

PD Modification Application: PRS 21-0591

BOCC Land Use Meeting Date: 8/10/21



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Troy Carter

FLU Category: CMU-12 (Community Mixed Use 12)

Service Area: Urban

Site Acreage: 7.66 acres

Community Plan Area: East Lake/Orient Park

Overlay: None

Request: Minor Modification to PD



Existing Approvals:

PD 92-176, PRS 10-0327, PRS 06-1927, PRS 99-0059, PRS 95-0206

Proposed Modification(s):

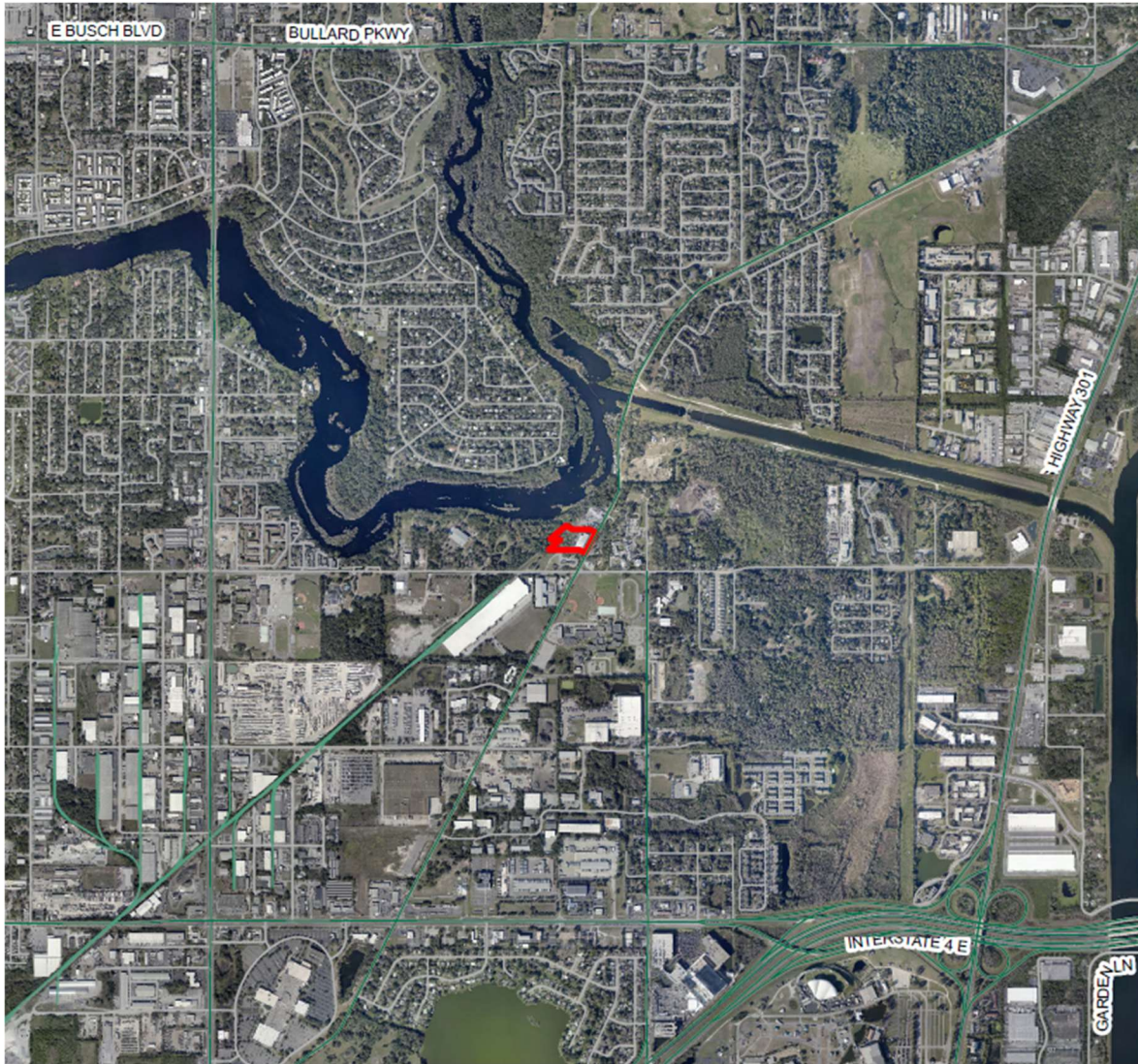
The request is for a minor modification to a planned development (PD 92-0176). The purpose of the modification is to relocate a building, associated parking and stormwater facilities. The existing PD consists of 4 parcels totaling 7.66 acres approved for business/professional office, warehouse use and a 18,000 sq. ft. church. Only two of the parcels are being modified as part of the PRS. The applicant is not proposing to introduce any new uses as part of this modification.

