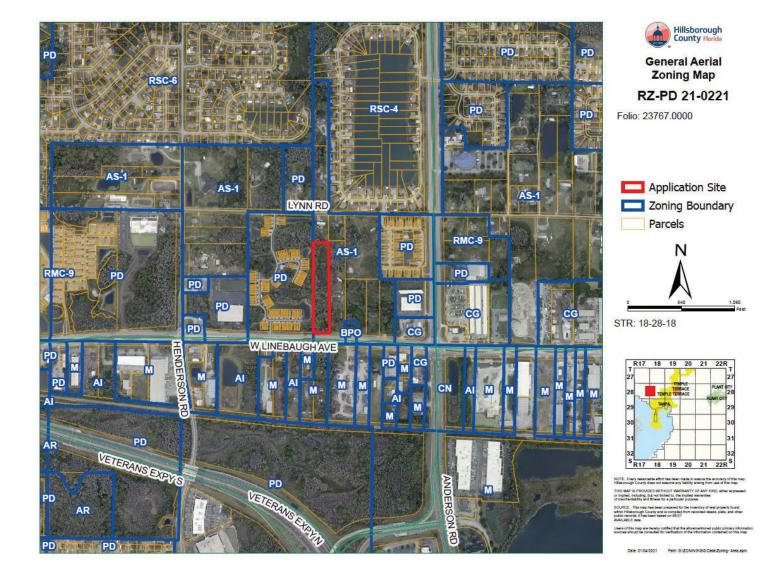


# **STAFF REPORT**

SUBJECT:	PD 21-0221	PLANNING AREA:	Greater Northdale	Carrollwood
REQUEST:	Rezone to Planned Development	SECTOR	NW	
APPLICANT:	<b>PPLICANT:</b> Dublin 2483 LLC C/O Dave Masi			
Existing Zoning: Agricultural Single Family (AS-1)		Comp Plan Category:	SMU-6	



### CASE REVIEWER: Israel Monsanto

### **Application Review Summary and Recommendation**

### 1.0 Summary

### 1.1 Project Narrative

The applicant seeks to rezone a parcel, currently zoned Agricultural Single Family (AS-1) to Planned Development. The request for a PD is to allow Office with an accessory warehouse/storage space. The site is located on the north side of W Linebaugh Ave., 1,000 feet west of Anderson Rd in Tampa. The site has a FLU designation of Suburban Mixed Use (SMU-6) and is 3.34 acres in size.

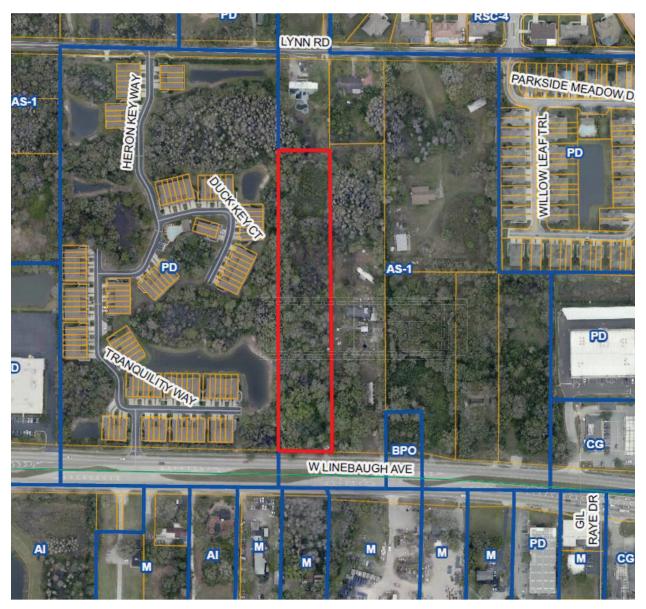


Figure 1 – Subject Site

The subject property is vacant today.

CASE REVIEWER: Israel Monsanto

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	- Agricultural Single Family (AS-1)	Single family home
South	- Manufacturing (M)	Commercial/Open Storage
East	- Agricultural Single Family (AS-1)	Single Family Mobile Home
West	- PD 01-1050	134 townhomes

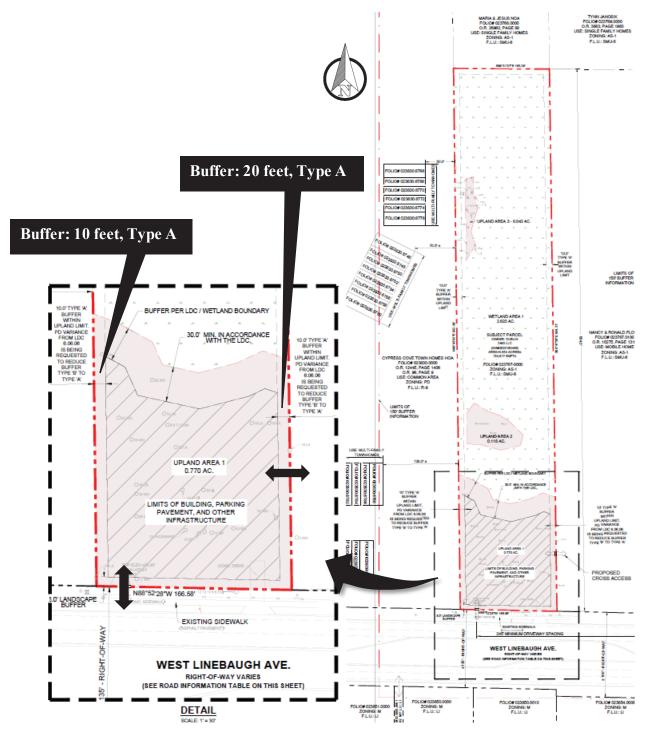


Figure 2-Proposed PD Plan

### APPLICATION: PD 21-0221 ZHM HEARING DATE: September 13, 2021 BOCC MEETING DATE: November 9, 2021

### CASE REVIEWER: Israel Monsanto

The applicant intends to develop the site with up to 9,836 square feet of Office use with accessory Warehouse/storage. According to the narrative, the owner has a cell phone distribution office (mail order thru online) which can handle cellular phone distribution. There is no pick up of any type from the proposed building. The work is mostly thru an internet-based Business to Business request and shipment of the supply from the original manufactory to the store. No distribution is proposed or storing to any product exempt minimal and limited few boxes related to the business. There will not be any type of pick up or loading and unloading services by trucks to the proposed use. If any, it will be for any typical office business delivery. All of the distribution will be thru online business to business ordering and phone and no direct sale on this location.

The applicant proposes the following:

- An office with residential appearance.
- Loading area to be on the side or back of the building, if provided.
- Proposed accessory warehouse/storage of the development to not exceed more than 25% of the building area and the rest of the building for administrative and office use.
- Maximum building height of 30 feet.

The proposed building will have a vehicular and pedestrian connectivity with existing Linebaugh Avenue with building visible accessible from the road. Cross access to the east will be provided for future connectivity. Access to adjacent parcels to the north is restricted by wetlands and a built multifamily project to the west prevents future connections to the subject site.

# 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading or 6.07.00, Fences and Walls of the Land Development Code. A variation request from LDC Part 6.06.00, Landscaping, Irrigation and Buffering Requirements is being requested.

# PD Variation from LDC Sec. 6.06.06.A - Buffers Between Incompatible Land Uses

The request is to reduce the required 20-foot buffer along the west parcel line adjacent to Multifamily residential uses. The applicant proposes a reduction of 10 feet of landscaped buffer with Type A screening instead of Type B. Additionally, along the east, adjacent to a single-family use, the applicant proposes Type A screening instead of Type B.

# LDC Requirements:

Per the Buffer Screening Matrix from the LDC, the proposed use is considered a Group 5 and requires a 20-foot, Type B Screening along both adjacent parcels (Group 1) east and west.

Per the LDC 6.06.06, Type A screening consists of:

- a. Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent; or
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or
- c. A solid wooden or PVC fence six feet in height (finished side out); or

**CASE REVIEWER: Israel Monsanto** 

- d. A berm in combination with 1, 2, or 3 above, to achieve a minimum height of six feet and 75 percent opacity at the time of installation; and
- e. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

Type B screening consist of:

- a. The requirements of Screening Standard "A"; and
- b. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

# Applicant's Justifications:

The applicant states that the variation to reduce the buffer is necessary because of the existing lot width. The lot is 160 feet wide and leaving 40 feet of total buffers would reduce the developable area of the site. Utilizing 10' Type A buffer along the west instead of 20' type B will achieve the purpose thru one of the three choices allowed in the LDC. Additionally, the applicant states that enough existing natural buffer on the west side of the property exists, which is more than 70' and 40' on the east side of the property to add more privacy in addition to the 10' type A buffer.



 $Figure \ 3-Proposed \ Buffering \ and \ adjacent \ parcels \ `vegetation$ 

Staff has evaluated the justifications for the buffer reduction and does not object. The provision of a Type A screening along both sides of the project would provide a level of screening that meets the intent of the Code. Type A screening requires at least 75% opacity and also allows a solid fence as an option. The applicant may use existing vegetation in lieu of the required planting to ensure the level of opacity by Code. Additionally, the site along the west has an approved 10-foot wide buffer, but extensive open space,

### CASE REVIEWER: Israel Monsanto

vegetation and a retention pond has increased the separation between the townhome buildings and the property line between the uses by more than 70 feet (120 feet total). Along the east, the buffer area will be maintained at 20 feet, as required by the LDC. Although the site is 3.4 acres in size, wetlands cover 77% of the parcel. The future project will not impact wetland areas and required wetland setbacks (30 feet) will be maintained. The developable area left for the project has been considerably reduced, however, the applicant has made efforts to maintain most of the required buffers and wetland setbacks intact while accomplishing a reasonable use of the parcel so it can be developed. The justification statement submitted by the applicant for the variations meet the criteria for approval, per LDC Section 5.03.06.C.6. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

### 1.3 Evaluation of Existing and Planned Public Facilities

### Public Utilities

This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

### Transportation

West Linebaugh Ave. is a publicly maintained, 4-lane, divided, urban arterial roadway. The roadway consists of +/- 12-foot travellanes, lying within a +/- 135-foot wide right-of-way along the project frontage. There are sidewalks and bike lanes on both sides of the roadway within the vicinity of the project.

West Linebaugh Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6- lane arterial roadway. The existing right-of way along the project frontage is sufficient to accommodate the 132-foot minimum right-of-way width to accommodate a future 6-lane, divided, urban arterial typical section (TS-6) roadway.

# SITE ACCESS AND CONNECTIVITY

One (1) project access connection is proposed on West Linebaugh Ave. Since the roadway is divided along the project frontage, the access connection will be restricted to right-in/right-out access only. Consistent with LDC, Sec. 6.04.03. Q., the applicant is proposing a vehicle and pedestrian cross access to the east with folio# 023767.0100. 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 for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Linebaugh Ave.	Veterans Expwy	Gunn Hwy	D	С

Source: Hillsborough County 2020 Level of Service Report.

### APPLICATION: PD 21-0221 ZHM HEARING DATE: September 13, 2021 BOCC MEETING DATE: November 9, 2021

CASE REVIEWER: Israel Monsanto

Impact Fees <u>Estimated Fees:</u> (Various use types allowed. Estimates are a sample of potential development) Warehouse (Per 1,000 s.f.) Mobility: \$1,102.00\*10 = \$11,020 Fire: \$34.00\*10 = \$340

Total: \$11,360

<u>Project Summary/Description:</u> Urban Mobility, Northwest Fire - 10,000 s.f. warehouse

# 1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process.

# 1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the <u>Future of Hillsborough</u> Comprehensive Plan.

# 1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of Multi-family, residential and manufacturing uses. Other areas to the south and east are approved for industrial uses and Commercial General at the intersection of Linebaugh Ave and Anderson Rd. Warehouses also exist in the vicinity, west of the subject site, along the north side of W Linebaugh Ave.

The proposed PD would allow uses compatible with nearby sites and the restrictions would maintain the site with a low scale office uses. The project would be designed with a residential character and loading areas will be directed away from the street or sites to the east to be sensitive to the adjacent residential uses. The area within the parcel to be developed with the office project will be located on the southern portion of the site, along the road and away from residential areas to the north. In addition, no wholesale distribution would be allowed in the site. The storage/warehouse space will be accessory to the office use. The applicant had originally proposed a maximum of 35% of building area for the storage space. The applicant agreed to reduce it to no more than 25% of the building area to ensure that space is subordinate to the principal office use.

The site will maintain existing vegetation within buffer areas, subject to Natural Resources review and approval, and provide a level of screening with at least 75% opacity. Extensive wetlands separate the proposed office project from residential uses to the north, along Lynn Rd.

Development standards will be similar to nearby non-residential projects, for setbacks, impervious surface and parking design. Proposed Floor Area Ration, FAR, would be less than 0.10 for the whole acreage, and less than 0.25 based on upland area. In both cases, the FAR will be much less than the maximum allowed of 0.35.

### APPLICATION: PD 21-0221 ZHM HEARING DATE: September 13, 2021 BOCC MEETING DATE: November 9, 2021

### CASE REVIEWER: Israel Monsanto

Staff finds that the project with the proposed development standards, scale and restrictions is compatible with the area. The proposed intensity is less when compared with nearby non-residential uses and serves as a proper transition between established multifamily and residential uses to the north and west, and more intense manufacturing and commercial uses along W Linebaugh Ave, an industrial/commercial corridor. Additionally, the site is within a mixed use Future Land Use classification, and the area will likely develop with similar uses in the future. Therefore, based on these considerations, staff recommends approval, with conditions.

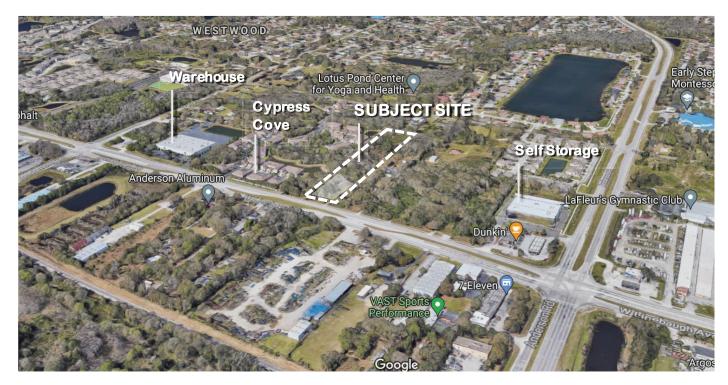


Figure 4 – Nearby Development Pattern

# **1.7 Agency Comments**

No objections were received.

# 1.8 Exhibits

Exhibit 1: Vicinity Map Exhibit 2: Zoning Map Exhibit 2: Future Land Use Map Exhibit 3: Proposed Site Plan PD 21-0221

# 2.0 Recommendation

Staff recommends approval, subject to the following conditions.

# **CONDITIONS:**

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

- Amend the buffer area to the east to state 20 feet.
- Amend setbacks in the data table for the east: 20 feet.
- To be consistent with LDC terminology, in the data table, amend the use to state: Professional Office with accessory warehouse/storage

### 2.1 Recommended Conditions of Approval

**APPROVAL** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 18, 2021.

1. The project shall be limited to a Business Professional office with accessory warehouse/storage space. Building size shall be a maximum of 9,836 sq. ft.

