

Tampa Self Storage

RE: Pre-Application Meeting Request

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 12/7/2023

Attendees:

Guests: Christian Kline, Zaid Dabsash, and Wesley Rosekrans

FDOT Staff: Todd Croft, Mecale' Roth, Tom Allen, Dan Santos, Lindsey Mineer, and Antonius Lebrun.

Proposed Conditions:

This development is proposing to modify existing access to SR 43, a class 5 roadway with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 660' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.

FDOT Recommendations:

- 1. Proposing an ±85Kft² storage building with RV and vehicle storage and a loading area from a vacant lot.
- FDOT PD&E for future expansion of US 301 shows the median opening in front of the property being closed. Project is currently in design and is not in the 5-year plan and is unfunded. FDOT project # 430050-1, project manger is Craig Fox <u>craig.fox@dot.state.fl.us</u>



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

- There is also a resurfacing project underway on US 301 from Bloomingdale to MLK. Be sure to coordinate work schedules and plans during review and prior to construction. FDOT project # 445920-1. Project manager is Michael Ojo <u>michael.ojo@dot.state.fl.us</u>.
- 4. The new driveway design will need to have 50' radii with 5' paved shoulders that wrap around and tie into the ROW. Label all geometry dimensions on the plans.
- 5. Provide cross access stub-out to the north.
- 6. No stub-out to the south will be required.
- 7. A sidewalk connection to the state road will be required.
- 8. PD&E shows the sidewalk on the backside of the ROW, it would be recommended to implement this into the new design, but it is not required.
- 9. If driveway is designed to utilize the existing median opening, 2 outbound lanes and 1 inbound lane will be required in the driveway. If it is designed to be a right in, right out, it may be a single inbound and outbound lane.
- 10. The site seems to drain to the canal in the current condition.
- 11. Provide existing and proposed drainage maps.
- 12. If the property drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
- 13. If applying for an exception, include the completed questionnaire in the application package submittal.
- 14. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at joel.provenzano@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000.
- 15. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.
- 16. Contact Amanda Serra for drainage related questions at <u>amanda.serra@dot.state.fl.us</u> or 813-262-8257.

Summary: After reviewing and discussing the information presented in this meeting, the Department has determined we are

 \boxtimes in favor (considering the conditions stated above)



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

□ not in favor□ willing to revisit a revised plan

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC. Contact Traffic Ops, David Ayala, at 813-975-6717.

The access, as proposed in this meeting, would be considered

- □ conforming ⊠ non-conforming
- □ N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for on our One Stop Permitting website (osp.fdot.gov):

⊠ access-category A or B
□ access-category C, D, E, or F
\Box traffic study required
\Box access safety upgrade
□ drainage
or
\boxtimes drainage exception
□ construction agreement
🗆 utility
□ general Use
□ other

Thank you for giving us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Respectfully,

Mecale' Roth

Permit Coordinator II Tampa Operations Office - 813-612-3237 M-Th 7 AM-5:30 PM

Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

- 1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
- 2. Documents need to be signed and sealed or notarized.
- 3. Include these notes with the application submittal.
- 4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
- 5. Plans shall be per the current Standard Plans and FDM.
- 6. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 7. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
- 8. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)

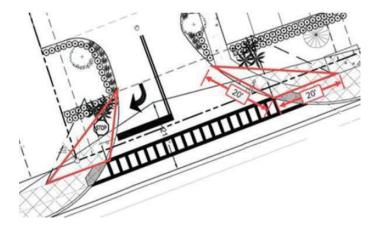


2822 Leslie Road Tampa, FL 33612-6456

- d. double yellow 6" lane separation lines
- e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
- f. warning mats to be red in color unless specified otherwise
- g. directional arrow(s) 25' behind the stop bar
- h. all markings on concrete are to be high contrast (white with black border)
- i. all striping within and approaching FDOT ROW shall be thermoplastic
- 9. Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: <a href="https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.core.windows.net/sitefinity/docs/default-ore.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwaw.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwaw.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwaw.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2https://fdotwaw.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231l

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10. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



JARED W. PERDUE, P.E. SECRETARY



Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/ suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 10:30 and 11:30 a.m. and 1:15 and 2:15 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, New Jersey, Texas, and Utah.