Additional Information:

PD Variations	None
Waiver(s) to the Land Development Code	None requested.
Planning Commission Recommendation	The Planning Commission has no concerns for this PRS.
Development Services Department Recommendation	Approvable, with conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The proposed minor modification consists of two folios of the four folios within PD 92-0176 to relocate a building, associated parking and stormwater facility. To the south is folio no. 38417.2304 which is also located within PD 92-0176 and is designated for a 2-story story, 18,000-square-foot church sanctuary; however, this folio remains mostly undeveloped with a 2,820-square-foot structure located in the southeast corner of the parcel along E. Sligh Road. To the southeast is folio no. 38417.2302 which is also within PD 92-0176 and is developed with a 9,972-square-foot warehouse. To the north is Commercial, Intensive zoning and developed with a warehouse.

To the west of the PD is a ± 50 -foot vacated CSX railroad right-of-way located within the western portion of folio no. 38417.2310. West of folio no. 38417.2306 is an existing ± 50 -ft. CXS railroad right-of-way. East across Harney Road is PD 04-1004 that was approved in 2004 to develop the property with a maximum of 20,500 square feet of development including a contractor's office with outdoor storage, a warehouse and BPO uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

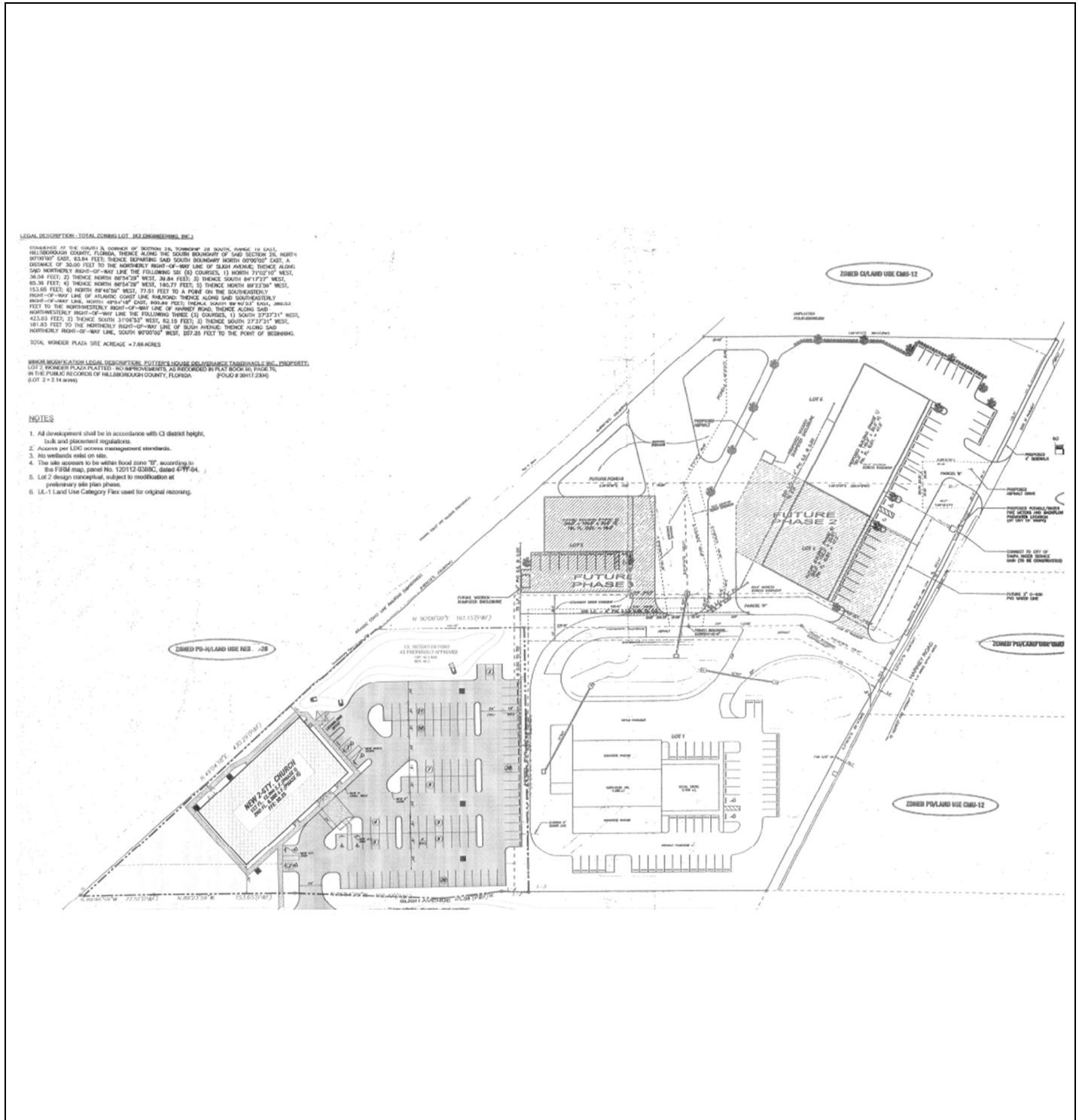


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Commercial, Intensive	0.3 Max. FAR	Warehouse with outdoor storage	Warehouse with outdoor storage
South	PD 92-0176 (PRS 99-0059)	0.5 Max. FAR	Warehouse & Church	Partially Developed with Warehouse & Temporary Type Structure
East	PD 04-1004	Maximum of 20,500 square feet of development.	Contractor's Office with outdoor storage, BPO uses, warehouse, office/showroom.	Folio no. 38324.0000: Vacant; Folio no. 38330.0000: Office-type use
West	CSX Right-of-way & PRS 99-0059	Max. 203,600 sq. ft. church, assoc. uses bldg. area & 334 MF	CSX ROW / Further West: Church offices, church school and sanctuary / MF	Vacated & Unvacated CSX Railroad ROW & Vacant