The following restrictions shall apply to the project:

- 1.1 The accessory warehouse/storage space shall not exceed 25% of the total building area;
- 1.2 If a loading area/door is provided, it shall face to the west or north sides of the building;
- 1.3 Wholesale Distribution shall not be permitted;
- 1.4 The office building shall maintain a residential character. The following features shall be provided:
  - a. A pitched roof, with a slope ratio between 3 to 12 and 5 to 12.
  - b. The office entrance shall be visible from the street.
  - c. Front and side facades shall be cladded in brick, stucco or vinyl/wood siding.
  - d. At least two windows shall be provided facing to the street. The windows shall include at least one of the following: a trim consistent with the architectural style, muntins, shutters or awnings.
- 2. Development standards shall be those as indicated in the General Site Plan.
  - 2.1 Maximum building height shall be 30 feet.
- 3. Parking requirements shall be in accordance with the Land Development Code (LDC) Section 6.05.00.
- 4. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein
  - 4.1 A 10-foot buffer with Type A screening shall be permitted along the west. Existing vegetation may be used in lieu of the landscaping, subject to Natural Resources review and approval.
  - 4.2 A buffer area, a minimum of 20 feet, shall be maintained along the west<u>east</u>. A Type A

CASE REVIEWER: Israel Monsanto

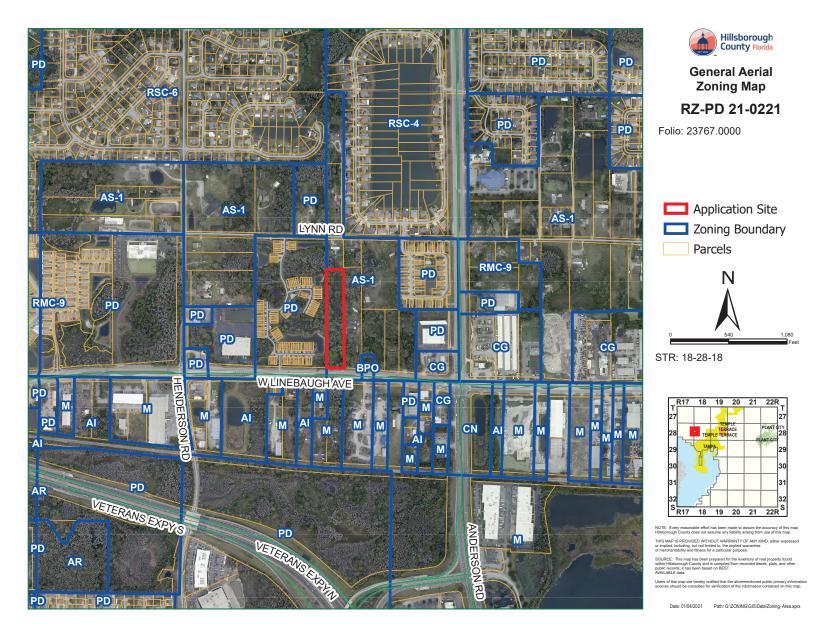
screening shall be permitted. Existing vegetation may be used in lieu of the landscaping, subject to Natural Resources review and approval.

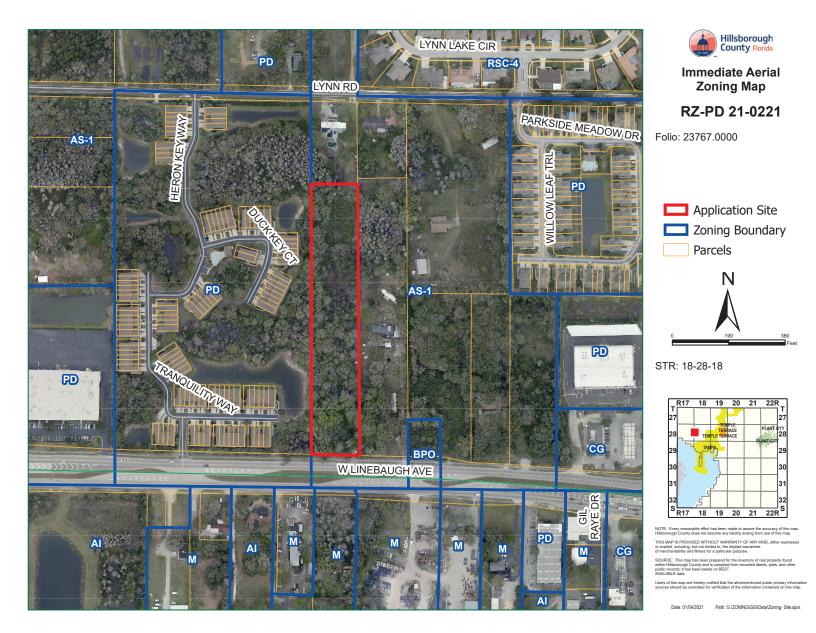
- 4.3 No buffer/screening is required along PD boundaries or areas covered by wetlands.
- 5. The developer shall screen service areas, trash receptacles, dumpsters, etc., from view from public places and neighboring properties through the use of features, such as walls, fences, false facades, and landscaping.
- 6. The project shall be permitted one (1) restricted right-in/right-out access connection on W. Linebaugh Ave.
- 7. The developer shall construct a vehicular and pedestrian cross access stubout to the adjacent property to the east (folio# 023767.0100).
- 8. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
- 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. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 14. 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.

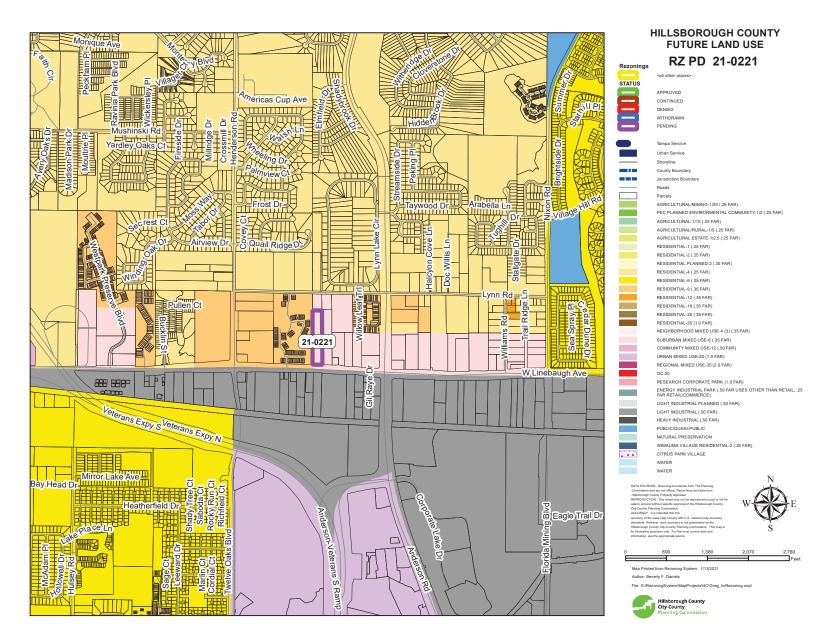
### APPLICATION: PD 21-0221 ZHM HEARING DATE: September 13, 2021 BOCC MEETING DATE: November 9, 2021

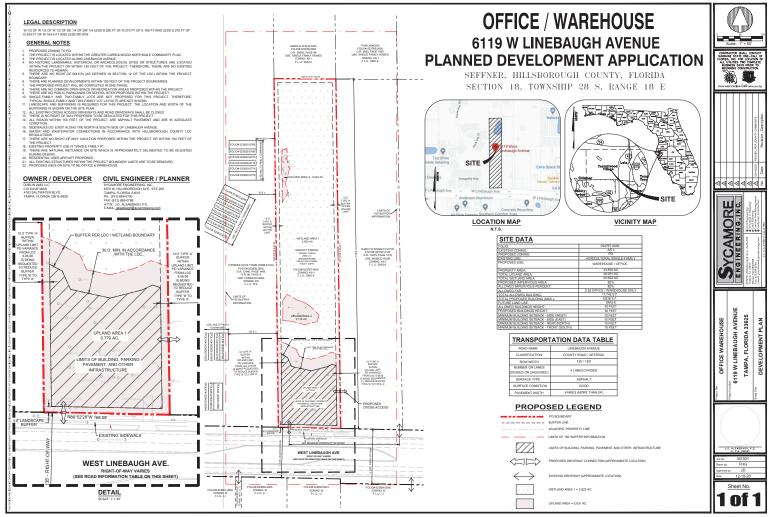
CASE REVIEWER: Israel Monsanto

Staff's Recommendation: Approval, subject to conditions	
Zoning	
Administrator	
J. Brian Grady Sign-off: Tue Aug 31 2021 13:43:49	









Received August 18, 2021 Development Services

21-0221

# COUNTY OF HILLSBOROUGH

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 21-0221
DATE OF HEARING:	September 13, 2021
APPLICANT:	Dublin 2483 LLC c/o Dave Masi
PETITION REQUEST:	A request to rezone property from AS-1 to PD to permit a 9,836 office with accessory warehouse/storage
LOCATION:	6119 W. Linebaugh Ave.
SIZE OF PROPERTY:	3.3 acres, m.o.l.
EXISTING ZONING DISTRICT:	AS-1
FUTURE LAND USE CATEGORY:	SMU-6
SERVICE AREA:	Urban
COMMUNITY PLAN:	Greater Carrollwood Northdale

# DEVELOPMENT REVIEW STAFF REPORT

\***Note**: Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

# Application Review Summary and Recommendation

# 1.0 Summary

# 1.1 Project Narrative

The applicant seeks to rezone a parcel, currently zoned Agricultural Single Family (AS-1) to Planned Development. The request for a PD is to allow Office with an accessory warehouse/storage space. The site is located on the north side of W Linebaugh Ave., 1,000 feet west of Anderson Rd in Tampa. The site has a FLU designation of Suburban Mixed Use (SMU-6) and is 3.34 acres in size. The subject property is vacant today.

The applicant intends to develop the site with up to 9,836 square feet of Office use with accessory Warehouse/storage. According to the narrative, the owner has a cell phone distribution office (mail order thru online) which can handle cellular phone distribution. There is no pick up of any type from the proposed building. The work is mostly thru an internet-based Business to Business request and shipment of the supply from the original manufactory to the store. No distribution is proposed or storing to any product exempt minimal and limited few boxes related to the business. There will not be any type of pick up or loading and unloading services by trucks to the proposed use. If any, it will be for any typical office business delivery. All of the distribution will be thru online business to business ordering and phone and no direct sale on this location.

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# PD Variation from LDC Sec. 6.06.06.A - Buffers Between Incompatible Land Uses

The request is to reduce the required 20-foot buffer along the west parcel line adjacent to Multifamily residential uses. The applicant proposes a reduction of 10 feet of landscaped buffer with Type A screening instead of Type B. Additionally, along the east, adjacent to a single-family use, the applicant proposes Type A screening instead of Type B.

# LDC Requirements:

Per the Buffer Screening Matrix from the LDC, the proposed use is considered a Group 5 and requires a 20-foot, Type B Screening along both adjacent parcels (Group 1) east and west.

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- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or
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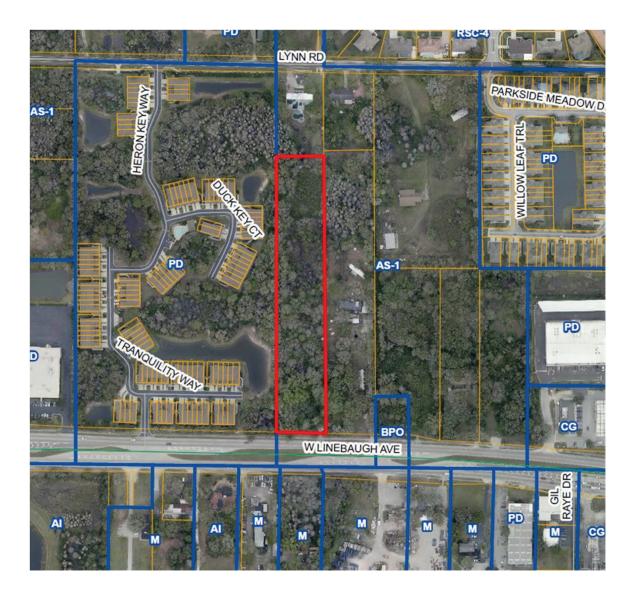
Type B screening consist of:

a. The requirements of Screening Standard "A"; and

b. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

# Applicant's Justifications:

The applicant states that the variation to reduce the buffer is necessary because of the existing lot width. The lot is 160 feet wide and leaving 40 feet of total buffers would reduce the developable area of the site. Utilizing 10' Type A buffer along the west instead of 20' type B will achieve the purpose thru one of the three choices allowed in the LDC. Additionally, the applicant states that enough existing natural buffer on the west side of the property exists, which is more than 70' and 40' on the east side of the property to add more privacy in addition to the 10' type A buffer. Staff has evaluated the justifications for the buffer reduction and does not object. The provision of a Type A screening along both sides of the project would provide a level of screening that meets the intent of the Code. Type A screening requires at least 75% opacity and also allows a solid fence as an option. The applicant may use existing vegetation in lieu of the required planting to ensure the level of opacity by Code. Additionally, the site along the west has an approved 10-foot wide buffer, but extensive open space, vegetation and a retention pond has increased the separation between the townhome buildings and the property line between the uses by more than 70 feet (120 feet total). Along the east, the buffer area will be maintained at 20 feet, as required by the LDC. Although the site is 3.4 acres in size, wetlands cover 77% of the parcel. The future project will not impact wetland areas and required wetland setbacks (30 feet) will be maintained. The developable area left for the project has been considerably reduced, however, the applicant has made efforts to maintain most of the required buffers and wetland setbacks intact while accomplishing a reasonable use of the parcel so it can be developed. The justification statement submitted by the applicant for the variations meet the criteria for approval, per LDC Section 5.03.06.C.6. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

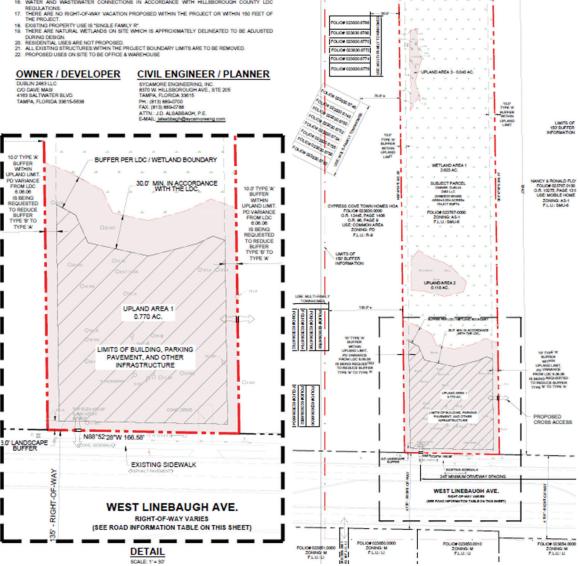


#### GENERAL NUTES

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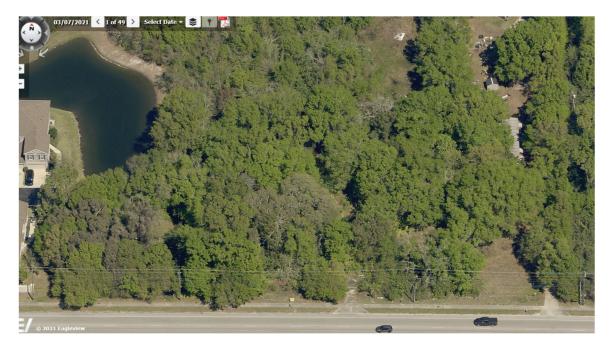


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# **1.3 Evaluation of Existing and Planned Public Facilities**

# Public Utilities

This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

# Transportation

West Linebaugh Ave. is a publicly maintained, 4-lane, divided, urban arterial roadway. The roadway consists of +/- 12-foot travel lanes, lying within a +/- 135-foot wide right-of-way along the project frontage. There are sidewalks and bike lanes on both sides of the roadway within the vicinity of the project.