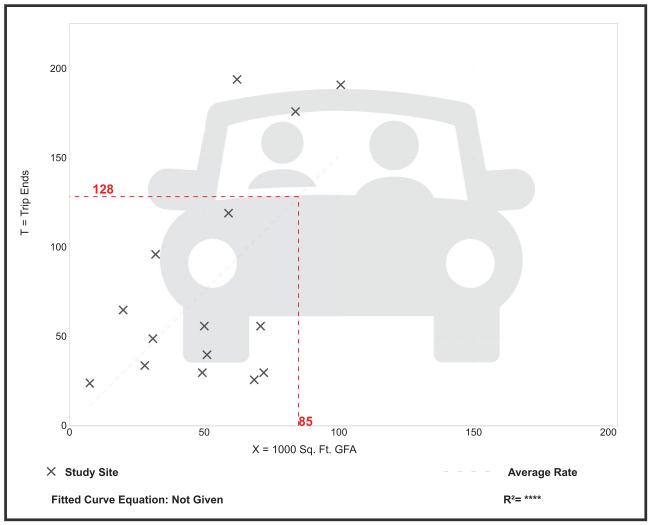
Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876



Mini-Warehouse (151)				
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA On a: Weekday				
	Setting/Location: Number of Studies: Avg. 1000 Sq. Ft. GFA: Directional Distribution:	52		
Vehicle Trip Gener	ation per 1000 Sq. Ft	GFA		
Average Rate	Range o		Standard Deviation	
1.51	0.38 - 3	3.25	0.95	

Data Plot and Equation



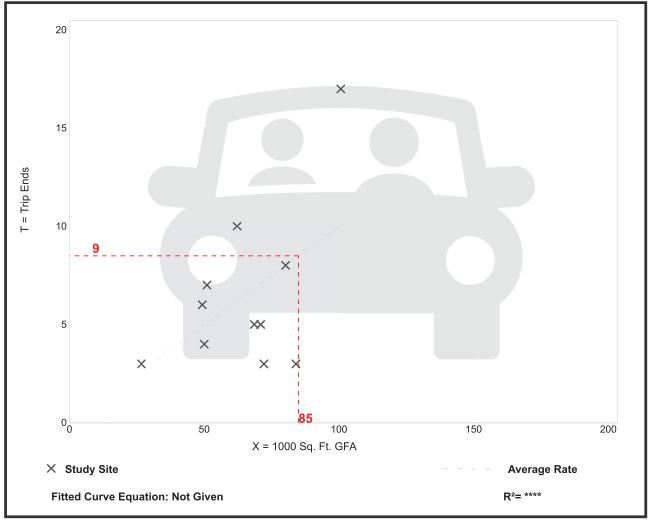
Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

	arehouse 51)
Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GFA Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	11
Avg. 1000 Sq. Ft. GFA:	65
Directional Distribution:	60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.10	0.04 - 0.17	0.05

Data Plot and Equation



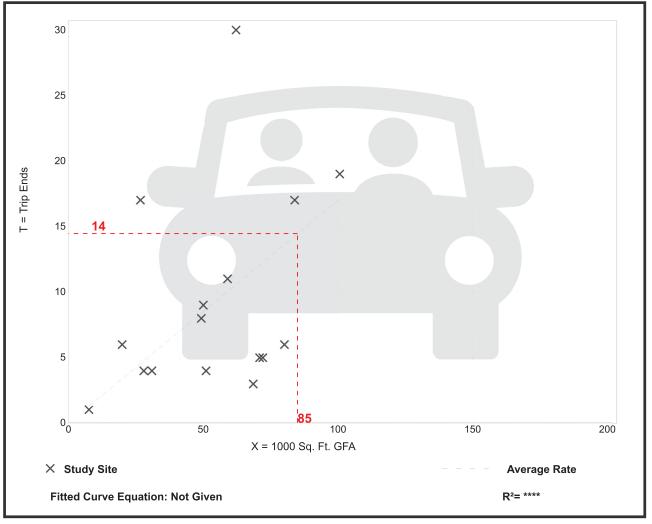
Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

Mini-Warehouse (151)		
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:	16	
Avg. 1000 Sq. Ft. GFA:	54	
Directional Distribution:	47% entering, 53% exiting	

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.04 - 0.64	0.14

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers



May 04, 2022

Re: Pre-Submittal Conference Application Request Project Name: Tampa Self-Storage, Folio No. 42885-0000

The purpose of this narrative is to request a pre-submittal conference for Tampa Self-Storage Facility. The site is located at 3901 North US Highway 301, south of Martin Luther King Boulevard in Section 12 / Township 29 South / Range 19 East of unincorporated Hillsborough County. The site is approximately 2.70-Acres of vacant land currently and has a 'C-l' (Commercial-Intensive) Zoning.