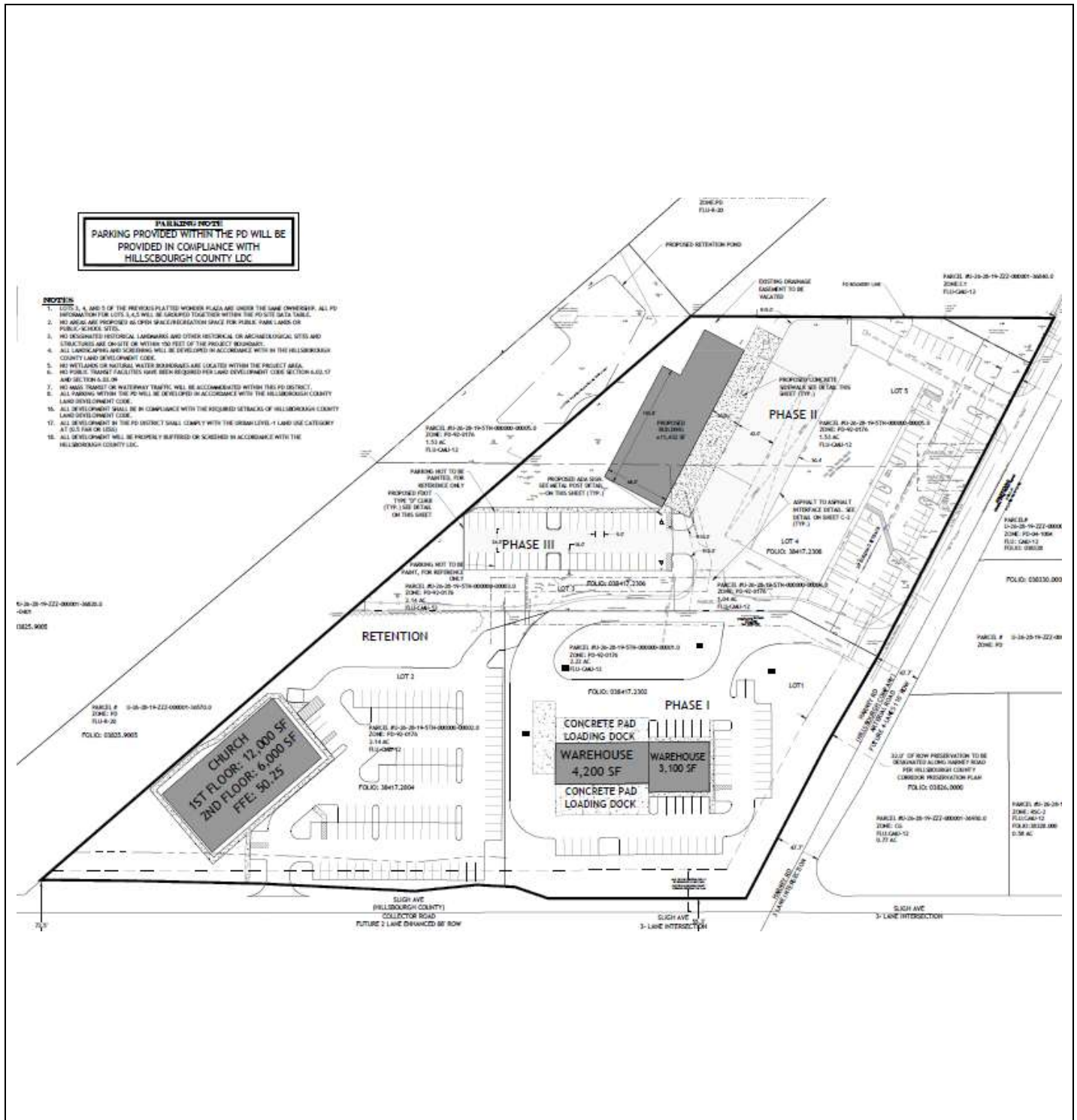
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Project Trip Generation ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access ☒ Not applicable for this request

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

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <ul style="list-style-type: none"> • The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff. • Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest

				<p>stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.</p> <ul style="list-style-type: none"> • The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals. • Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area		<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Services and for their comments.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input checked="" type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Planning Commission has no concerns for this PRS. The church and warehouse uses were already approved in 2010 and the increase in square feet is below the maximum allowable FAR of 0.5.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is located at the northwest corner of Sligh Ave. and Harney Rd. The applicant is seeking to modify existing Planned Development zoning (PD 92-176 / PRS 10-0357) to relocate a building, associated parking and stormwater facilities; and increase in size, the relocated building from 6,000 to 11,432 square feet. The Future Land Use is CMU-12. The applicant is not proposing to introduce any new uses and is not proposing to increase the floor area ratio (FAR) above the allowable FAR as part of this modification.

The proposed modification consists of two folios of the four folios within PD 92-0176. Therefore, the modifications are substantially bounded by other properties within the PD. To the south is folio no. 38417.2304, which is also located within PD 92-0176 and is designated for a 2-story story, 18,000-square-foot church sanctuary; however, this folio remains mostly undeveloped with a 2,820-square-foot structure located in the southeast corner of the parcel along E. Sligh Road. To the southeast is folio no. 38417.2302 which is also within PD 92-0176 and is developed with a 9,972-square-foot warehouse. To the north is Commercial, Intensive zoning and developed with a warehouse.

To the west of the PD is a ±50-foot vacated CSX railroad right-of-way located within the western portion of folio no. 38417.2310. West of folio no. 38417.2306 is an existing ±50-ft. CXS railroad right-of-way. Further west is PRS 99-0059, to allow church offices, church school, sanctuary and MF. The east boundary of folio no. 38306.0000 abutting the CSX right-of-way is required to be buffered by either a wall, fence or berm and landscaping to bring the total height to a minimum of 6 feet with 75% opacity. East across Harney Road is PD 04-1004 that was approved in 2004 to develop the property with a maximum of 20,500 square feet of development including a contractor's office with outdoor storage, a warehouse and BPO uses.