West Linebaugh Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6- lane arterial roadway. The existing right-of way along the project frontage is sufficient to accommodate the 132-foot minimum right-of-way width to accommodate a future 6-lane, divided, urban arterial typical section(TS-6) roadway.

# SITE ACCESS AND CONNECTIVITY

One (1) project access connection is proposed on West Linebaugh Ave. Since the roadway is divided along the project frontage, the access connection will be restricted to right-in/right-out access only. Consistent with LDC, Sec. 6.04.03. Q., the applicant is proposing a vehicle and pedestrian cross access to the east with folio# 023767.0100. 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.

# Impact Fees

Estimated Fees: (Various use types allowed. Estimates are a sample of potential development) Warehouse (Per 1,000 s.f.) Mobility: \$1,102.00\*10 = \$11,020 Fire: \$34.00\*10 = \$340

Total: \$11,360

Project Summary/Description: Urban Mobility, Northwest Fire - 10,000 s.f. warehouse

# 1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process.

# **1.5 Comprehensive Plan Consistency**

The Planning Commission staff finds the proposed re-zoning **consistent** with the *Future of Hillsborough* Comprehensive Plan.

# 1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of Multi-family, residential and manufacturing uses. Other areas to the south and east are approved for industrial uses and Commercial General at the intersection of Linebaugh Ave and Anderson Rd. Warehouses also exist in the vicinity, west of the subject site, along the north side of W Linebaugh Ave.

The proposed PD would allow uses compatible with nearby sites and the restrictions would maintain the site with a low scale office uses. The project would be designed with a residential character and loading areas will be directed away from the street or sites to the east to be sensitive to the adjacent residential uses. The area within the parcel to be developed with the office project will be located on the southern portion of the site, along the road and away from

residential areas to the north. In addition, no wholesale distribution would be allowed in the site. The storage/warehouse space will be accessory to the office use. The applicant had originally proposed a maximum of 35% of building area for the storage space. The applicant agreed to reduce it to no more than 25% of the building area to ensure that space is subordinate to the principal office use.

The site will maintain existing vegetation within buffer areas, subject to Natural Resources review and approval, and provide a level of screening with at least 75% opacity. Extensive wetlands separate the proposed office project from residential uses to the north, along Lynn Rd.

Development standards will be similar to nearby non-residential projects, for setbacks, impervious surface and parking design. Proposed Floor Area Ration, FAR, would be less than 0.10 for the whole acreage, and less than 0.25 based on upland area. In both cases, the FAR will be much less than the maximum allowed of 0.35.

Staff finds that the project with the proposed development standards, scale and restrictions is compatible with the area. The proposed intensity is less when compared with nearby non-residential uses and serves as a proper transition between established multifamily and residential uses to the north and west, and more intense manufacturing and commercial uses along W Linebaugh Ave, an industrial/commercial corridor. Additionally, the site is within a mixed use Future Land Use classification, and the area will likely develop with similar uses in the future. Therefore, based on these considerations, staff recommends approval, with conditions.



# **1.7 Agency Comments**

No objections were received.

# 1.8 Exhibits

Exhibit 1: Vicinity Map Exhibit 2: Zoning Map Exhibit 2: Future Land Use Map Exhibit 3: Proposed Site Plan PD 21-0221

# 2.0 Recommendation

Staff recommends approval, subject to the conditions.

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

# SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 13, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. JD Alsabbagh with Sycamore Engineering 8370 West Hillsborough Ave. Suite 205 Tampa testified on behalf of the applicant. Mr. Alsabbagh described the location of the property and the surrounding land uses. He stated that the request is for a 9,836 square foot office with accessory warehouse use as it will not exceed 25 percent of the area. The loading area will be located on the side or in the back of the building. One access to Linebaugh Avenue is proposed. Cross access will be provided to the east for future development. A landscape variance is proposed on both the east and west sides. Instead of the required 20-foot buffer with Type B screening on the west side, a 10-foot buffer with Type A screening is proposed. The reason is that there is an existing 70 feet of screening which serves as a natural buffer. On the east side, the applicant proposes Type A screening instead of Type B screening. The reason for the request is that there is 40 feet of existing screening located on-site. Mr. Alsabbagh concluded his presentation by stating that the applicant is in agreement with the proposed conditions.

Mr. Israel Monsanto, Development Services Department testified regarding the County's staff report. Mr. Monsanto stated that the request is to rezone property from AS-1 to Planned Development to develop the site with an office building with accessory storage warehouse space. He described the land use category for the property and surrounding area. Mr. Monsanto testified that the area is

zoned agricultural and residential for multi-family development to the north, east and west. Commercial and office districts are in the area to the east and west. Manufacturing zoning is located to the south across West Linebaugh Avenue. Mr. Monsanto showed graphics to discuss the proposed restrictions that include the applicant's commitment to construct the building with a residential appearance. The maximum height will be 30 feet and the warehouse will be no more than 25 percent of the total building area. PD variations area requested regarding the required buffering and screening area to the west from 20 feet to 10 feet with Type A screening and from Type B to Type A screening on the east side. Mr. Monsanto testified that staff has reviewed the variations and supports them based on the extensive amount of vegetation and open space to the west separating the subject site from the multi-family and also that the screening to the east is required to be at least 75 opaque. He concluded his remarks by stating that staff finds the office use compatible with the area and that the proposed restrictions will ensure compatibility. A revised staff report was submitted to correct the condition 4.2 that the required 20-foot buffer will be maintained on the east side.

Ms. Melissa Lienhard of the Planning Commission staff testified that the property is within the Suburban Mixed Use-6 Future Land Use category and located in the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area. She stated that the site does not meet commercial locational criteria but that the Planning Commission supports the requested waiver as the area will be developed with commercial uses in the future fronting Linebaugh Avenue which has over 30,000 daily trips and that the office will provide a transition of uses from the more intense commercial development to the residential land uses to the west. The request is consistent with Objective 16 and Policies 16.2 and 16.3 of the Future Land Use Element regarding compatibility through various transitions and buffering as well as site plan techniques. She concluded her remarks by stating that the rezoning request is consistent with the Greater Carrollwood Northdale Community Plan and the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application.

Mr. Ron Floyd 6117 West Linebaugh Avenue Tampa testified in opposition. Mr. Floyd stated that his wife was born on the property to the east and that he believes that the project will cause his property to flood given the drainage and the cypress reserve area. He added that he will need to bring in dirt to protect his property.

County staff did not have additional comments.

Mr. Alsabbagh testified during the rebuttal period that the property is 3.5 acres and there is approximately 0.77 acres of developable area in the front. The wetland has been delineated by SWFWMD. The area to the west has excessive screening and buffer as does the area to the west. The office will have very few guests.

Hearing Master Finch asked Mr. Alsabbagh if he was asking for any drainage waivers. Mr. Alsabbagh replied that the project will comply with all stormwater requirements and that the subject project will hold retention on-site.

The hearing was then concluded.

# **EVIDENCE SUBMITTED**

Mr. Grady submitted a revised County staff report and PowerPoint presentation into the record.

# PREFACE

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

# **FINDINGS OF FACT**

- The subject site is 3.3 acres in size and is zoned Agricultural Single-Family-1 (AS-1). The property is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan and located in the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area.
- 2. The purpose of the rezoning from AS-1 to PD is to permit an office up to 9,836 square feet in size with accessory warehouse/storage.
- 3. The County staff report described the proposed use as an on-line cell phone office with no pick-up from the proposed building. No distribution or storing of product is proposed. Distribution will be on-line business to business ordering with no direct sales from the subject property.
- 4. Two PD Variations are requested as a part of the rezoning application. The applicant requests to reduce the required 20-foot buffer with Type B screening on the western PD boundary. Instead, the applicant proposes to provide a 10-foot buffer with Type A screening.

The Variation meets Section 5.03.06.C.6(b) of the Land Development Code as it is mitigated by the extensive natural vegetation on-site which is

approximately 70 feet thereby resulting in meeting the intent of the Land Development Code as adjacent properties will be protected.

The applicant is also requesting to install Type A screening instead of Type B screening on the east side.

The Variation meets Section 5.03.06.C.6(b) of the Land Development Code as the required 20-foot wide buffer will be maintained and there is a significant amount of natural vegetation that is approximately 40 feet deep that will provide screening to adjacent parcels.

- 4. The Planning Commission found that the site does not meet commercial locational criteria but supports the requested waiver as the area will be developed with commercial uses in the future fronting Linebaugh Avenue which has over 30,000 daily trips and that the office will provide a transition of uses from the more intense commercial development to the residential land uses to the west. The request is consistent with Objective 16 and Policies 16.2 and 16.3 of the Future Land Use Element regarding compatibility through various transitions and buffering as well as site plan techniques. The Planning Commission stated that the rezoning request is consistent with the Greater Carrollwood Northdale Community Plan and the Future of Hillsborough Comprehensive Plan.
- 5. One neighbor testified in opposition at the Zoning Hearing Master hearing. The concerns stated pertained to the possibility of the office project flooding the adjacent property.

The applicant's representative testified in response that there are no waivers requested to the required stormwater provisions and that all retention for the office project will be provided on-site.

6. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

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

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

# CONCLUSIONS OF LAW

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

# SUMMARY

The request is to rezone 3.3 acres from AS-1 to PD to permit an office up to 9,836 square feet in size with accessory warehouse/storage. The County staff report described the proposed use as an on-line cell phone office with no pick-up from the proposed building. No distribution or storing of product is proposed. Distribution will be from on-line business to business ordering with no direct sales from the subject property.

Two PD Variations are requested pertaining to the required buffering and screening on the west side and the required screening on the east side. Both requests meet Land Development Code Section 5.03.06.C.6(b) as there is significant natural vegetation on both the east and west side of the property thereby providing adequate protection to adjacent parcels.

The Planning Commission found that the site does not meet commercial locational criteria but supports the requested waiver as the area will be developed with commercial uses in the future fronting Linebaugh Avenue which has over 30,000 daily trips and that the office will provide a transition of uses from the more intense commercial development to the residential land uses to the west. The request is consistent with Objective 16 and Policies 16.2 and 16.3 of the Future Land Use Element regarding compatibility through various transitions and buffering as well as site plan techniques. The Planning Commission stated that the rezoning request is consistent with the Greater Carrollwood Northdale Community Plan and the Future of Hillsborough Comprehensive Plan.

The request is compatible with the character of the area and is consistent with the intent of the Land Development Code and Comprehensive Plan.

# RECOMMENDATION

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

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer

October 1, 2021

Date



# Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning		
Hearing Date: September 13, 2021 Report Prepared: September 2, 2021	Petition: 21-0221 6119 W Linebaugh Avenue North of the W Linebaugh Avenue and on the west of Anderson Road	
Summary Data:		
Comprehensive Plan Finding:	CONSISTENT	
Adopted Future Land Use:	Suburban Mixed Use-6 (6 du/ga;0.25 FAR suburban scale neighborhood commercial; 0.35 FAR for office, research corporate parks and light industrial multi-purpose and mixed use projects)	
Service Area:	Urban	
Community Plan:	Greater Carrollwood-Northdale	
Requested Zoning:	Agricultural - Single-Family (AS-1) to Planned Development (PD) for 9,836 sq. ft. of office with a warehouse accessory use	
Parcel Size (Approx.):	3.55 +/- acres (154,638 square feet)	
Street Functional Classification:	W Linebaugh Avenue – <b>County Arterial</b> Anderson Road <b>– County Arterial</b>	
Locational Criteria	Does not meet locational criteria; a waiver has been submitted	
Evacuation Zone	Located in evacuation Zone E	



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

# **Context**

- The approximately 3.55 +/- acre subject property is west of the W Linebaugh Avenue and Anderson Road intersection, on the north side of W Linebaugh Avenue. The site is currently classified as a vacant lot. The site is located in the Urban Service Area and within the limits of the Greater Carrollwood-Northdale Community Plan.
- The subject property is within the Suburban Mixed Use-6 (SMU-6) Future Land Use classification. Typical allowable uses in this Future Land Use Category include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Directly west of the property is designated as Residential-9 (RES-9). Directly north and east
  is designated as Suburban Mixed Use-6 (SMU-6). Further north of the site is designated as
  Residential-4 (RES-4). South of the site is designated Light Industrial (LI) and further east is
  designated Residential-9 (RES-9).
- The subject property is zoned Agricultural Single-Family (AS-1). The properties immediately to the north and east are designated Agricultural Single-Family-1 (AS-1) and are developed with single family residential dwellings and mobile homes. To the south across W Linebaugh Avenue is Manufacturing (M) developed with equipment storage uses, single family residential, vacant industrial and auto repair.
- The applicant is requesting to rezone the site from AS-1 to a PD to allow for a 9,836 sq. ft commercial building with office as the primary use and warehouse as an accessory use.

### **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 (USA)

**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.

### Relationship to the Future Land Use Map

**Objective 7:** The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

**Policy 7.1:** The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

### Neighborhood/Community Development

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

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

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

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

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

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

### Commercial-Locational Criteria

**Objective 22:** To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

**Policy 22.1:** The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

**Policy 22.2:** The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

**Policy 22.5:** When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.

**Policy 22.7:** Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

**Policy 22.8:** The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the

compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally

# Livable Communities Element: Greater Carrollwood-Northdale Community Plan

# 1. Community Growth/Revitalization

Encourage development and redevelopment opportunities that reflect the citizens' vision for an aesthetically pleasing, well designed, transit supported, mixed use activity centers and residential neighborhoods which promote a vibrant and economically sustainable community.

**Goal 1:** Establish sustainable community activity centers that allow the citizens to live, work and play all within walking distance.

# Strategies:

- Discourage new development of strip commercial in our community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria.
- Priority shall be given to the following locations as community activity centers identified for revitalization and redevelopment using Transit Oriented Development (TOD) techniques: near the intersections of North Dale Mabry Highway and Handy Road, North Dale Mabry Highway, Florida Avenue and Fletcher Avenue/ Bearss Avenue, and at the intersections of Lynn Turner Road and Erhlich Road, and Gunn Highway and Nixon Road. (see concept map)
- Establish incentives for redevelopment and revitalization programs (i.e. façade enhancement) for community activity centers, especially within non-residential portions along North Dale Mabry Highway and Florida Avenue.
- Encourage higher density development and redevelopment to coordinate with the adopted transit plans (TBARTA Master Plan) at community activity centers, especially along Dale Mabry Highway and Florida Avenue.
- At Handy Road along Dale Mabry Highway, allow expansion of existing commercial and residential uses; encourage hotels with family-friendly amenities; and multi-story buildings designed with retail and restaurants on ground floor and offices or residential on the upper floors.
- Create and adopt a redevelopment overlay for North Dale Mabry and Florida Avenue Corridors. Features of these overlays include:
  - Improve address numbering and readability.
  - Traditional neighborhood development (TND) standards or form based codes to the extent possible for development and redevelopment projects.
  - Architectural design standards for the redevelopment of the corridors.
  - Sustainable building practices such as green roofs, cisterns, Florida Friendly landscaping, etc.
  - Community facilities and residential support uses with appropriate parking and functional open space.
  - o Incentives for adaptive reuse of existing facilities and redevelopment activities.

- Explore transportation methods to improve cross access between businesses and to connect the network along Dale Mabry instead of single access points directly from Dale Mabry.
- Transportation planning methods to discourage traffic on North Dale Mabry Highway and Florida Avenue, especially circulator busses, or through identification of alternative network of parallel alleys or feeder/frontage roads.