Stantec Consulting Services, Inc. (Stantec) has been retained by Martin Commercial Properties to provide surveying, engineering and construction services for the new self-storage development.

The project will consist of a 3-story 87,000 SF self-storage building, a circulation road, surface parking to support the development, and all the utility and drainage infrastructure needed to accommodate the development.

Access will be provided via the existing driveway connection on US Highway 301. The existing driveway will be reconstructed to facilitate adequate ingress/ egress for the design vehicle.

The site is located within the City of Tampa Utility Service Area. Water and Wastewater will be connected to the City's systems within US Highway 301.

A Preliminary Site Plan is enclosed for review and comment.

Regards,

Stantec Consulting Services Inc.

Zaid Dabash

Zaid Dabash, PE Associate, Senior Project Engineer

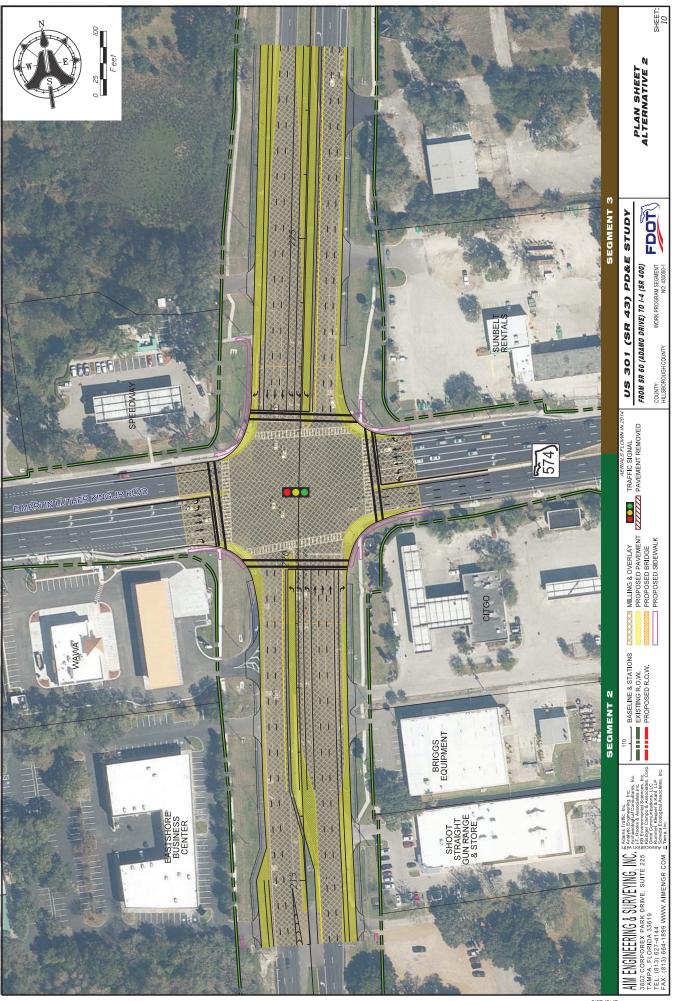
Phone: (813) 223-9500

Direct: (813) 746-3814 Mobile: (813) 460-2620 Zaid.Dabash@stantec.com





9102/91/2



9102/91/2

From:	Heinrich, Michelle
То:	Ball, Fred (Sam)
Subject:	FW: RZ 22-1705
Date:	Friday, March 10, 2023 5:05:18 PM
Attachments:	image001.png
	image002.png