Hillsborough County, Comprehensive Plan Policy 1.4 defines compatibility 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 refers to the sensitivity of development proposals in maintaining the character of existing development. The proposed Minor Modification is compatible with the surrounding uses.

5.2 Recommendation

Staff finds that the project with the proposed development standards, existing scale and restrictions is compatible with the area. The proposed intensity is comparable with nearby non-residential uses within the PD and immediately abutting the subject folios. Therefore, based on these considerations, staff finds the minor modification request approvable, with conditions.

6.0 PROPOSED CONDITIONS

Approvable, subject to the following conditions.


Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 23, 2021. Previous conditions not carried forward are shown as strikethrough, and new conditions are shown as underlined.

1. The maximum intensities of any use must not exceed the requirements of the Urban Level-1 (UL-1) Land Use Category (FAR 0.5), using the Flex provisions of the Plan.
2. Permitted uses shall be limited to the following:
 - 2.1 Business/Professional Office;
 - 2.2 Office/Showroom/Warehouse;
 - 2.3 Wholesale Distribution;
 - 2.4 Lot 2 shall be permitted a maximum, 2 story, 18,000 square foot church sanctuary with a maximum height of 25 feet.
3. All Development shall be in accordance with CI district height, bulk, and placement regulations.
4. Required buffering of all non-residential uses shall meet the requirements of Buffers and Screening, as set forth in the Hillsborough County Land Development Code, as amended, except for the following: Lot 2 will provide no buffer to the northwest property line, but shall have a Type A screening.
5. ~~All development shall be in accordance with all applicable Hillsborough County codes and regulations, at the time of development. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.~~
5. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by the Hillsborough County Planning and Growth Management Department. Final design, if approved by the Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turns, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~
6. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along its Harney Rd. frontage, such that a minimum of 110 feet of right-of-way is available along those sections where no turn lane exists (i.e. north of the site access connection), and 122 feet of right-of-way where only the left turn lane is present (i.e. south of the site access connection). Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated form the future right-of-way line.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along its E. Sligh Ave. frontage, such that a minimum of 76 feet of right-of-way is available along those sections where no turn lane exists (i.e. west of the site access connection), and 88 feet of right-of-way

where only the left turn lane is present (i.e. east of the site access connection). Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

8. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all parking areas and all building entrances.
9. Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC or as identified on the PD Site Plan, whichever is greater.
10. 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.
11. 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.
12. 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).
13. 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.
14. The development order/permit is issued with the understanding that ~~the concurrency requirements of Chapter 163, Part III, Florida Statutes became effective on February 1, 1990 and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits.~~
15. ~~Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioner, the owners shall submit to the Department of Planning and Development Management, seven copies a copy of a site plan for certification reflecting all the conditions mentioned above. Prior to certification, "Lot 2" shall be labelled on the western parcel where the church is located. "Type A screening" shall be labelled on the general site plan on the south and west. Internal cross access to the adjacent parcel located to the east of this site shall be shown on the general site plan.~~

Zoning Administrator Sign Off:

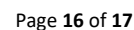

J. Brian Grady
Mon Jul 26 2021 08:33:10

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

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

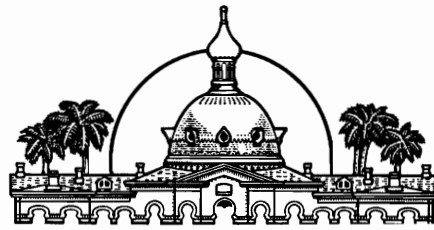
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

**CURRENTLY
APPROVED**



Hillsborough County Florida

Office of the County Administrator
Patricia G. Bean

BOARD OF COUNTY COMMISSIONERS

Kevin Beckner
Rose V. Ferlita
Ken Hagan
Al Higginbotham
Jim Norman
Mark Sharpe
Kevin White