**Goal 2:** Reinforce community identity through maintenance and enhancement of the community's unique characteristics, assets and physical appearance.

# Strategies:

- Promote focal points and landmarks that reflect the uniqueness of the each neighborhood within community area.
- New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).
- Preserve the character and integrity of existing neighborhoods through increased code enforcement.
- Streetscapes along our roadways shall be consistent with the adopted Livable Roadways Guidelines document.

Livable Roadways provide:

- Active uses that promote pedestrian activity and offer a balance to meet peoples' daily needs
- Safe, continuous sidewalks on both sides of the street
- Street furnishings such as benches, trash receptacles, pavement treatment such as brickwork, texture, pavers, landscaping, transit shelters and lighting appropriate to the setting
- Direct routes between destinations that minimize conflicts between pedestrians and automobiles
- Designate and establish gateways/community entry signs at specific points that identify each neighborhood within the area's boundary consistent with the county's sign ordinance.
- Reduce illegal signage by enforcing sign ordinance along North Dale Mabry Highway and Florida Avenue.
- Define a standard set of measurements for the display of commercial signage i.e. type, height, size, colors, lighting, style, etc., which shall reflect the character of the area and minimize obstructions of views especially along major corridors such as Dale Mabry Highway, Bearss Avenue, Handy Road, Florida Avenue and Fletcher Avenue.
- Encourage the integration of active and passive open spaces within the residential and commercial areas that enhance the community's livability.

# Staff Analysis of Goals, Objectives, and Policies:

The applicant is requesting to rezone the site from AS-1 to a PD to allow for a 9,836 sq. ft. commercial building with office as the primary use and warehouse as an accessory use. The site contains approximately 74% of wetland and environmentally sensitive areas. Per Policy 13.3, the Environmentally Sensitive Land Credit (FLUE), if wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on the upland acreage of the site multiplied by 1.25. The total site acreage available with the wetland density credit is 1.16 acres. With a 1.16 acre site, the development could be considered for up to 17,742 sq. ft. of non-residential uses. (1.16 acres X 43,560 square feet X .35 FAR =

17,742 sq. ft.). The applicant is requesting 9,836 sq. ft. and 0.19 FAR, far less than what can be considered on the site.

The site is not within a qualifying intersection and does not meet Commercial Locational Criteria as outlined in Policy 22.2 (FLUE). The subject property is beyond the distance to meet locational criteria – it extends over 1,000 feet from the Anderson Road and West Linebaugh Avenue intersection and the maximum distance is 900 feet. A Commercial Locational Criteria waiver is required per Policy 22.8 (FLUE). The applicant has submitted a waiver. The waiver states that the proposed development is located in the SMU-6 land use category which extends east on Anderson Road to include the existing gas station at the northwest corner of Anderson and Linebaugh Avenue. The waiver also states that the land uses between the gas station and the site will be developed for commercial use in the future as the property fronts Linebaugh Avenue, which has over 30,000 daily traffic trips.

The subject property is in the SMU-6 Future Land Use Category and immediately to the north and east are existing single family residential and mobile homes. Objective 16 and its accompanying policies 16.2 and 16.3 provide direction on achieving compatibility with surrounding land uses through various transitions, buffering and site planning techniques. Policy 16.10 requires that any density increase be compatible with existing, proposed or planned development. Policy 1.4 states that "compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development."

There are light industrial and commercial developments east of the proposed site at the Linebaugh Avenue and Anderson Road intersection. The proposed office/warehouse use is more than 900 feet from a qualified intersection and does not meet commercial-locational criteria. However, the SMU-6 land use category allows for a variety of uses, including commercial, and the proposed office development with an accessory warehouse would provide a gradual transition from the more intense commercial uses at the node to the adjacent residential uses. The applicant has stated that the proposed development is a personal office, and the warehouse use would be an accessory use for inventory and would not exceed 25%. There will be no wholesale distribution permitted on site. The loading areas/doors will be restricted to the north or west. The applicant has agreed to memorialize these restrictions in the conditions of approval.

The applicant states that the townhomes to the west have a natural buffer that is approximately 70 feet from the subject site and there is an 8 foot wall fronting the townhomes on Linebaugh Avenue. In addition, the northern portion of the site is comprised of wetlands and will be preserved. The applicant states that the building is proposing less sq. ft. than is allowed on site and is limited in FAR. The applicant is willing to include a residential aesthetic in the conditions of approval. Lastly, the applicant is asking for a variance to reduce the buffer to 10 foot buffer on the west side and change the buffer from type B to A on the east and west. The 20 foot buffer would remain on the east side next to the existing single-family residential properties.

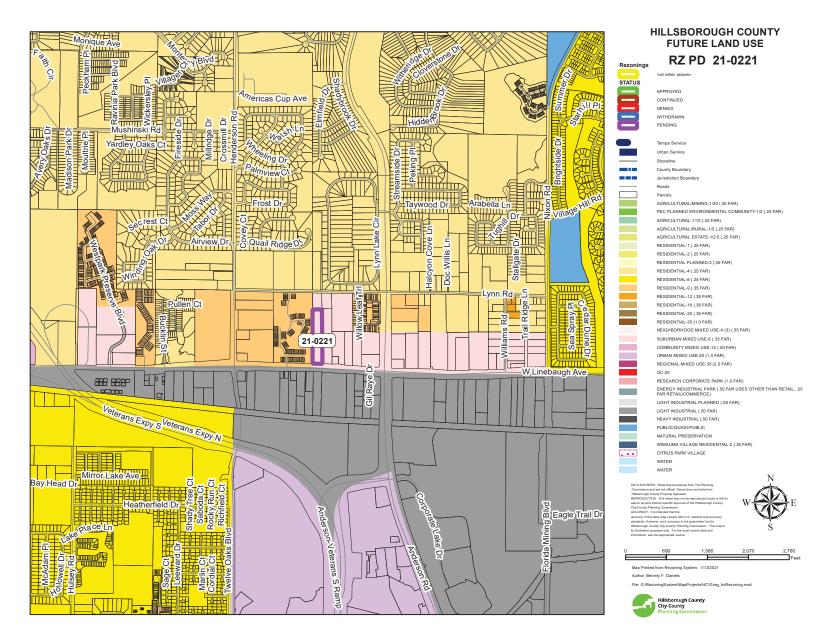
These conditions of approval make the proposed use compatible with the surrounding existing development and provide a gradual transition from the more intense uses to the east that is consistent with Comprehensive Plan Policies 16.2, 16.3, 16.10 and 1.4. Based upon the agreed upon conditions of approval, Planning Commission staff does recommend that the Board approve and grant the waiver for Commercial Locational Criteria.

The site is located within the limits of the Greater Carrollwood-Northdale Community Plan. Goal 1 of the Community Plan discourages new development of strip commercial in the community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria. The proposed development is not a redevelopment or mixed use property as it is an office with an accessory warehouse use. Goal 2 of the community plan states that new development shall use compatibility techniques to ensure the appearance, mass and scale is integrated with the existing suburban nature of each neighborhood. The proposed development will have a residential appearance, only be one-story and a 20 foot buffer on the east to the existing single family properties. The proposed development is consistent with the Greater Carrollwood-Northdale Community Plan.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The proposed site is consistent with the Greater Carrollwood-Northdale Community Plan and is compatible with the existing and planned development pattern found in the surrounding area.

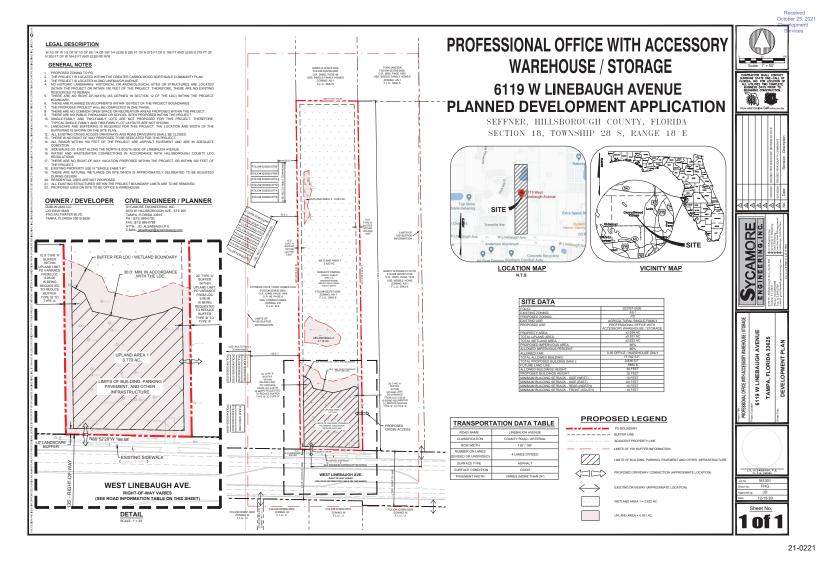
#### **Recommendation**

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



# GENERAL SITE PLAN FOR CERTIFICATION

Hillsborough County Florida	BOARD OF COUNTY COMMISSIONERS Harry Cohen Ken Hagan Pat Kemp		
<b>DEVELOPMENT SERVICES</b> PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600	Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White COUNTY ADMINISTRATOR		
HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT	Bonnie M. Wise COUNTY ATTORNEY Christine M. Beck INTERNAL AUDITOR		
GENERAL SITE PLAN REVIEW/CERTIFICATION	Peggy Caskey		
	DEPUTY COUNTY ADMINISTRATOR Gregory S. Horwedel		
Project Name: Professional Office with Accessory			
Zoning File: RZ-PD (21-0221) Modification: No	one		
Atlas Page: None Submitted: 10/25/21			
To Planner for Review: 10/25/21 Date Due: ASA	.P		
Contact Person: Phone: 813-889-070	0/ jalsabbagh@sycamoreeng.com		
Right-Of-Way or Land Required for Dedication: Yes	Νο		
The Development Services Department HAS NO OBJECTIO	DN to this General Site Plan.		
The Development Services Department RECOMMENDS D Site Plan for the following reasons:	ISAPPROVAL of this General		
Reviewed by: Israel Monsanto			
Date Agent/Owner notified of Disapproval:			



# AGENCY COMMNENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services DepartmentDATE: 8/23/2021				
REVI	EWER: Richard Perez, AICP	AGENCY/DEPT: Transportat	tion	
PLAN	NNING AREA/SECTOR: GCN/ Northwest	PETITION NO: RZ-PD 2	1-0221	
	This agency has no comments.			
	This agency has no objection.			
Χ	X 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 is anticipated to have an increased maximum trip generation potential of 73 daily trips, 14 AM and 16 PM peak hours trips for the subject site.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to conditions.

#### **CONDITIONS OF APPROVAL**

- 1. The project shall be permitted one (1) restricted right-in/right-out access connection on W. Linebaugh Ave.
- 2. The developer shall construct a vehicular and pedestrian cross access stubout to the adjacent property to the east (folio# 023767.0100).
- 3. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
- 4. Minimum off-street parking spaces shall be provided for per Sec. 6.05.00 of the LDC.

#### PROJECT SUMMARY AND ANALYSIS

The subject property is located at 6119 W. Linebaugh Ave, approximately 1,000 feet west of Anderson Rd. The applicant is requesting to rezone a +/- 3.55-acre site from Agricultural-Single-Family (AS-1) to Planned Development (PD). The proposed PD is seeking approval to construct a 9,836-sf office with ancillary warehouse that will be categorized as a Specialty Trade Contractor's Office for the purpose of this review.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating the project would generate fewer than 50 peak hour trips and, as such, no transportation analysis was required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's <u>Trip</u> <u>Generation Manual</u>, 10<sup>th</sup> Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Approved Uses:			
Zoning, Land Use/Size	24 II T	Total Peak	
	24 Hour Two-	Hour Trips	
	Way Volume	AM	PM
AS-1, 3 Single Family Detached Dwelling Unit (ITE LUC 210)	28	2	3

Proposed Uses:

Ammound Licon

Zoning, Land Use/Size	24 Hour Two- Way Volume		Total Peak Hour Trips	
	way volume	AM	PM	
PD, 9,836 sf - Specialty Trade Contractor (ITE LUC 180)	101	16	19	

Trip Generation Difference:

Zoning Land Lise/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	(+) 73	(+) 14	(+) 16

The proposed rezoning is anticipated to have an increased maximum trip generation potential of 73 daily trips, 14 am and 16 pm peak hours trips for the subject site.

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

West Linebaugh Ave. is a publicly maintained, 4-lane, divided, urban arterial roadway. The roadway consists of +/-12-foot travel lanes, lying within a +/-135-foot wide right-of-way along the project frontage. There are sidewalks and bike lanes on both sides of the roadway within the vicinity of the project.

West Linebaugh Ave. is identified in the Hillsborough County Corridor Preservation Plan as a future 6-lane arterial roadway. The existing right-of way along the project frontage is sufficient to accommodate the 132-foot minimum right-of-way width to accommodate a future 6-lane, divided, urban arterial typical section (TS-6) roadway.

## SITE ACCESS AND CONNECTIVITY

One (1) project access connection is proposed on West Linebaugh Ave. Since the roadway is divided along the project frontage, the access connection will be restricted to right-in/right-out access only.

Consistent with LDC, Sec. 6.04.03. Q., the applicant is proposing a vehicle and pedestrian cross access to the east with folio# 023767.0100.

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 for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Linebaugh Ave.	Veterans Expwy	Gunn Hwy	D	С

Source: Hillsborough County 2020 Level of Service 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	
		4 Lanes	Corridor Preservation Plan	
W. Linebaugh Ave.	County Arterial	000	□ Site Access Improvements	
	- Urban	□Substandard Road ☑ Sufficient ROW Width	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	28	2	3		
Proposed	101	16	19		
Difference (+/-)	(+) 73	(+) 14	(+) 16		

\*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	Х	None	None	Meets LDC	
East		None	Vehicular & Pedestrian	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	
<ul> <li>Design Exception/Adm. Variance Requested</li> <li>Off-Site Improvements Provided</li> </ul>	□ Yes □N/A ⊠ No	⊠ Yes □ No	See Staff Report.	