FYI

Michelle Heinrich, AICP

Executive Planner Development Services Department

P: (813) 276-2167 E: <u>heinrichm@HCFLGov.net</u> W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Holland, Kelly <HollandK@epchc.org>
Sent: Friday, March 10, 2023 4:39 PM
To: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Odell, Clare
<OdellCl@hillsboroughcounty.org>
Subject: RZ 22-1705

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

In the 3/1/2023 resubmittal information supplied to Hillsborough County, there is a request from Stantec Consulting for the removal of the requirement for a wetland delineation based on their inspection of the property. I have spoken to representatives of Stantec and relayed to them that this determination must be made or at least verified by the EPC or SWFWMD. We also discussed that the area in question will likely be determined to be Noticed Exempt, which would remove the area from under EPC jurisdiction. This determination can be made during the construction phase of the process as EPC has already approved the rezoning of the parcel. Stantec has agreed to this option.

Please allow this email to document that based on these conversations with Stantec, the request to remove the delineation requirement will not be withdrawn and there will be no change to the previous EPC comments dated 01-04-2023.

Please let me know if this email is adequate for the purpose or will the County need

something more formal?

Please do not hesitate to contact me if you have any questions or need further assistance. Thank you,

Kelly M. Holland

Environmental Scientist III Wetlands Division (813) 627-2600 ext. 1222 | <u>www.epchc.org</u>

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619 Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."* Follow us on: <u>Twitter | Facebook | YouTube</u> <u>Track Permit Applications</u>



Date: December 23, 2022

SUBJECT: RZ-PD 22-1705 School Concurrency Review Fee Due

Be advised that as of *September 1, 2020,* the School Board of Hillsborough County requires review fees for plan amendments, rezoning cases and school concurrency. This project has been determined to be subject to an "Adequate Facilities Analysis (Rezoning Initial Submittal). Prior to review and comments from the School Board the applicant must submit the following:

- 1) Pay the corresponding fee at https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included/3?cp=true&sa=true&sbp=false&q=false;">https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included/3?cp=true&sa=true&sbp=false&q=false;">https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included/3?cp=true&sa=true&sbp=false&q=false;">https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included/3?cp=true&sa=true&sbp=false&q=false;">https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included/3?cp=true&sa=true&sbp=false&q=false;">https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequare.si
- 2) Submit and upload an application, along with payment receipt to the County. The application is found on the District's website at https://drive.google.com/file/d/1xolPecJTku5W7dr-xFGIFFZQ8LLaQZRT/view

More information related to the School Concurrency review fees and process is found on the District's website at <u>https://www.hillsboroughschools.org/Page/4570</u>. Should questions arise, please contact staff below.

Thank you,

Andrea a Hingone

Andrea A. Stingone M.Ed., Department Manager, Planning & Siting Growth Management, Hillsborough County Public Schools e: andrea.stingone@hcps.net p: 813-272-4429 c: 813-354-6684

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

PETITION NO.: PD22-1705 **REVIEWED BY:** Randy Rochelle **DATE:** 1/4/2023

 \square

FOLIO NO.: 42878.0000 & 42885.0000

WATER

- \square The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
 - A ____ inch water main exists [] (adjacent to the site), [] (approximately ____ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- \square 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

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

COMMENTS: ______.



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: 03/09/2023	
REVIEWER:	EWER: Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Cutler Martin	PETITION NO: 22-1705	
LOCATION:	3909 N 301 Hwy		
FOLIO NO:	42878-0000 42885-0000		

Estimated Fees:

See below.

Project Summary/Description:

Urban Mobility, Northeast Parks, Northeast Fire - changing to PD from CI, seeking to keep CI uses but with some exclusions. No details to development at this time, no impact changes for this change from existing allowances.

VERBATIM TRANSCRIPT

1

1	HILLSBOROUGH COUNTY, FLORIDA			
2	BOARD OF	F COUNTY COMMISSIONERS		
3		X		
4	IN RE:			
5	ZONE HEARING MASTER HEARINGS			
6	nearings) X		
7		X		
8		HEARING MASTER HEARING		
9	TRANSCRIPT OF	F TESTIMONY AND PROCEEDINGS		
10	BEFORE:	PAMELA JO HATLEY Land Use Hearing Master		
11	DATE:	Monday, March 20, 2023		
12		-		
13	TIME:	Commencing at 6:00 p.m. Concluding at 8:08 p.m.		
14	PLACE:	Hillsborough County Board of County Commissioners		
15		601 East Kennedy Boulevard 2nd Floor Boardroom		
16		Tampa, Florida 33601		
17				
18	Repo	orted in person by:		
19	Brittany Bridges, CER No. 1607			
20	4200 West	U.S. Legal Support 4200 West Cypress Street, Suite 750		
21	Tampa, Florida 33607 (813)223-7321			
22				
23				
24				
25				