ADMINISTRATORS

Lucia E. Garsys
Carl S. Harness
Eric R. Johnson
Michael S. Merrill
Manus J. O' Donnell
Edith M. Stewart

May 13, 2010

Reference: PRS 10-0327 EL

Housh Ghovace
Northside Engineering
300 S. Belcher Road
Clearwater, FL 33765

Dear Applicant:

At the regularly scheduled public meeting on May 11, 2010, the Board of County Commissioners approved your request for a minor modification to PD (92-0176), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Services Division

ps

enc

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 10-0327 EL (92-176)
BOCC MEETING DATE: May 11, 2010
DATE TYPED: May 19, 2010

Approval – Approval, subject to the conditions listed below, is based on the site plan received February 19, 2010.

1. The maximum intensities of any use must not exceed the requirements of the Urban Level-1 (UL-1) Land Use Category (FAR 0.5), using the Flex provision of the Plan.
2. Permitted uses shall be limited to the following:
 - 2.1 Business/Professional Office;
 - 2.2 Office/Showroom/Warehouse;
 - 2.3 Wholesale Distribution.
 - 2.4 Lot 2 shall be permitted a maximum, 2 story, 18,000 square foot church sanctuary with a maximum height of 25-feet.
3. All Development shall be in accordance with CI district height, bulk, and placement regulations.
4. Required buffering of all non-residential uses shall meet the requirements of Buffers and Screening, as set forth the Hillsborough County Land Development Code, as amended, except for the following: Lot 2 will provide no buffer to the northwest property line, but shall have a Type A screening.
5. All development shall be in accordance with all applicable Hillsborough County codes and regulations, at the time of development.
6. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
7. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990 and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 10-0327 EL (92-176)
BOCC MEETING DATE: May 11, 2010
DATE TYPED: May 19, 2010

8. Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the Department of Planning and Development Management, seven copies of a site plan for certification reflecting all the conditions mentioned above. Prior to certification, "Lot 2" shall be labeled on the western parcel where the church is located. "Type A screening" shall be labeled on the general site plan. Internal cross access to the adjacent parcel located to the east of this site shall be shown on the general site plan.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/28/2021

Revised: 7/22/2021

Revised: 7/23/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/Central

PETITION NO: PRS 21-0591

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning will result in an increase of trips potentially generated by development of the subject parcel (51 daily trips, 8 AM peak trips, 10 PM peak trips).
- The developer will be required to preserve right-of-way along the frontage on Harney Rd. and E. Sligh Ave. in accordance with the Hillsborough County Corridor Preservation Plan (as necessary to accommodate a future lanes and/or enhancements, and existing/required auxiliary turn lanes).
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Revised Conditions:

~~#6. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval.]

New Conditions:

- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along its Harney Rd. frontage, such that a minimum of 110 feet of right-of-way is available along those sections where no turn lane exists (i.e. north of the site access

connection), and 122 feet of right-of-way where only the left turn lane is present (i.e. south of the site access connection). Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along its E. Sligh Ave. frontage, such that a minimum of 76 feet of right-of-way is available along those sections where no turn lane exists (i.e. west of the site access connection), and 88 feet of right-of-way where only the left turn lane is present (i.e. east of the site access connection). Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all parking areas and all building entrances.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC or as identified on the PD Site Plan, whichever is greater.

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to modify existing Planned Development zoning (PD 92-176) to relocate a building, associated parking and stormwater facilities; and increased in size of the relocated building from 6,000 to 11,432 square feet. The existing PD consists of 4 parcels with a total of 7.66 acres and approved for business/professional office, warehouse and church uses. The future land use is CMU-12.

As provided for in the Development Review Procedures Manual (DRPM), the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Staff's analysis is summarized below.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 32,585 sq ft Specialty Trade Contractor (ITE Code 180)	337	55	65
PD: 18,000 sq ft Church (ITE Code 560)	139	7	10
Total Trips	476	62	75

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 38,017 sq ft Specialty Trade Contractor (ITE Code 180)	388	63	75
PD: 18,000 sq ft Church (ITE Code 560)	139	7	10
Total Trips	527	70	85

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(+) 51	(+)8	(+)10

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The property is located at the northwest corner of Sligh Ave. and Harney Rd.