#### COMMISSION

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



#### DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR Hooshang Boostani, P.E. WASTE DIVISION Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Sterlin Woodard, P.E. AIR DIVISION

#### AGENCY COMMENT SHEET

REZONING			
HEARING DATE: March 15, 2021	COMMENT DATE: January 12, 2021		
<b>PETITION NO.:</b> 21-0221	PROPERTY ADDRESS: 6119 W. Linebaugh Ave.		
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0237670000		
CONTACT INFORMATION: (813) 627-2600 X 1222	<b>STR:</b> 18-28S-18E		
EMAIL: hollandk@epchc.org			
REQUESTED ZONING: Rezoning to Planned Development			

**REQUESTED ZONING:** Rezoning to Planned Development

FINDI	NGS
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Presently under review by the SWFWMD
WETLANDS VERIFICATION (AERIAL PHOTO,	In the northern half of the property
SOILS SURVEY, EPC FILES)	

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:

- 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

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org 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 contains 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- 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.

kmh / mst

ec: J. D. Alsabbagh, Agent – <u>jalsabbagh@sycamoreeng.com</u> Don Richardson, Consultant - <u>don@floridascrub.com</u> Ana Lizardo, Hillsborough County – <u>lizardoa@hillsboroughcounty.org</u> File - 71757



**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.

то:	Zoning Review, Development Services	DATE: 09/02/2021
<b>REVIEWER:</b>	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Dublin 2483 LLC	<b>PETITION NO: 21-0221</b>
LOCATION:	6119 W Linebaugh Ave	
FOLIO NO:	23767.0000	

#### **Estimated Fees:**

(Various use types allowed. Estimates are a sample of potential development)

Warehouse (Per 1,000 s.f.) Mobility: \$1,102.00\*9 = \$9,918 Fire: \$34.00\*9 = \$306

Total: \$10,224

**Project Summary/Description:** 

Urban Mobility, Northwest Fire - 9,000 s.f. warehouse

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

PETIT	FION NO.: PD21-0221REVIEWED BY: Randy RochelleDATE: 1/6/2021
FOLI	0 NO.: 23767.00000
	This agency would [] (support), [] (conditionally support) the proposal.
	WATER
$\boxtimes$	The property lies within the <u>Hillsborough County</u> 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 <u>12</u> inch water main exists [] (adjacent to the site), [] (approximately <u>130</u> feet from the site) <u>and is located south of the subject property within the south Right-of-Way of Linebaugh Avenue</u> .
	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
$\boxtimes$	The property lies within the <u>Hillsborough County</u> 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.
$\boxtimes$	A <u>8</u> inch wastewater force main exists $\boxtimes$ (adjacent to the site), $\square$ (approximately feet from the site) and is located within the north Right-of-Way of Linebaugh Avenue.
	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
COMM	MENTS: <u>This site is located within the Hillsborough County Urban Service Area,</u> <u>therefore the subject property should be served by Hillsborough County Water and</u> <u>Wastewater Service. This comment sheet does not guarantee water or wastewater</u> <u>service or a point of connection. Developer is responsible for submitting a utility service</u> <u>request at the time of development plan review and will be responsible for any on-site</u> <u>improvements as well as possible off-site improvements</u> .

# VERBATIM TRANSCRIPT

<pre>X IN RE:</pre>	IN RE:		HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	Page
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	IN RE: ZONE HEARIN HEARINGS	) ) IG MASTER ) ) )	
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Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	PLACE:	Cisco Webex	
Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762		Reported By:	
(800) $337 - 7740$			Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	

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1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	September 13, 2021 ZONING HEARING MASTER: SUSAN FINCH
4	ZONING MEARING MASIER. SUSAN FINCH
5	
6	D4: Application Number: RZ-PD 21-0221
7	Applicant:Dublin 2483 LLC c/o Dave MasiLocation:6119 W. Linebaugh Ave.
8	Folio Number:023767.0000Acreage:3.3 acres, more or less
9	Comprehensive Plan: SMU-6 Service Area: Urban
10	Existing Zoning: AS-1 Request: Rezone to Planned Development
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MR. GRADY: The next case is item D-4. As 1 2 we noted, the change to the agenda D-3 has been withdrawn. So the next item is agenda item D-4 is 3 Rezoning Application PD 21-0221. 4 The applicant is Dublin 2483, LLC, in care 5 6 of David Masi. The request is to rezone from AS-1 to Planned Development. Israel Monsanto will 7 8 provide staff recommendation after presentation by 9 the applicant. 10 HEARING MASTER FINCH: All right. Is the applicant here? Good evening. 11 MR. ALSABBAGH: Good evening. JD Alsabbagh, 12 13 Sycamore Engineering, 8370 West Hillsborough Avenue, Suite 205, Tampa, Florida 33615. 14 15 The subject property located at 6119 West 16 Linebaugh Avenue. It's on the north side of 17 Linebaugh Avenue. About a thousand feet west of 18 Anderson Road. 19 The site, as you see, it is existing land --20 existing zoning AS-1, Future Land Use SMU-6. It's 21 surrounded by PD, which is townhome, on the west 22 side. Single-family at the north and the east 23 side. 24 Overall, it is SMU-6 Future Land Use. So 25 the whole area is SMU-6. Our proposed development

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is 9836-square-foot office use with access to
 warehouse use. It's between -- we are not
 exceeding 25 percent the warehouse area.

4 So, of course, the height will not exceed 5 30 percent. Any loading and unloading area would be on the side or in the back area. Access. 6 We 7 propose one access on Linebaugh Avenue. Cross 8 access to the east for the future development. Of course, we could not have to the west because of 9 10 existing townhome.

We are not proposing any variance on 6.05 section to parking or loading and not also on 6.07, fence or wall. We are proposing a variance on 6.05 landscape. So what we're asking, as you see, to the east and west single-family so that a required buffer is 520-foot Type B buffer.

We're proposing to the west 10-foot Type A buffer. The reason for this is because there's existing 70 feet of manmade screening or existing natural buffer. So in addition to the 10-foot, so plenty of screening.

22 On the east side, we instead of 20-foot Type 23 B, we're proposing 20-foot Type A buffer. Of 24 course, there still is about 40 feet existing 25 buffer and screening. We have orchestrate the

Page 134 condition related to agricultural look with the 1 2 staff. We have reviewed the condition and we are in agreement with that. Nothing to add except if 3 you have question. 4 5 HEARING MASTER FINCH: No. You've answered 6 my questions but thank you. 7 Development Services, please. 8 MR. MONSANTO: Good evening. Israel 9 Monsanto, Development Services. I will share my screen. One second here. Just let me know if you 10 see the screen. 11 12 MR. LAMPE: We are not seeing it yet. 13 MR. MONSANTO: Okay. One second. Can you 14 see that? 15 MR. LAMPE: Yes, we can. 16 MR. MONSANTO: Israel Monsanto, Development Services. 17 18 The request today is to rezone a parcel size 3.3 acres located on the north side of Linebaugh 19 20 Avenue. Approximately 1,000 feet west of the 21 Anderson Road, and the reason is from Agricultural 22 Single-Family AS-1 to a Planned Development. 23 The applicant intends to develop the site 24 with an office building with accessory storage 25 warehouse space. The site is in the Urban Service

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Area and is in Tampa.

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2	The site is within a Future Land Use
3	Classification of SMU-6, which allows up to six
4	dwelling units per the gross acre. Suburban scale
5	development, office commercial meeting locational
6	criteria and mixed-use projects with a .35 floor
7	area ratio.
8	Areas to the west are have a Future Land
9	Use of RES-9 and across the street to the south is
10	industrial. The site is in the Greater
11	Northdale-Carrollwood area planning area.
12	The area mostly consists of property zoned
13	Agricultural and for multifamily. Residential uses
14	exists to the north, east, and west. Commercial
15	and Office districts and uses are in the general
16	area, to the east and west of the site.
17	There is also Manufacturing zoning districts
18	to the south across West Linebaugh Avenue. Areas
19	to the north and west, including the subject site,
20	are covered by wetlands.
21	The request is to allow a new Planned
22	Development for the construction of an office use
23	with accessory storage and space area. To your
24	right, you'll see the overall PD site.
25	The red line is the PD boundaries, and this

# Executive Reporting Service

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area to the -- to the left is a snapshot of the developable area, which is the upland. The upland is adjacent to West Linebaugh Avenue, which is the frontage of the site.

5 The applicant has proposed restrictions to 6 the project, including designing the building with 7 a residential appearance. Loading areas placed to 8 the back or west side of the building, limiting the 9 accessory storage space and building height to 10 30 feet and the warehouse's storage space will be 11 no more than 25 percent of the total building area.

12 The applicant submitted PD variations to 13 review the buffer area, as he stated, along the 14 west from 20 feet to 10 feet with a Type A 15 screening and along the east, the required 20-foot 16 buffer will be maintained, although the applicant 17 is requesting a Type A screening as well.

18 The staff has reviewed the justifications 19 provided as part of this rezoning application and 20 find them reasonable. There is extensive 21 vegetation and open space to the west separating 22 the subject site with structures to the west for 23 the multifamily, and the screening proposed to the 24 east will be required to provide at least 25 75 percent of opacity.

#### Executive Reporting Service

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Page 137 There is also existing vegetation that would 1 2 be permitted to be maintained so that the review 3 and approval by Natural Resources. 4 The staff finds the proposed office use 5 compatible with the area. The proposed conditions 6 submitted restrict in size, storage space, building 7 orientation for the loading area of height, in 8 addition to building design standards and other elements provide would ensure that the project is 9 in harmony with the area. 10 11 The proposed intensity is less when compared 12 with nearby nonresidential uses and serves as a 13 proper transition between established multifamily 14 and residential uses to the north and west and more 15 intense Manufacturing and Commercial uses along 16 West Linebaugh Avenue and industrial and commercial corridor. 17 18 Based on the amount of uplands in the site, 19 the project has been maintained to a low scale 20 office project below .25 FAR. The Environmental 21 Protection Commission approved the proposed site 22 plan and provided conditions. No reviewing 23 agencies objected to this request. 24 Therefore, based on all this consideration, 25 staff finds this rezoning to PD approvable with

Page 138

1 conditions.

2	Madam Hearing Officer, we have provided an
3	updated report. We have we're amending
4	Condition 4.2 to fix a typo. The 20-foot buffer
5	will be maintained along the east and not to the
6	west of the condition to the estate. So that will
7	be updated.
8	And I'm available if you have any questions.
9	HEARING MASTER FINCH: No, I don't. I do
10	see I have the revised report, and I do see that
11	typographical correction. So thank you very much.
12	Planning Commission, please.
13	MS. LIENHARD: Thank you. Melissa Lienhard,
14	Planning Commission staff.
15	The subject property is located in the
16	Suburban Mixed-Use-6 Future Land Use Category. It
17	is in the Urban Service Area, and the subject
18	property is located within the limits of the
19	Greater Carrollwood Northdale Community Plan.
20	The site is not within a qualifying
21	intersection and does not meet commercial
22	locational criteria as outlined in Future Land Use
23	Element Policy 22.2.
24	A commercial locational criteria waiver
25	request has been submitted for staff review. The

Page 139 waiver request states that the proposed development 1 2 is located in the SMU-6 Future Land Use Category, which extends eastward on the Anderson Road to the 3 4 existing gas station at the northwest corner of 5 Anderson and Linebaugh. The waiver also states that the land uses 6 7 between the gas station and the site will be 8 developed for commercial use in the future as the property fronts Linebaugh Avenue, which has over 9 30,000 daily traffic trips. 10 The subject property is in the SMU-6 Future 11 12 Land Use Category, and immediately to the north and 13 east are existing single-family residential and 14 mobile homes. 15 Objective 16 and its accompanying policies 16 16.2 and 16.3 provide direction on achieving 17 compatibility with surrounding land uses through 18 various transitions, buffering, and site plan 19 techniques. 20 There are Light Industrial and Commercial 21 developments east of the proposed site at the 22 Linebaugh Avenue and Anderson Road intersection. 23 The proposed office warehouse use is more than 24 900 feet from the qualifying intersection and, as I mentioned, does not meet locational criteria. 25

However, the SMU-6 Future Land Use Category 1 allows for a variety of uses, including commercial and the proposed office development with an accessory warehouse, would provide a gradual transition from the more intense commercial uses at the node to the adjacent residential uses to the west.

8 The applicant has stated that the proposed development is a personal office and the warehouse 9 10 use would be an accessory use for inventory and would not exceed 25 percent. 11

12 There will be no wholesale distribution 13 permitted on-site. The loading areas and doors 14 will be restricted to the north and west. The 15 applicant has agreed to memorialize these 16 restrictions in the conditions of approval.

17 These conditions of approval help render the 18 proposed use compatible with the surrounding 19 existing development and provide a gradual 20 transition from the more intense uses toward the 21 commercial node at the intersection of Linebaugh 2.2 and Anderson Road.

23 Based upon the agreed upon conditions of 24 approval, Planning Commission staff does recommend 25 that the Board of County Commissioners grant the

Executive Reporting Service

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Page 140

Page 141 waiver for commercial locational criteria. 1 The site is also located within the limits 2 of the Greater Carrollwood Northdale Community Plan 3 4 and Goal 2 of the community plan states that new 5 development shall use compatibility techniques to 6 ensure the appearance, mass, and scale as 7 integrated with the existing suburban nature of 8 each neighborhood. The proposed development will have a 9 10 residential appearance, be constructed as a 11 one-story building, and will have a 20-foot buffer 12 to the east adjacent to the existing single-family 13 properties. 14 Therefore, the proposed development is 15 consistent with the vision of the community plan. 16 And based upon those considerations, Planning 17 Commission staff finds the proposed Planned 18 Development consistent with the Future of 19 Hillsborough Comprehensive Plan for Unincorporated 20 Hillsborough County subject to the conditions proposed by Development Services. Thank you. 21 22 HEARING MASTER FINCH: Thank you. Ι 23 appreciate it. 24 Is there anyone in the room or online that 25 would like to speak in support? Anyone in favor?

Page 142 Seeing no one, anyone in opposition to this 1 2 request? Yes, sir. Come forward and just give us your name and address to start. 3 4 MR. FLOYD: Yes, ma'am. Ron Floyd, 6117 5 West Linebaugh Avenue. 6 I don't think the property -- we've lived 7 there -- my wife was born on that side of the 8 property. And if it wasn't for my brother-in-law, we'd still own it. 9 10 But the -- I don't think it will support that type of a business on top of it with the 11 12 drainage and the way the cypress reserve is behind 13 it without flooding us. 14 And taking that into consideration and what 15 are they going to do about the protection of our 16 side of the property, you know, with them building 17 something, like, that on top of us? 18 HEARING MASTER FINCH: Which side -- tell me which side --19 20 MR. FLOYD: We're on the east side. 21 HEARING MASTER FINCH: You're to the east. 22 Okay. 23 MR. FLOYD: Right next door. 24 HEARING MASTER FINCH: All right. 25 MR. FLOYD: My mother-in-law and

Page 143 father-in-law and -- had the property -- well, they 1 2 owned all of it. But when we got married 55 years 3 ago, then moved on our side. 4 But when they passed away, it was gave to 5 her oldest brother. But he lives in Anthony, so he 6 wanted to sell it. And so it was sold out, and it's been swapped around for, I don't know how many 7 8 times. But because we won't sell, they can't do anything with it. 9 But I'm concerned about the flooding. 10 I 11 know half of Lake Anthony is and with the cypress 12 ponds that's in the back, which is part of our 13 drain off, is up -- they do all that development on 14 that side, I'm either going to have to have dump 15 truck loads of dirt brought in to protect my side 16 or what. 17 HEARING MASTER FINCH: Okay. All right. 18 Thank you for coming down. If you could please 19 sign in with the clerk's office, I appreciate it. 20 All right. Anyone else that would like to 21 speak in opposition? 22 Seeing no one, County Staff, anything else? 23 MR. GRADY: Nothing further. 24 HEARING MASTER FINCH: All right. Sir, you have five minutes for rebuttal. If you could 25

Page 144 please just address the gentleman's testimony. 1 2 MR. ALSABBAGH: Again, JD Alsabbagh, 3 Sycamore Engineering. Just to -- I think to mention the -- the 4 5 property is 3.5-acre more or less, and we have 6 .77-acre in developable area. So that wetland you see, it's already delineated by SWFWMD and approved 7 8 by the agency. So we're talking about the front area, 9 developable area only. The west is excessive 10 screening and buffer and to the east also the same 11 way. Because if you look to the east parcel, in 12 13 the middle where is located the single-family or 14 trailer in that parcel. 15 Where we proposing development, we have 16 40 feet of existing buffer, plus the 20-foot we 17 propose there. So -- and our operation, as you 18 notice, it will be mostly an office for his own use 19 and will not be any customer or more than guest to 20 visit except for his -- for his own use as the 21 owner of that property. 22 Nothing to add except if you have question. 23 HEARING MASTER FINCH: Just to clarify the 24 point that he raised about flooding and drainage on 25 the property and if you're asking for any waivers

Page 145

or anything.