	Hillsbord	ough County – ZHM Hearings Hearing March 20, 2023	104
1		LLSBOROUGH COUNTY, FLORIDA ARD OF COUNTY COMMISSIONERS	
2			
3	ZONING HEARING MASTER HEARINGS March 20, 2023 ZONING HEARING MASTER: PAMELA JO HATLEY		
4			
5	D.5.:		
6	Application Number:	RZ-PD 22-1705 Cutler Martin	
7	Location:	850' SE of E Martin Luther King Blvd & Hwy 301 Intersection	N US
8		042878.0000 & 042885.0000	
9	Acreage: Comprehensive Plan: Service Area:		
10	Existing Zoning:	AS-1 & CI	
11	Request:	Rezone to Planned Development	
12			
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1	MR. GRADY: And the last item on the agenda is Agenda
2	Item D5, Rezoning PD 22-1705. The request is a rezone from
3	AS 1 and CI to a planned development. Sam Ball will
4	provide staff recommendation after presentation by the
5	applicant.
6	MR. BRICKLEMYER: Good evening, Madam Hearing Officer.
7	Clayton Bricklemyer with Hill Ward Henderson, 101 East
8	Kennedy Boulevard. Glad to be back in chambers.
9	This site is just south of MLK on the east side of
10	301. In the interesting of time, I'm just gonna say we
11	appreciate Staff's works on this. I know Sam's gonna read
12	his stuff and and Jillian will read hers. The only real
13	item of note that I have is we had requested an
14	administrative variance, and our withdrawal of that
15	administrative variance didn't make it in time, so I'm
16	gonna submit that formally here. We we cured that issue
17	with conditions.
18	I have my team available in the room and some online
19	if you have any questions, but, barring those, we would ask
20	you for your recommendation of approval.
21	HEARING MASTER HATLEY: All right. Thank you,
22	Mr. Bricklemyer.
23	MR. BRICKLEMYER: Thanks.
24	HEARING MASTER HATLEY: Development Services.
25	MR. BALL: Good evening. Sam Ball Sam Ball,

U.S. LEGAL SUPPORT, INC 713-653-7100

Hillsborough County - ZHM Hearings Hearing March 20, 2023

1 Hillsborough County Development Services. I'm also gonna 2 correct -- submit a corrected report for this one. The 3 overlay district is incorrect on the front page. 4 HEARING MASTER HATLEY: Okay. 5 MR. BALL: The applicant is requesting to rezone two parcels from AS 1 and CI to planned development to allow 6 7 for the development of a three-story mini warehouse facility of up to 81,420 square feet and 600 storage units. 8 9 The 3.91-acre property is located along the east side of 10 North US Highway 301, approximately 500 feet south of East 11 Dr. Luther -- Dr. Martin Luther King Jr. Boulevard and 12 North US Highway 301 intersection. 13 The surrounding zoning and development pattern consists of a mix of business, utility, retail, and 14 15 recreational uses. An eastern portion of the property 16 abuts the western side of the Tampa Bypass Canal. The adjoining property to the south is owned CI and is 17 18 developed with mixed uses to include residential and motor 19 vehicle repair. The abutting CG and CI split zone property 20 to the north is -- is developed for warehouse use. The 21 property directly east of the subject property is zoned M 22 and is developed for motor vehicle repair. The property to

the east is also used for electric power transmission. The property opposite 301 to the west is zoned PD and is developed for office and warehouse use. Other uses in the

Hillsborough County - ZHM Hearings Hearing March 20, 2023

general vicinity include mixed use residential property with auto sales and open storage, three convenience stores with gas pumps, equipment rental, and Veterans Memorial Park.