Harney Rd. is a 2-lane, undivided, urban arterial roadway characterized by +/- 10-foot travel lanes. The right of way ranges from +/- 56 to 59 feet wide. There are sidewalks on both side of road and no bike lanes or shoulder. The pavement is in fair condition.

Harney Rd. is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future 4 laning. A future 4-lane, divided, urban section (TS-6) with single turn lane would require a minimum 122 ft of right of way along the length of the turn lane. As such the developer is required to designate one half of the needed right of way along the roadway and parallel to the turn lane as preserved (approximately 32 ft). The segment north of the turn lane would require a minimum of 110 ft. As such the developer is required to designate one half of the needed right of way along said segment of the roadway as preserved (approximately 26 ft).

E. Sligh Ave. is a 2-lane, undivided, urban collector roadway characterized by +/- 11-foot travel lanes. The right of way ranges from +/- 61 to 90 feet wide. There are sidewalks and bike lanes along both sides. The pavement is in fair condition. A bus bay is located on the north side of E. Sligh Ave., adjacent to the site, approximately 210 feet from the intersection with Harney Rd.

E. Sligh Ave. is identified on the HCCPP as a future enhanced 2-lane roadway. An enhanced 2-lane, divided, urban section (TS-4) with single turn lane would require a minimum 88 ft of right of way along the length of the turn lane. As such the developer is required to designate one half of the needed right of way along the roadway and parallel to the turn lane as preserved (approximately 13.5 ft). The segment west of the turn lane would require a minimum of 76 ft. As such the developer is required to designate one half of the needed right of way along said segment of the roadway as preserved (approximately 4 ft).

The intersection of Harney Rd. and E. Sligh Ave. is signalized and includes left turn lanes at all four approaches. While both roadways are located on the HCCPP, there is no plans for intersection improvements (e.g. additional turn lanes) and staff is no able to determine specific future need.

SITE ACCESS AND CONNECTIVITY

The existing approved PD has two (2) access connections on Harney Rd. and one on E. Sligh Ave. No change to the existing access is proposed.

The proposed site plan is providing for cross access between the different phases/uses of the PD consistent with Section 6.04.04. Q. of the LDC.

A 5 ft sidewalk is required to be constructed from the external sidewalk to the buildings. At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
Harney Rd	Sligh Ave.	Temple Terrace Hwy.	D	D
Sligh Ave	56 TH ST.	Orient Rd.	D	D

Source: [2019 Hillsborough County Level of Service \(LOS\) Report](#)

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	476	62	75
Proposed	527	62	75
Difference (+/-)	(+) 51	(+) 8	(+) 10

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> 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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 8, 2021	COMMENT DATE: May 21, 2021
PETITION NO.: 21-0591	PROPERTY ADDRESS: 6926 Harney Rd, Tampa, FL 33617
EPC REVIEWER: Abbie Weeks	FOLIO #: 038417.2306, 038417.2310
CONTACT INFORMATION: (813)627-2600 X1101	STR: 26-28S-19E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	May 13, 2021
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands may exist in the northern portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland	

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must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/mst

cc: tcarter@beaconcivil.com

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

PETITION NO.: PD21-0591

REVIEWED BY: Randy Rochelle

DATE: 7/26/2021

FOLIO NO.: 38417.2310

- ☐ This agency would ☒ (support), ☐ (conditionally support) the proposal.

WATER

- ☒ The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ No Hillsborough County water line of adequate capacity is presently available.
- ☐ A ____ inch water main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____.
- ☐ Water distribution improvements may be needed prior to connection to the County's water system.
- ☐ No CIP water line is planned that may provide service to the proposed development.
- ☐ The nearest CIP water main (____ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at ____). Expected completion date is ____.

WASTEWATER

- ☒ The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ No Hillsborough County wastewater line of adequate capacity is presently available.
- ☐ A ____ inch wastewater main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____.
- ☐ Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- ☐ No CIP wastewater line is planned that may provide service to the proposed development.
- ☐ The nearest CIP wastewater main (____ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at ____). Expected completion date is ____.

COMMENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.