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2 MR. ALSABBAGH: Very good. The best of my ability, this is outside the flood of the property. 3 4 Two, as we know, when we go in to the site plan 5 permit, we can have -- you know, apply all the stormwater requirement. 6 As far as, you know, tree and waivers in the 7 8 upland area we're looking for, and we can bring, of course, three 30-foot setback from that existing 9 10 wetland. So all the requirement of county, of 11 course we can apply. 12 The best of the area (unintelligible) and 13 not aware of any flooding on that right now. But 14 of course, given the design, we're going to take 15 care of all of that. 16 HEARING MASTER FINCH: So you'll hold your 17 retention on your property? 18 MR. ALSABBAGH: Absolutely. Absolutely. 19 With the requirement for -- this is -- I think it's 20 sensitive basin. So we apply the requirement of 21 the County and SWFWMD. 22 HEARING MASTER FINCH: All right. Thank you 23 for that. I appreciate it. 24 With that, we'll close Rezoning 21-0221 and go to the next case. 25

Executive Reporting Service

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	Page 1 SBOROUGH COUNTY, FLORIDA O OF COUNTY COMMISSIONERS
IN RE: ZONING HEARING MAS HEARING	) ) ) STER (ZHM) ) ) )
	IG HEARING MASTER HEARING COF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Zoning Hearing Master
DATE:	Monday, August 16, 2021
TIME:	Commencing at 6:00 p.m. Concluding 8/17/21 at 12:04 a.m.
PLACE:	Hybrid Meeting/Cisco Webex R.W. Saunders Sr. Public Library Ada T. Payne Community Room 1505 Nebraska Avenue Tampa, Florida
Ulmertor	Andrew Mayes cutive Reporting Service n Business Center, Suite 130 Clearwater, FL 33762

Page 8 agenda. I will now go through the published 1 2 withdrawals and continuances beginning on page 4 of the agenda. First item is item A.1., rezoning 3 standard 20-0868. This application has been 4 5 withdrawn from the Zoning Hearing Master process. 6 Item A.2., major mod application 21-0169. 7 This application is out of order to be heard and 8 is being continued to the September 13, 2021, Zoning Hearing Master hearing. 9 Item A.3., rezoning PD 21-0220. 10 This application is being continued by the applicant to 11 12 the September 13, 2021, Zoning Hearing Master 13 hearing. 14 Item A.4., rezoning PD 21-0221. This 15 application is being continued by the applicant to 16 the September 13, 2021, Zoning Hearing Master 17 hearing. 18 Item A.5., major mod application 21-0310. 19 This application is out of order to be heard and 20 is being continued to the September 13, 2021, 21 Zoning Hearing Master hearing. 22 Item A.6., major mod application 21-0313. 23 This application is being continued by the 24 applicant to the September 13, 2021, Zoning 25 Hearing Master hearing.

X IN RE: ZONE HEARING MASTER HEARINGS ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: PAMELA JO HATLEY and SUSAN FINCH Land Use Hearing Masters DATE: Monday, July 26, 2021 TIME: Commencing at 6:00 p.m. Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762 (800) 337-7740		Page LSBOROUGH COUNTY, FLORIDA ARD OF COUNTY COMMISSIONERS
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: PAMELA JO HATLEY and SUSAN FINCH Land Use Hearing Masters DATE: Monday, July 26, 2021 TIME: Commencing at 6:00 p.m. Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	IN RE: ZONE HEARING MAS HEARINGS	) ) ) STER ) ) )
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TIME: Commencing at 6:00 p.m. Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	BEFORE:	
Concluding at 8:34 p.m. PLACE: Appeared via Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	DATE:	Monday, July 26, 2021
Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TIME:	
Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	PLACE:	Appeared via Cisco Webex
Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762		Reported By:
	Ex U	ecutive Reporting Service Jlmerton Business Center 5 Automobile Blvd., Suite 130 Clearwater, FL 33762

Page 7 Item A-2, Major Mod Application 19-0521. 1 2 This application is out of order to be heard and is being continued to the January 18, 2022, Zoning 3 Hearing Master Hearing. 4 5 Item A-3, Rezoning-PD 20-1198. This is --6 application is being withdrawn from the Zoning 7 Hearing Master process. 8 Item A-4, Rezoning-PD 20-1377. This application is being withdrawn from the Zoning 9 10 Hearing Master process. Item A-5, Major Mod Application 21-0116. 11 12 This application is being continued by the 13 applicant to the August 16, 2021, Zoning Hearing 14 Master Hearing. 15 Item A-6, Rezoning-PD 21-0220, Rhodine 16 Development. This application is being continued 17 by the applicant to the August 16, 2021, Zoning 18 Hearing Master Hearing. Item A-7, Rezoning-PD 21-0221. 19 This 20 application is out of order to be heard and is 21 being continued to the August 16, 2021, Zoning 22 Hearing Master Hearing. 23 Item A-8, Rezoning-PD 21-0222. This 24 application is being continued by staff to the 25 August 16, 2021 Zoning Hearing Master Hearing.

	Page 1 HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
IN RE: ZONE HEARING HEARINGS	X ) ) MASTER ) ) )
	ZONING HEARING MASTER HEARING CRIPT OF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, June 14, 2021
TIME:	Commencing at 6:00 p.m. Concluding at 10:36 p.m.
PLACE:	Cisco Webex
	Reported By:
13	Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 555 Automobile Blvd., Suite 130 Clearwater, FL 33762 (800) 337-7740

Page 15 heard and is being continued to the July 26th, 1 2 2021, Zoning Hearing Master Hearing. Item A-2, Major Mod Application 19-0521. 3 4 This application is out of order to be heard and is 5 being continued to the July 26th, 2021, Zoning 6 Hearing Master Hearing. 7 Item A-3, Major Mod Application 21-0116. 8 This application is being continued by staff to the July 26th, 2021, Zoning Hearing Master Hearing. 9 Item A-4, Rezoning-PD 21-0220. 10 This application is being continued by the applicant to 11 12 the July 26th, 2021, Zoning Hearing Master Hearing. 13 Item A-5, Rezoning-PD 21-0221. This 14 application is out of order to be heard and is 15 being continued to the July 26th, 2021, Zoning 16 Hearing Master Hearing. 17 Item A-6, Rezoning-PD 21-0222. This application is continued by the applicant to the 18 19 July 26th, 2021, Zoning Hearing Master Hearing. 20 Item A-7, Major Mod Application 21-0227. 21 This applicant is continued by staff to the 22 July 26th, 2021, Zoning Hearing Master Hearing. 23 Item A-8, Major Mod Application 21-0310. 24 This application is out of order to be heard and is 25 being continued to the July 26th, 2021, Zoning

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Land U DATE: Monday TIME: Commer	
TIME: Commer	Ise Hearing Master
	7, May 17, 2021
Conclu	ncing at 6:00 p.m. nding at 10:31 p.m.
PLACE: Cisco	Webex
Repo	orted By:
Executive F Ulmerton E 13555 Automobi Clearwat	M. Walsh, RPR Reporting Service Business Center Le Blvd., Suite 100 Rer, FL 33762 337-7740

Page 10 Item A-12, Rezoning-PD 21-0221. 1 This 2 application is out of order to be heard and is being continued to the June 14, 2021, Zoning 3 4 Hearing Master Hearing. 5 Item A-13, Rezoning-PD 21-0222. This 6 application is being continued by staff to the 7 June 14, 2021, Zoning Hearing Master Hearing. 8 Item A-14, Major Mod Application 21-0227. This application is being continued by the 9 applicant to the June 14, 2021, Zoning Hearing 10 11 Master Hearing. 12 Item A-15, PD -- RZ-PD 21-0297. This 13 application is continued by staff to the June 14th, 14 2021, Zoning Hearing Master Hearing. 15 Item A-16, Major Mod Application 21-0310. 16 This application is out of order to be heard and is 17 being continued to the June 14, 2021, Zoning 18 Hearing Master Hearing. 19 Item A-17, Major Mod Application 21-0313. 20 This application is being continued by the 21 applicant to the July 26, 2021, Zoning Hearing 22 Master Hearing. 23 Item A-18, Major Mod Application 21-0316. 24 This application is out of order to be heard and is 25 being continued to the June 14, 2021, Zoning

X IN RE: ZONE HEARING MASTER HEARINGS HEARINGS CONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, April 19, 2021 TIME: Commencing at 6:00 p.m. Concluding at 8:03 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 100 Clearwater, FL 33762 (800) 337-7740		HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	Page
) ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, April 19, 2021 TIME: Commencing at 6:00 p.m. Concluding at 8:03 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 100 Clearwater, FL 33762	IN RE: ZONE HEARING	) )	
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Land Use Hearing Master DATE: Monday, April 19, 2021 TIME: Commencing at 6:00 p.m. Concluding at 8:03 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 100 Clearwater, FL 33762	TRANS		
TIME: Commencing at 6:00 p.m. Concluding at 8:03 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 100 Clearwater, FL 33762	BEFORE:		
Concluding at 8:03 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 100 Clearwater, FL 33762	DATE:	Monday, April 19, 2021	
Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 100 Clearwater, FL 33762	TIME:		
Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 100 Clearwater, FL 33762	PLACE:	Cisco Webex	
Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 100 Clearwater, FL 33762		Reported By:	
	13	Executive Reporting Service Ulmerton Business Center 3555 Automobile Blvd., Suite 100 Clearwater, FL 33762	

Page 7 May 17th, 2021, Zoning Hearing Master Hearing. 1 2 Item A-10, Rezoning-PD 21-0212. This 3 application is being withdrawn from the Zoning Hearing Master process. 4 Item A-11, Rezoning-PD 21-0220. 5 This application is out of order to be heard and is 6 7 being continued to the May 17th, 2021, Zoning Hearing Master Hearing. 8 9 Item A-12, Rezoning-PD 21-0221. This application is out of order to be heard and is 10 being continued to the May 17th, 2021, Zoning 11 12 Hearing Master Hearing. 13 Item A-13, Rezoning-PD 21-0222. This application is out of order to be heard and is 14 15 being continued to the May 17th, 2021, Zoning 16 Hearing Master Hearing. 17 Item A-14, Major Mod Application 21-0227. 18 This application is out of order to be heard and is 19 being continued to the May 17th, 2021, Zoning 20 Hearing Master Hearing. 21 Item A-15, Rezoning-PD 21-0297. This 22 application is out of order to be heard and is 23 being continued to the May 17th, 2021, Zoning 24 Hearing Master Hearing. 25 Item A-16, Major Mod Application 21-0308.

	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	Page 1
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ZONE HEARING HEARINGS	) MASTER ) ) ) X	
TRANS	ZONING HEARING MASTER HEARING SCRIPT OF TESTIMONY AND PROCEEDINGS	
BEFORE:	SUSAN FINCH Land Use Hearing Master	
DATE:	Monday, March 15, 2021	
TIME:	Commencing at 6:00 p.m. Concluding at 10:35 p.m.	
PLACE:	Webex Videoconference	
	Reported By:	
13	Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 3555 Automobile Blvd., Suite 100 Clearwater, FL 33762 (800) 337-7740	

Page 8 the May 17th, 2021, Zoning Hearing Master Hearing. 1 2 Item A-12, Major Mod Application 21-0116. 3 This application is being -- staff is requesting 4 this be continued to the May 17th, 2021, Zoning 5 Hearing Master Hearing. Item A-13, RZ-PD 21-0123 -- 123. The staff 6 7 is requesting this be continued to the April 19, 2021, Zoning Hearing Master Hearing. 8 9 Item A-14, Major Mod Application 21-0169. This application is out of order to be heard and is 10 being continued to the April 19, 2021, Zoning 11 12 Hearing Master Hearing. 13 Item A-15, Rezoning-PD 21-0212. This 14 application is being continued by the applicant to 15 the April 19, 2021, Zoning Hearing Master Hearing. 16 Item A-16, Rezoning-PD 21-0220. This 17 application is out of order to be heard and is 18 being continued to the April 19, 2021, Zoning 19 Hearing Master Hearing. 20 Item A-17, Rezoning-PD 21-0221. This 21 application is out of order to be heard and is 22 being continued to the April 19, 2021, Zoning 23 Hearing Master Hearing. 24 Item A-18, Rezoning-PD 21-0222. This 25 application is being continued by the applicant to

### EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 5DATE/TIME: 9 - 13 - 2021 HEARING MASTER: Susan Finch

PLEASE PRINT CLI	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION # MM 21-0169	PLEASE PRINT NAME
APPLICATION # Rz - PD	PLEASE PRINT NAME ROWALD FLOYD
21-0221	MAILING ADDRESS (4/7W LINEBAUGH AVE
	CITY TAMPA STATE E ZIP 33625 PHONE 83968619
APPLICATION #	PLEASE PRINT J.D. ALSABBAGH
21-022)	MAILING ADDRESS 8370 (4. H.U.S. AVE # 205
	CITY TAMPA STATE FL ZIP 33615 PHONE 813 889-0700
APPLICATION #	PLEASE PRINT NAME JOSDica Icerman
21-0556	MAILING ADDRESS 401 Fust Juckson St. #2100
-	CITY TUMPA STATEFL ZIP 33702 PHONE 222-5066
APPLICATION #	PLEASE RRINT NAME Savis M. Smith
21-0556	MAILING ADDRESS 401 E. Jackson St. S. to 2100
	MAILING ADDRESS 401 E. Jackson St. S. # 2100 CITY Top STATE F/ ZIP 3360/PHONE 813222 50/0
<b>APPLICATION #</b>	PLEASE PRINT Calin Rice
21-0557	MAILING ADDRESS 101 E Kennedy Blud Ste 2800
	CITY Tampa STATE FL ZIP 33609 PHONE 813-676-7226

		21-0	
Entered	at Public	Hearing:	ZHM
			9-13-21



STAFF	REPO	RT
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SUBJECT:	PD 21-0221	PLANNING AREA:	Greater Northdale	Carrollwood
REQUEST:	Rezone to Planned Development	SECTOR	NW	
APPLICANT:	Dublin 2483 LLC C/O Dave Masi			
Existing Zoning: Agricultural Single Family (AS-1)		Comp Plan Category	:SMU-6	



Application Review Summary and Recommendation

### 1.0 Summary

### **1.1 Project Narrative**

The applicant seeks to rezone a parcel, currently zoned Agricultural Single Family (AS-1) to Planned Development. The request for a PD is to allow Office with an accessory warehouse/storage space. The site is located on the north side of W Linebaugh Ave., 1,000 feet west of Anderson Rd in Tampa. The site has a FLU designation of Suburban Mixed Use (SMU-6) and is 3.34 acres in size.



Figure 1 -- Subject Site

The subject property is vacant today.