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5 If PD 22-1705 is approved, development within the Southern Parcel A shall be restricted to a maximum of 6 7 81,420 square feet of mini warehouse uses with a maximum of 600 shortage units and up to 24,426 square feet of 8 9 accessory outdoor open storage uses. Development within 10 the northern parcel, Parcel B, shall be restrict --11 restricted to 22,670 square feet of commercial intensive 12 uses, excluding banks, credit unions, convenience stores, 13 qasoline sales, restaurants, and truck stops. Minimum 14 setbacks buffering and screening would be 20 feet from the 15 rear and front and 5 feet from the side property lines. 16 Building height would be limited to three stories up to 50 17 feet. And the overall FAR for Parcels A and B combined 18 would be 0.499, which is just under the 0.5 limit.

Based on the intensive nature of the surrounding zoning and existing development pattern in the area, Staff finds the proposed planned development compatible with the existing uses, zoning districts, and development pattern and recommends approval, subject to conditions.

That concludes my report.

HEARING MASTER HATLEY: All right. Thank you,

U.S. LEGAL SUPPORT, INC 713-653-7100 1 Mr. Ball.

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3

MR. BALL: Thank you.

HEARING MASTER HATLEY: Planning Commission.

MS. MASSEY: Jillian Massey with Planning Commission Staff. The subject site is in the Community Mixed Use 12 Future Land Use category. It's in the Tampa service area and located within the limits of the East Lake Orient Park Community Plan, and it's surrounded by Community Mixed Use 12 on all sides.

10 The proposed rezoning is consistent with Objective 8 11 and Policy 8.1 as the proposed uses meet the intent of what 12 is typical in the Community Mixed Use 12 Future Land Use 13 category. The proposed mini warehouse facility, covered 14 outdoor vehicle storage, and existing light commercial 15 building fall within the community scale retail community 16 and light industrial multipurpose uses that are described 17 for this future land use category.

18 The proposed rezoning meets the intent of Objective 16 19 and Policies 16.2, 16.3, 16.5, and 17.7. The proposed site 20 plan indicate cross access between adjacent folios and show 21 appropriate setbacks and buffers. The proposed -- there is 22 a proposed stormwater pond located at the rear of the site. 23 The proposed covered outdoor vehicle parking is located to 2.4 the south and rear of the building and is completely gated. 25 The subject site meets the intent of the East Lake

Hillsborough County - ZHM Hearings Hearing March 20, 2023

1	Orient Park Community Plan. The park encourages business
2	uses to locate along US 301 from the Tampa By Bypass
3	Canal to Hillsborough Avenue. Furthermore, another goal
4	desires industrial uses and employment to be preserved and
5	protected, and the proposed plan development meets the
6	intent of these goals and strategies in the community plan.
7	And based on these considerations, Planning Commission
8	Staff finds the proposed planned development consistent
9	with the Unincorporated Hillsborough County Comprehensive
10	Plan, subject to the conditions proposed by the Development
11	Services Department.
12	HEARING MASTER HATLEY: All right. Thank you.
13	Okay. Is there anyone here or online who wishes to
14	speak in support of this application? Don't hear anyone.
15	Is there anyone here or online who wishes to speak in
16	opposition to this application? All right. Don't hear
17	anyone.
18	Development Services, anything further?
19	MR. GRADY: Nothing further.
20	HEARING MASTER HATLEY: All right. Thank you.
21	Applicant, anything further? Nothing? Okay.
22	All right. This will conclude the hearing on Rezoning
23	PD 22-1705, and this will conclude the zoning hearing
24	master meeting for this evening.
25	(Hearing was concluded at 8:08 p.m.)