CASE REVIEWER: Israel Monsanto

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	- Agricultural Single Family (AS-1)	Single family home
South	- Manufacturing (M)	Commercial/Open Storage
East	- Agricultural Single Family (AS-1)	Single Family Mobile Home
West	- PD 01-1050	134 townhomes

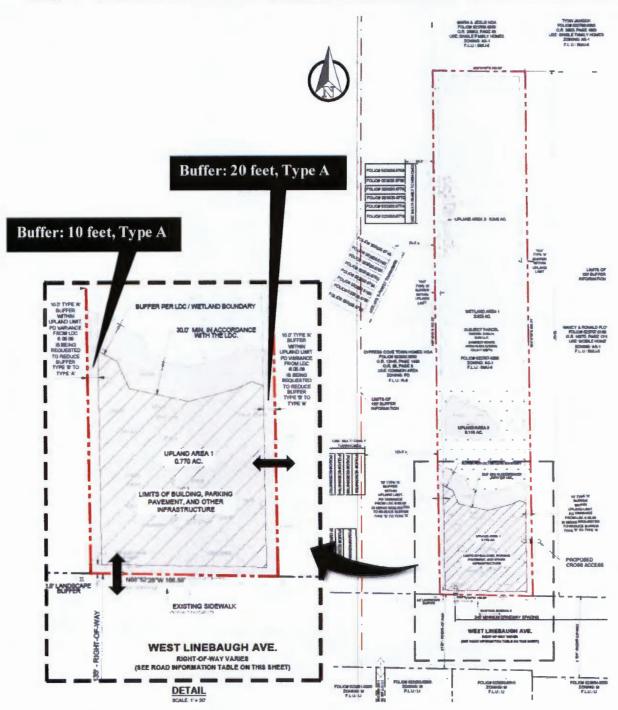


Figure 2-Proposed PD Plan

### **CASE REVIEWER: Israel Monsanto**

The applicant intends to develop the site with up to 9,836 square feet of Office use with accessory Warehouse/storage. According to the narrative, the owner has a cell phone distribution office (mail order thru online) which can handle cellular phone distribution. There is no pick up of any type from the proposed building. The work is mostly thru an internet-based Business to Business request and shipment of the supply from the original manufactory to the store. No distribution is proposed or storing to any product exempt minimal and limited few boxes related to the business. There will not be any type of pick up or loading and unloading services by trucks to the proposed use. If any, it will be for any typical office business delivery. All of the distribution will be thru online business to business ordering and phone and no direct sale on this location.

The applicant proposes the following:

- An office with residential appearance.
- Loading area to be on the side or back of the building, if provided.
- Proposed accessory warehouse/storage of the development to not exceed more than 25% of the building area and the rest of the building for administrative and office use.
- Maximum building height of 30 feet.

The proposed building will have a vehicular and pedestrian connectivity with existing Linebaugh Avenue with building visible accessible from the road. Cross access to the east will be provided for future connectivity. Access to adjacent parcels to the north is restricted by wetlands and a built multifamily project to the west prevents future connections to the subject site.

### 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading or 6.07.00, Fences and Walls of the Land Development Code. A variation request from LDC Part 6.06.00, Landscaping, Irrigation and Buffering Requirements is being requested.

### PD Variation from LDC Sec. 6.06.06.A - Buffers Between Incompatible Land Uses

The request is to reduce the required 20-foot buffer along the west parcel line adjacent to Multifamily residential uses. The applicant proposes a reduction of 10 feet of landscaped buffer with Type A screening instead of Type B. Additionally, along the east, adjacent to a single-family use, the applicant proposes Type A screening instead of Type B.

### LDC Requirements:

Per the Buffer Screening Matrix from the LDC, the proposed use is considered a Group 5 and requires a 20-foot, Type B Screening along both adjacent parcels (Group 1) east and west.

Per the LDC 6.06.06, Type A screening consists of:

- a. Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent; or
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or
- c. A solid wooden or PVC fence six feet in height (finished side out); or

**CASE REVIEWER: Israel Monsanto** 

- d. A berm in combination with 1, 2, or 3 above, to achieve a minimum height of six feet and 75 percent opacity at the time of installation; and
- e. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

Type B screening consist of:

- a. The requirements of Screening Standard "A"; and
- b. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

### Applicant's Justifications:

The applicant states that the variation to reduce the buffer is necessary because of the existing lot width. The lot is 160 feet wide and leaving 40 feet of total buffers would reduce the developable area of the site. Utilizing 10' Type A buffer along the west instead of 20' type B will achieve the purpose thru one of the three choices allowed in the LDC. Additionally, the applicant states that enough existing natural buffer on the west side of the property exists, which is more than 70' and 40' on the east side of the property to add more privacy in addition to the 10' type A buffer.

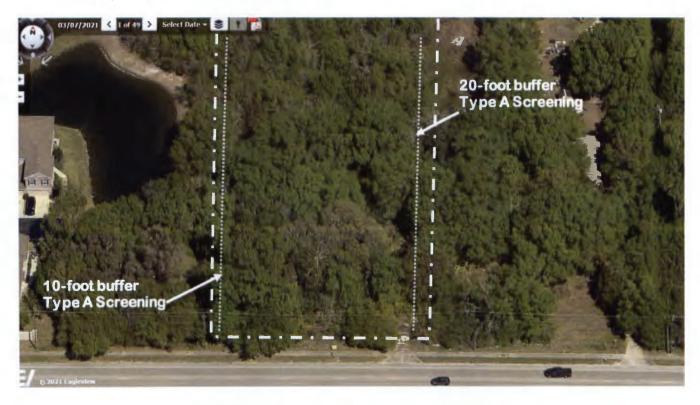


Figure 3 – Proposed Buffering and adjacent parcels' vegetation

Staff has evaluated the justifications for the buffer reduction and does not object. The provision of a Type A screening along both sides of the project would provide a level of screening that meets the intent of the Code. Type A screening requires at least 75% opacity and also allows a solid fence as an option. The applicant may use existing vegetation in lieu of the required planting to ensure the level of opacity by Code. Additionally, the site along the west has an approved 10-foot wide buffer, but extensive open space,

### **CASE REVIEWER: Israel Monsanto**

vegetation and a retention pond has increased the separation between the townhome buildings and the property line between the uses by more than 70 feet (120 feet total). Along the east, the buffer area will be maintained at 20 feet, as required by the LDC. Although the site is 3.4 acres in size, wetlands cover 77% of the parcel. The future project will not impact wetland areas and required wetland setbacks (30 feet) will be maintained. The developable area left for the project has been considerably reduced, however, the applicant has made efforts to maintain most of the required buffers and wetland setbacks intact while accomplishing a reasonable use of the parcel so it can be developed. The justification statement submitted by the applicant for the variations meet the criteria for approval, per LDC Section 5.03.06.C.6. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

### **1.3 Evaluation of Existing and Planned Public Facilities**

### Public Utilities

This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

### Transportation

West Linebaugh Ave. is a publicly maintained, 4-lane, divided, urban arterial roadway. The roadway consists of +/- 12-foot travellanes, lying within a +/- 135-foot wide right-of-way along the project frontage. There are sidewalks and bike lanes on both sides of the roadway within the vicinity of the project.

West Linebaugh Ave. is identified in the Hillsborough County Corridor Preservation Planas a future 6- lane arterial roadway. The existing right-of way along the project frontage is sufficient to accommodate the 132-foot minimum right-of-way width to accommodate a future 6-lane, divided, urban arterial typical section (TS-6) roadway.

### SITE ACCESS AND CONNECTIVITY

One (1) project access connection is proposed on West Linebaugh Ave. Since the roadway is divided along the project frontage, the access connection will be restricted to right-in/right-out access only. Consistent with LDC, Sec. 6.04.03. Q., the applicant is proposing a vehicle and pedestrian cross access to the east with folio# 023767.0100. 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 for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Linebaugh Ave.	Veterans Expwy	Gunn Hwy	D	С

Source: Hillsborough County 2020 Level of Service Report.

Impact Fees Estimated Fees: (Various use types allowed. Estimates are a sample of potential development) Warehouse (Per 1,000 s.f.) Mobility: \$1,102.00\*10 = \$11,020 Fire: \$34.00\*10 = \$340

Total: \$11,360

Project Summary/Description: Urban Mobility, Northwest Fire - 10,000 s.f. warehouse

### 1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process.

### 1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the *Future of Hillsborough* Comprehensive Plan.

### 1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of Multi-family, residential and manufacturing uses. Other areas to the south and east are approved for industrial uses and Commercial General at the intersection of Linebaugh Ave and Anderson Rd. Warehouses also exist in the vicinity, west of the subject site, along the north side of W Linebaugh Ave.

The proposed PD would allow uses compatible with nearby sites and the restrictions would maintain the site with a low scale office uses. The project would be designed with a residential character and loading areas will be directed away from the street or sites to the east to be sensitive to the adjacent residential uses. The area within the parcel to be developed with the office project will be located on the southern portion of the site, along the road and away from residential areas to the north. In addition, no wholesale distribution would be allowed in the site. The storage/warehouse space will be accessory to the office use. The applicant had originally proposed a maximum of 35% of building area for the storage space. The applicant agreed to reduce it to no more than 25% of the building area to ensure that space is subordinate to the principal office use.

The site will maintain existing vegetation within buffer areas, subject to Natural Resources review and approval, and provide a level of screening with at least 75% opacity. Extensive wetlands separate the proposed office project from residential uses to the north, along Lynn Rd.

Development standards will be similar to nearby non-residential projects, for setbacks, impervious surface and parking design. Proposed Floor Area Ration, FAR, would be less than 0.10 for the whole acreage, and less than 0.25 based on upland area. In both cases, the FAR will be much less than the maximum allowed of 0.35.

### **CASE REVIEWER: Israel Monsanto**

Staff finds that the project with the proposed development standards, scale and restrictions is compatible with the area. The proposed intensity is less when compared with nearby non-residential uses and serves as a proper transition between established multifamily and residential uses to the north and west, and more intense manufacturing and commercial uses along W Linebaugh Ave, an industrial/commercial corridor. Additionally, the site is within a mixed use Future Land Use classification, and the area will likely develop with similar uses in the future. Therefore, based on these considerations, staff recommends approval, with conditions.

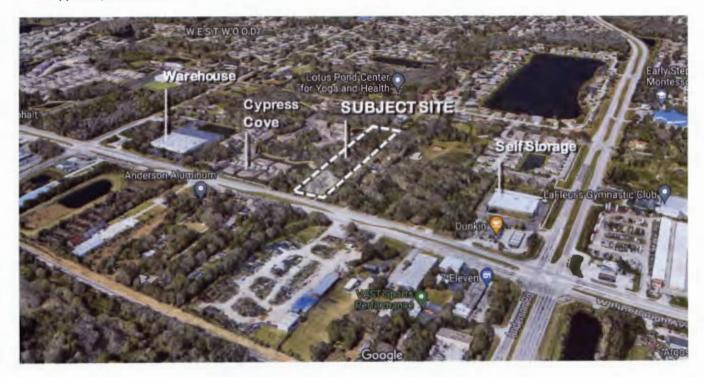


Figure 4 - Nearby Development Pattern

**1.7 Agency Comments** No objections were received.

### 1.8 Exhibits

Exhibit 1: Vicinity Map Exhibit 2: Zoning Map Exhibit 2: Future Land Use Map Exhibit 3: Proposed Site Plan PD 21-0221

### 2.0 Recommendation

Staff recommends approval, subject to the following conditions.

### **CONDITIONS:**

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

- Amend the buffer area to the east to state 20 feet.
- Amend setbacks in the data table for the east: 20 feet.
- To be consistent with LDC terminology, in the data table, amend the use to state: Professional Office with accessory warehouse/storage

### 2.1 Recommended Conditions of Approval

**APPROVAL** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 18, 2021.

1. The project shall be limited to a Business Professional office with accessory warehouse/storage space. Building size shall be a maximum of 9,836 sq. ft.

The following restrictions shall apply to the project:

- 1.1 The accessory warehouse/storage space shall not exceed 25% of the total building area;
- 1.2 If a loading area/door is provided, it shall face to the west or north sides of the building;
- 1.3 Wholesale Distribution shall not be permitted;
- 1.4 The office building shall maintain a residential character. The following features shall be provided:
  - a. A pitched roof, with a slope ratio between 3 to 12 and 5 to 12.
  - b. The office entrance shall be visible from the street.
  - c. Front and side facades shall be cladded in brick, stucco or vinyl/wood siding.
  - d. At least two windows shall be provided facing to the street. The windows shall include at least one of the following: a trim consistent with the architectural style, muntins, shutters or awnings.
- 2. Development standards shall be those as indicated in the General Site Plan.
  - 2.1 Maximum building height shall be 30 feet.
- Parking requirements shall be in accordance with the Land Development Code (LDC) Section 6.05.00.
- 4. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein
  - 4.1 A 10-foot buffer with Type A screening shall be permitted along the west. Existing vegetation may be used in lieu of the landscaping, subject to Natural Resources review and approval.
  - 4.2 A buffer area, a minimum of 20 feet, shall be maintained along the westeast. A Type A

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screening shall be permitted. Existing vegetation may be used in lieu of the landscaping, subject to Natural Resources review and approval.

- 4.3 No buffer/screening is required along PD boundaries or areas covered by wetlands.
- 5. The developer shall screen service areas, trash receptacles, dumpsters, etc., from view from public places and neighboring properties through the use of features, such as walls, fences, false facades, and landscaping.
- The project shall be permitted one (1) restricted right-in/right-out access connection on W. Linebaugh Ave.
- The developer shall construct a vehicular and pedestrian cross access stubout to the adjacent property to the east (folio# 023767.0100).
- 8. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
- 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. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 14. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

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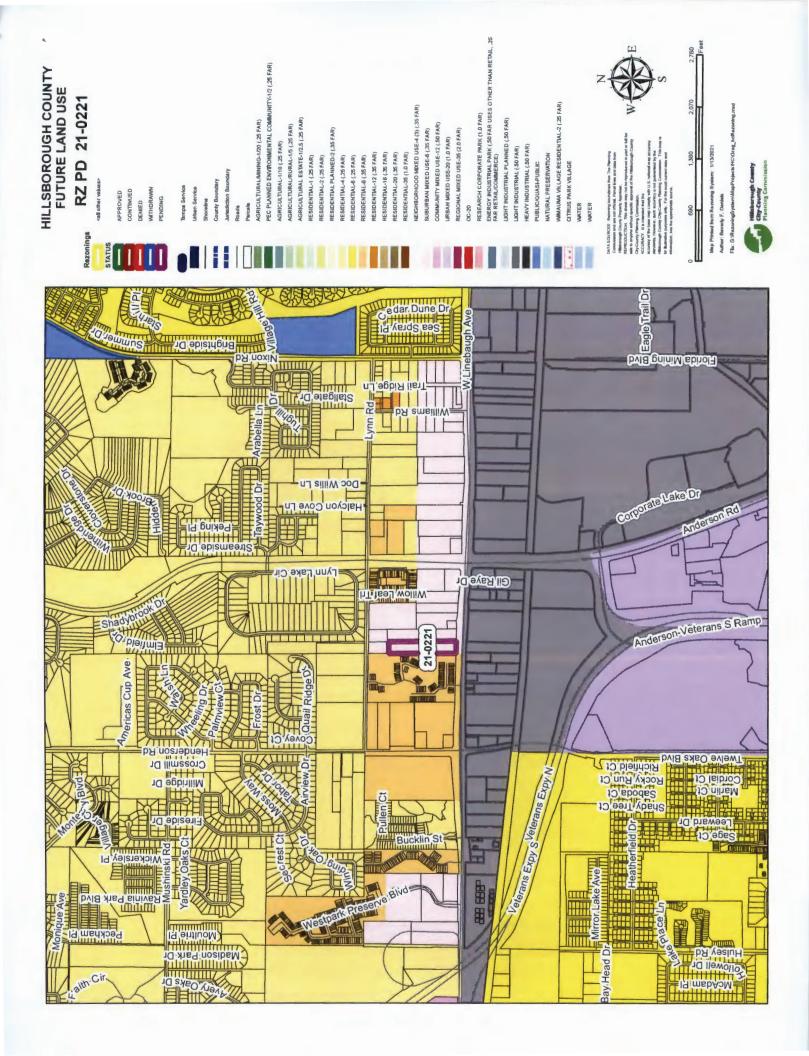
Staff's Recommendation: Approval, subject to conditions