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 3/20/23/6pm HEARING MASTER: Panela Jobulley PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME MICHAR BROOKS MAILING ADDRESS 400 N. TAMPA St Sutz 1910 ToI CITY TAMPA STATE T_ ZIP33602_PHONE &13. MM 22-0686 NAME Todd Pressman **APPLICATION #** RZ MAILING ADDRESS 200 2nd Ave South 23-0035 CITY St PetersburgSTATE FL ZIP 33701 PHONE 8044760 NAME Gace MC Comas **APPLICATION #** RZ 23-0035 MAILING ADDRESS 805 01.05 Jacky A CITY SEFARI STATE F2 ZIP BUT PHONE 390 NAME Todd Pressman **APPLICATION #** RZ23-0063 MAILING ADDRESS 200 2nd Ave Salk CITYS- PERSONS STATE PLZIP 33701 PHONE 72-78644760 PLEASE PRINT **APPLICATION #** NAME MARK BENTLEY KZ 22-08 MAILING ADDRESS 401 E JACKSON ST. STF. 3100 CITY TAMPA STATE FL ZIP 33506 PHONE & 3-225-2500 PLEASE PRINT **APPLICATION #** NAME RYAN MANASSE R72 22-0856 MAILING ADDRESS 401 E JACKSON ST. STE 3100 CITY TAMPL STATE FL ZIP 33506 PHONE 813-225-2500

PAGE 2 OF 3 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 3/20/23, 6PM HEARING MASTER: Panela Jo Haster PLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING NAME NICOL Neugebauer **APPLICATION #** 1222-0856 MAILING ADDRESS 401 F. JACKIN Avert CITY TAMPA STATE FL ZIP SPED PHONE PLEASE PRINT **APPLICATION #** Inni Corbett NAME MN 22-1086 MAILING ADDRESS 10/ E Kennedy Blud, SK3700 CITY TAMM STATE TL ZIP 33/002 PHONE 13-22-842 PLEASE PRINT **APPLICATION #** John DIAN NAME MM 22-1086 MAILING ADDRESS 32-25 S. McDill Ane CITY Tampa STATE FL ZIP 33629 PHONE 813695 0469 PLEASE PRINT Todd Pressman **APPLICATION #** NAME WV 35-1156 MAILING ADDRESS 200 2nd Ave Salt KIRDUTS STATE HE ZIP 33701 PHONE CITY SA NAME SIM **APPLICATION #** homas MM 22-1126 N. Florida MAILING ADDRESS The ZIP QUE PHONE CITY PLEASE PRINT **APPLICATION #** William Molloy NAME MAILING ADDRESS 325 5 Blvd MM 22-1340 CITY TOMPA STATE FL ZIP 33600 PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE <u>3</u> OF <u>3</u> DATE/TIME: <u>3/20/23 GPM</u> HEARING MASTER: Pamela Jo Hattey				
DATE/TIME: 3/20/23	Lepm HEARING	G MASTER:	Pamela	Jo Hatley
PLEASE PRINT CLE				
APPLICATION #				PHONE (813)957-7227
RZ 22-1705	MAILING ADDRESS_	101 E.	KENNE	TOTE 3700
	CITY_AMPA	STATE 2	ZIP_2260	PHONE (813)957-7287
APPLICATION #	PLEASE PRINT NAME			
	MAILING ADDRESS		<u> </u>	
	CITY	_STATE	ZIP	_PHONE
APPLICATION #	PLEASE PRINT NAME			
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	MAILING ADDRESS			
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APPLICATION #	PLEASE PRINT NAME			
· .	MAILING ADDRESS			
	CITY	STATE	_ZIP	PHONE

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: March 20, 2023

HEARING MASTER: Pamela Jo Hatley

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0686	Michelle Heinrich	1. Revised Staff Report	Yes – Copy
RZ 23-0035	Rosa Timoteo	1. Revised Staff Report	Yes - Copy
RZ 23-0035	Grace McComas	2. Opponent Presentation	No
RZ 23-0063	Todd Pressman	1. Applicant Presentation	No
RZ 22-0856	Nicole Neugebauer	1. Proponent Presentation	No
RZ 22-0856	Mark Bentley	2. Applicant Presentation Packet	No
RZ 22-1086	Rosa Timoteo	1. Revised Staff Report	Yes – Copy
RZ 22-1086	Kami Corbett	2. Map	No
RZ 22-1086	Kami Corbett	3. Applicant Presentation Packet	No
MM 22-1126	Todd Pressman	1. Applicant Presentation Packet	No
MM 22-1126	Todd Pressman	2. Applicant Presentation Packet	No
RZ 22-1705	Clayton Bricklemyer	1. Applicant Presentation	No

MARCH 20, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 20, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviews changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

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

🛿 Pamela Jo Hatley, ZHM, oath.

B. REMANDS

B.1. MM 22-0686

월 Brian Grady, Development Services, calls MM 22-0686.