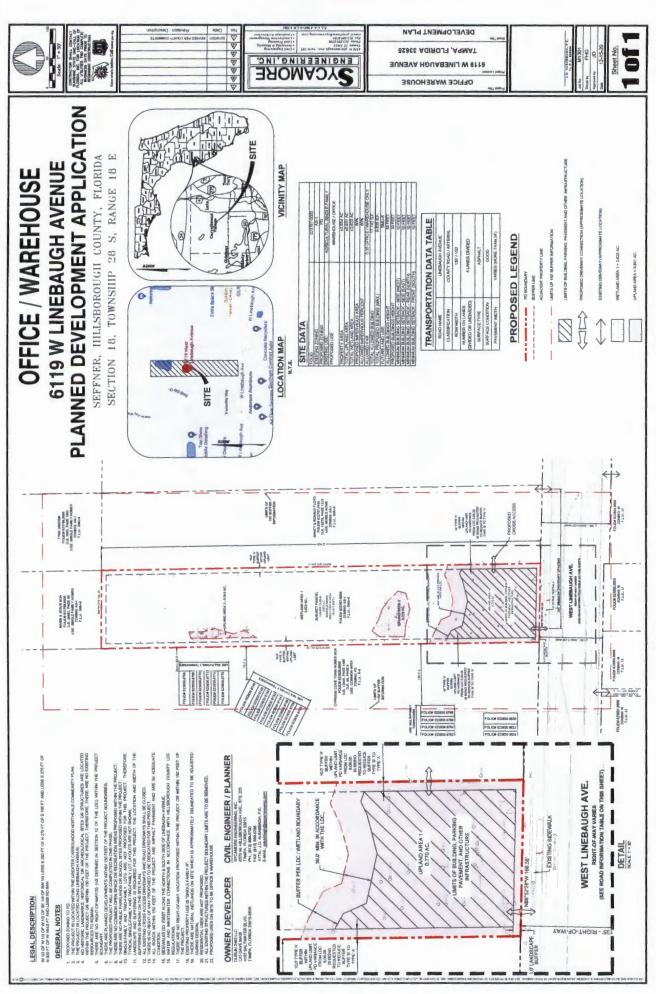
Zoning Administrator

J. Brian Grady Sign-off: Tue Aug 31 2021 13:43:49

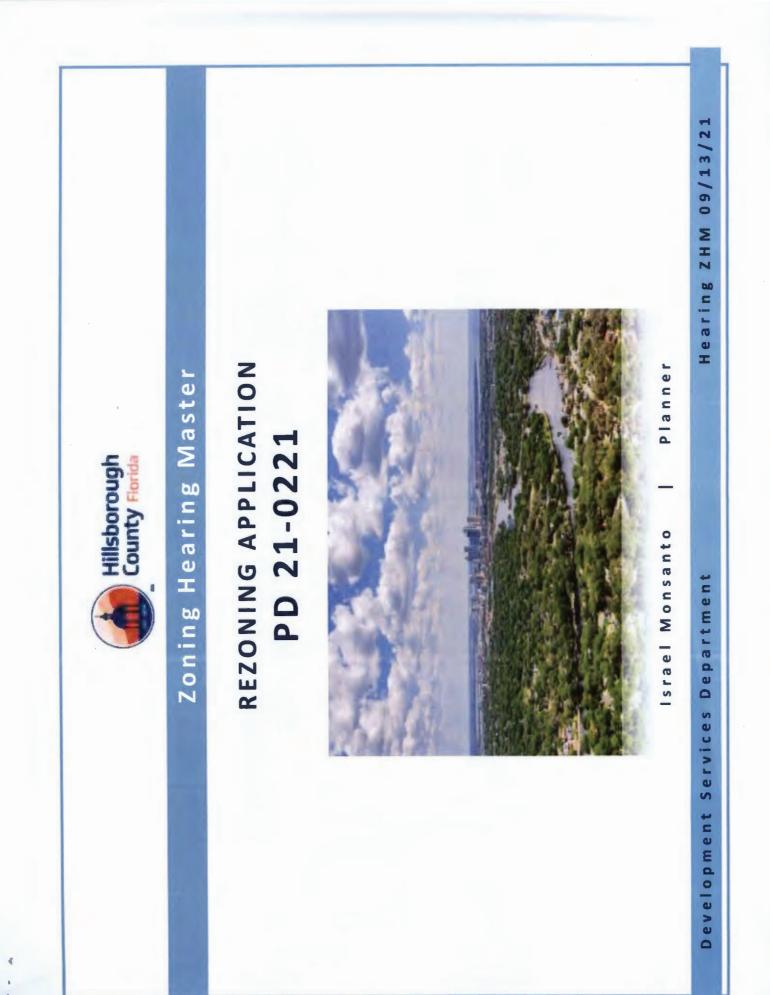


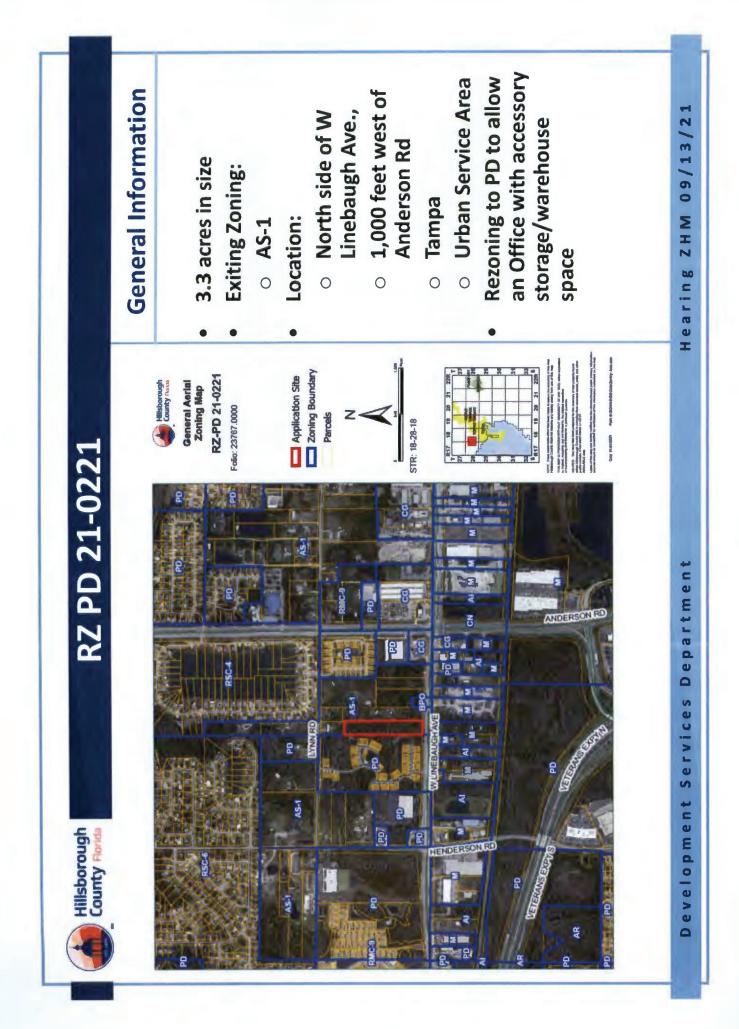


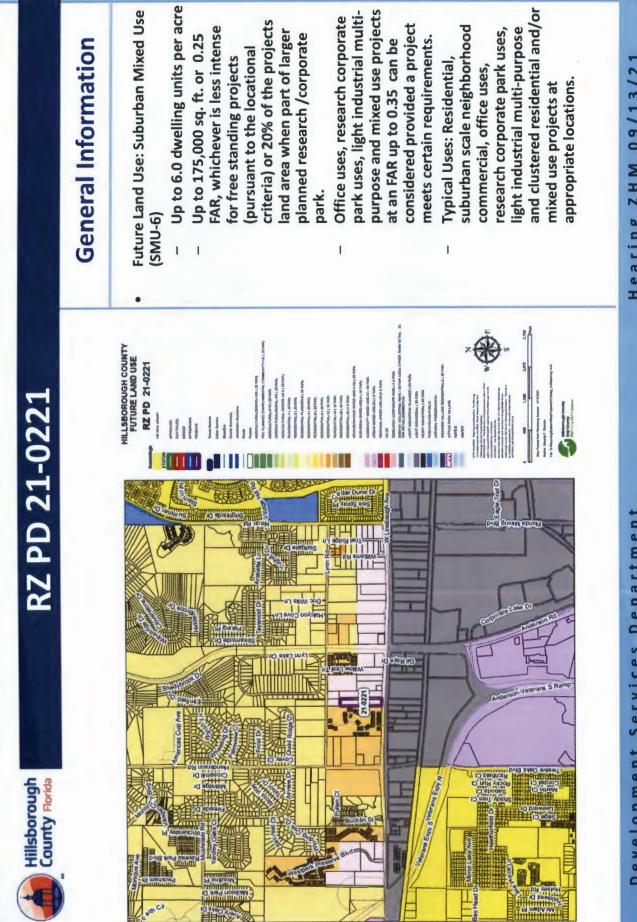




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09/13/21 Z H M Hearing

> Department Services Development



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## **Current Zoning/Area**

RZ PD 21-0221

Hillsborough County Florida

09/13/21

**Z H M** 

Hearing

Proposed Rezoning	<ul> <li>Proposed Rezoning: Plan Development (PD)</li> <li>9,836 square feet of Office use with accessory Warehouse/storage.</li> <li>Residential appearance.</li> <li>Residential appearance.</li> <li>Loading area to be on the side or back of the building.</li> <li>Accessory warehouse /storage not to exceed more than 25% of the building area.</li> <li>Building area.</li> <li>Building area.</li> <li>Building area.</li> <li>Building area.</li> <li>Type A screening west and east instead of Type B</li> </ul>	Hearing ZHM 09/13/21
County Fords RZ PD 21-0221 Proposed General Development Plan		Development Services Department

## 09/13/21 Z H M Hearing

## Department Services Development

# Recommendation

RZ PD 21-0221

Hillsborough County Florida

Approval with Conditions, to include:

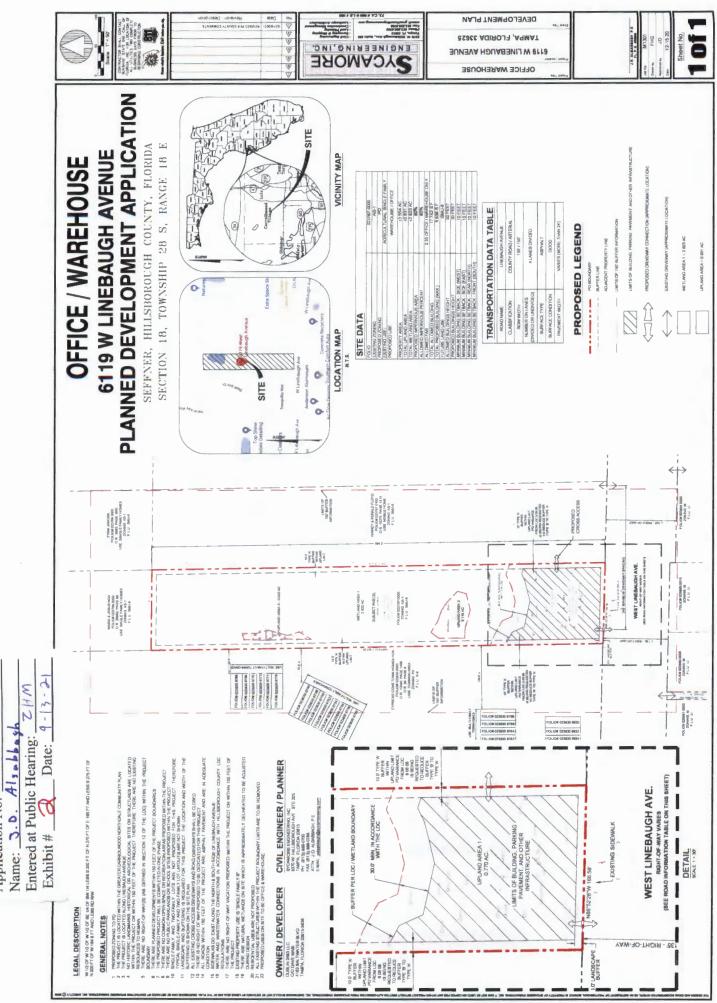
The building area shall be a maximum accessory warehouse/storage space. **Business Professional office with** 

7,

- The accessory warehouse/storage of 9,836 square feet.
- space shall not exceed 25% of the total building area.
- shall face to the west or north sides of If a loading area/door is provided, it the building.
  - Wholesale Distribution shall not be permitted.
- A 10-foot buffer with Type A screening screening shall be permitted. Existing vegetation may be used in lieu of the permitted along the west. A buffer maintained along the east. Type A Resources review and approval. andscaping, subject to Natural area, a minimum of 20 feet,
  - Building shall maintain a residential character.

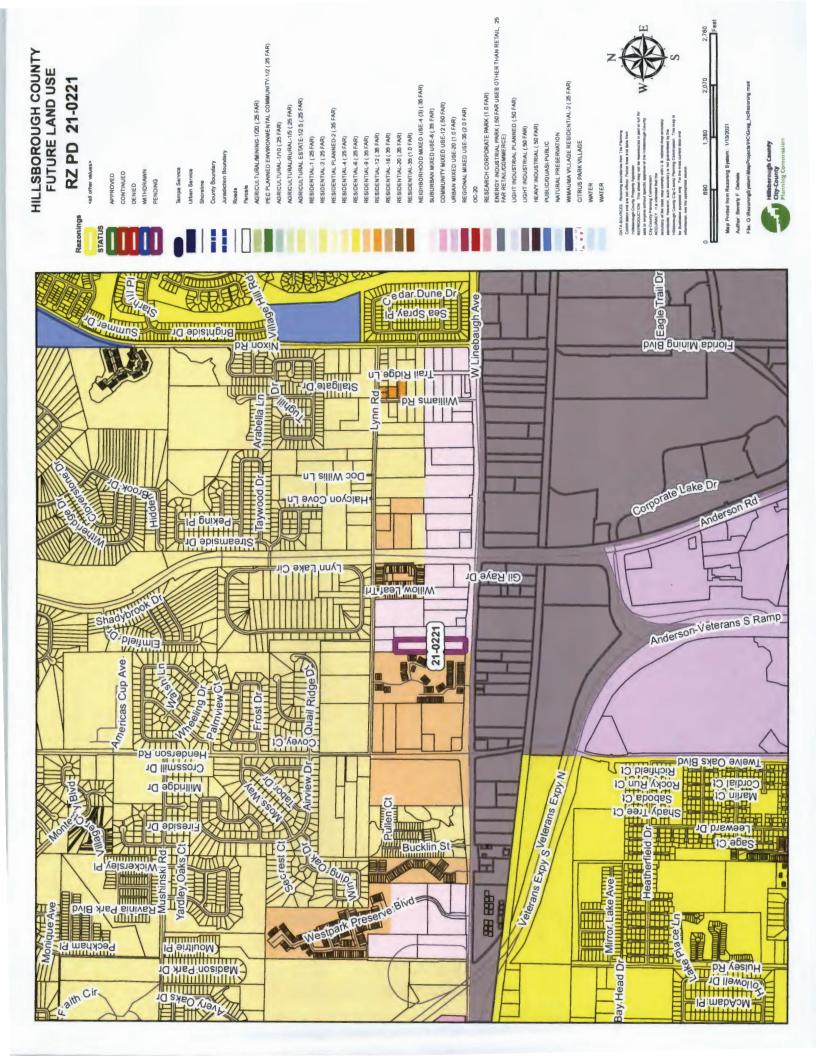






220-12

Application No.





### PARTY OF RECORD