Pamela Jo Hatley, ZHM, closes MM 22-0686.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0035

Brian Grady, Development Services, calls RZ 23-0035.

Pamela Jo Hatley, ZHM, closes RZ 23-0035.

C.2. RZ 23-0063

🖸 Brian Grady, Development Services, calls RZ 23-0063.

Pamela Jo Hatley, ZHM, closes RZ 23-0063.

MONDAY, MARCH 20, 2023

REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM): D. D.1. RZ 22-0856 Brian Grady, Development Services, calls RZ 22-0856. Pamela Jo Hatley, ZHM, closes RZ 22-0856. D.2. MM 22-1086 🛂 Brian Grady, Development Services, calls MM 22-1086. Pamela Jo Hatley, ZHM, closes MM 22-1086. D.3. MM 22-1126 월 Brian Grady, Development Services, calls MM 22-1126. Pamela Jo Hatley, ZHM, closes MM 22-1126. D.4. MM 22-1340 ▶ Brian Grady, Development Services, calls MM 22-1340. Pamela Jo Hatley, ZHM, closes MM 22-1340. D.5. RZ 22-1705 월 Brian Grady, Development Services, calls RZ 22-1705. Pamela Jo Hatley, ZHM, closes RZ 22-1705. ADJOURNMENT Pamela Jo Hatley, ZHM, adjourns the meeting.

2



Stantec Consulting Services Inc. AA2600073 777 S Harbour Island Boulevard, Suite 600 Tampa FL 33602-5729

Application N	10. RZ22-1705
Name: Cla	in Bricklemute
Entered at Pu	blic Hearing: ZHM
Exhibit #	Date: 3 20 23

March 15, 2023

Project/File: 215617481 US 301 PD

Brian Grady

601 E. Kennedy Blvd., Tampa, FL 33602

Reference: RZ-PD-22-1705 Administrative Variance Request

Mr. Grady,

Please accept this letter as a request to withdraw the Administrative Variance request associated with RZ-PD-22-1705.

The Administrative Variance requested alleviation from the Hillsborough County Land Development Code Section 6.04.03.Q, regarding cross access requirements. In lieu of the Variance, the applicant has provided a Condition of Approval to address concerns relative to timing for the cross access to be provided.

Please let us know if you have any questions regarding this request.

Best Regards,

STANTEC CONSULTING SERVICES INC.

Zaid Dabash

Zaid Dabash, PE Associate, Senior Project Engineer Phone: 813.223,9500 Mobile: 813.460.2620 Zaid.Dabash@Stantec.com

> Rosa Timoteo - <u>TimoteoR@HillsboroughCounty.ORG</u> Grady, Brian - <u>GradyB@HillsboroughCounty.ORG</u> Andrea Papandrew - <u>papandrewa@plancom.org</u> Melissa Lienhard - <u>lienhardm@plancom.org</u> Zoning Intake-DSD - <u>ZoningIntake-DSD@hillsboroughcounty.org</u> Ball, Fred (Sam) - <u>BallF@hillsboroughcounty.org</u> Ratliff, James - <u>RatliffJa@hillsboroughcounty.org</u> Bricklemyer, Clayton Esq. - <u>clayton.bricklemyer@hwhlaw.com</u> Martin, Cutler - <u>cutler.martin@martincommercial.com</u>

Design with community in mind



Stantec Consulting Services Inc. AA2600073 777 S Harbour Island Boulevard, Suite 600 Tampa FL 33602-5729

March 15, 2023

Project/File: 215617481 US 301 PD

Brian Grady 601 E. Kennedy Blvd., Tampa, FL 33602

Reference: RZ-PD-22-1705 Administrative Variance Request

Mr. Grady,

Please accept this letter as a request to withdraw the Administrative Variance request associated with RZ-PD-22-1705.

The Administrative Variance requested alleviation from the Hillsborough County Land Development Code Section 6.04.03.Q, regarding cross access requirements. In lieu of the Variance, the applicant has provided a Condition of Approval to address concerns relative to timing for the cross access to be provided.

Please let us know if you have any questions regarding this request.

Best Regards,

STANTEC CONSULTING SERVICES INC.

Zaid Dabash

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