Rezoning Application: PD 24-1353

Zoning Hearing Master Date: June 16, 2025

BOCC Hearing Meeting Date: August 12, 2025



Development Services Department

21.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: Residential-4 (R-4)

Service Area: Urban

Site Acreage: 3.88 MOL

Community

Plan Area: Greater Carrollwood Northdale

Overlay: None



Introduction Summary:

PD 17-1112 is currently approved for a 77-bed Type C Community Residential Home (CRH). Under MM 23-0951, PD 17-1112 was approved by the BOCC in 2024 to allow for exterior/open storage of RVs, campers, travel trailers, motor homes, watercraft, and automobiles, thus removing the CRH use approval. Comprehensive Plan Amendment 23-16, ("CPA") changing the subject property Future Land Use to Light Industrial — Planned (LI-P) was approved by the BOCC. During the appeal time period before the CPA was to become effective, and accordingly MM 23-0951, the CPA decision was challenged by parties of record. A mediated settlement was reached wherein the applicant agreed to withdraw the CPA to LI-P and further restrict the storage items through a new modification PD request. Since the BOCC approval of MM 23-0951, a Land Development Code ("LDC") amendment has been approved by the BOCC to change the LDC to state that when the \$\frac{5}{2}\text{torage} of \frac{R}{r}\text{ecreational \frac{1}{2}\text{vehicles} \frac{("RV")}{r}\text{. Pprivate Ppleasure \frac{1}{2}\text{carfts} and \frac{1}{2}\text{utility Ttrailers} is done through a Planned Development (PD) rezoning, it considered a neighborhood serving use and is no longer considered open storage. This allows the use to be considered in the RES-4 Future Land Use (FLU) category pursuant to the Comprehensive Plan commercial locational criteria, rather than requiring a more intense FLU category. Under a PD rezoning, measures that addresses compatibility with the surrounding area can be made. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle.

	Existing	Proposed	
District(s)	PD 17-1112	PD 24-1353	
	Open storage of RVs, campers, travel		
	trailers, motor homes, watercraft like	Open storage of RVs, private pleasure crafts and utility trailers	
Typical General Use(s)	boats and jet skis and automobiles		
	Type C Community Residential Home	and dunity trailers	
	<u>(77-beds)</u>		
Acreage	3.88 MOL	3.88 MOL	
Density/Intensity	n/a <u>3.96 u/a</u>	n/a	
Mathematical Maximum*	n/a 15.5 dwellings (5 beds = 1	n/2	
Wathernatical Waximum	<u>dwelling)</u>	n/a	

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 17-1112	PD 24-1353
Lot Size / Lot Width	n/a	n/a

ZHM HEARING DATE: BOCC HEARING DATE:		e 16, 2025 gust 12, 2025	Case Reviewer: Chris Grandlienard, AICP
Setbacks/Buffering Screening	and	South Buffer: 10' wide Buffer with Type C Screening West Buffer: 50' wide Type C Buffer North Buffer: 90' wide Type C Buffer East Buffer: 343' Wide Type C Buffer Front Yard (East): 25 feet Side Yard: 25 feet Rear Yard (West): 45 feet 10' wide buffer/Type A screening (fencing) along north and west; 5' wide buffer/Type A screening (fencing) along south	South Buffer: 10' wide Buffer with Type B West Buffer: 50' wide Type C Screening 8' high fence North Buffer: 90' wide Type C Screening
Max Height		n/a <u>35 feet/1-story</u>	n/a

APPLICATION NUMBER:

PD 24-1353

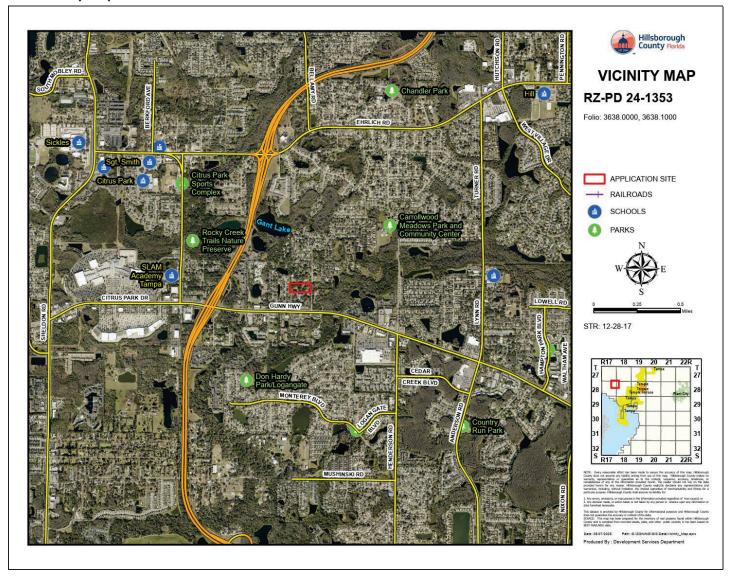
Additional Information:		
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)	
Waiver(s) to the Land Development Code	None requested as part of this application	

Planning Commission Recommendation:	Development Services Recommendation:	
Inconsistent	Approvable, subject to proposed conditions	

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

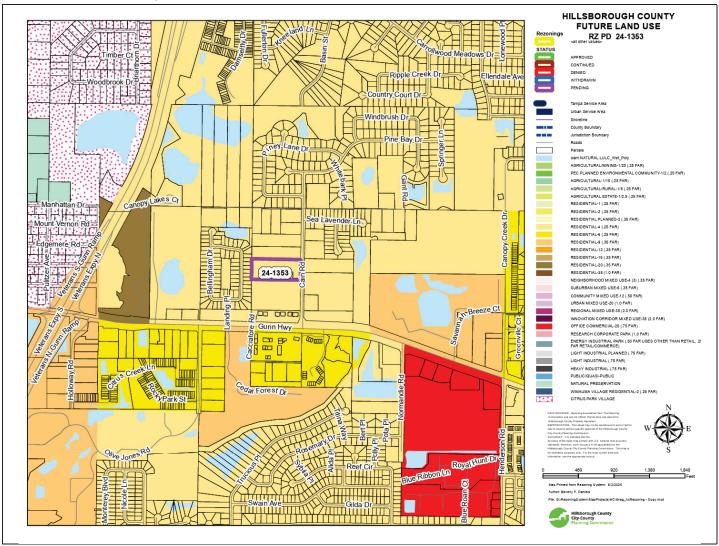


Context of Surrounding Area:

The site is located West of Cain Road and is located in the Urban Service Area within the limits of the Greater Carrollwood Northdale Plan. The area consists of residential and institutional uses. There is a church immediately south of the site. In the general proximity of the subject site is AS-1 zoning to the north, south, and east. A PD is located to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

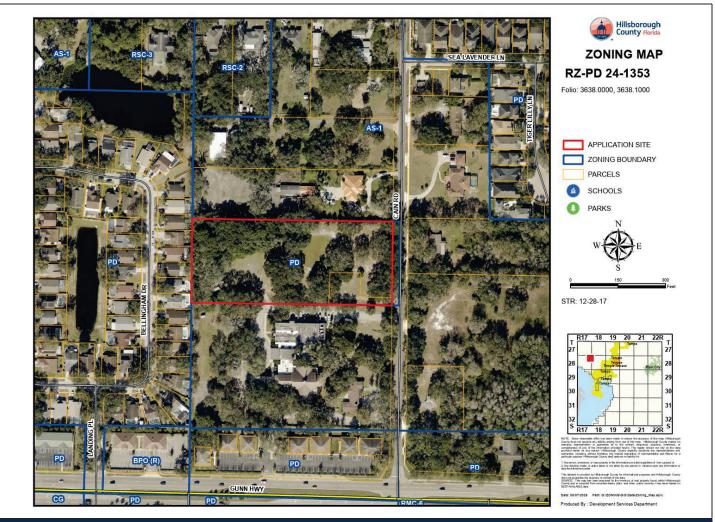
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units/gross acre; 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

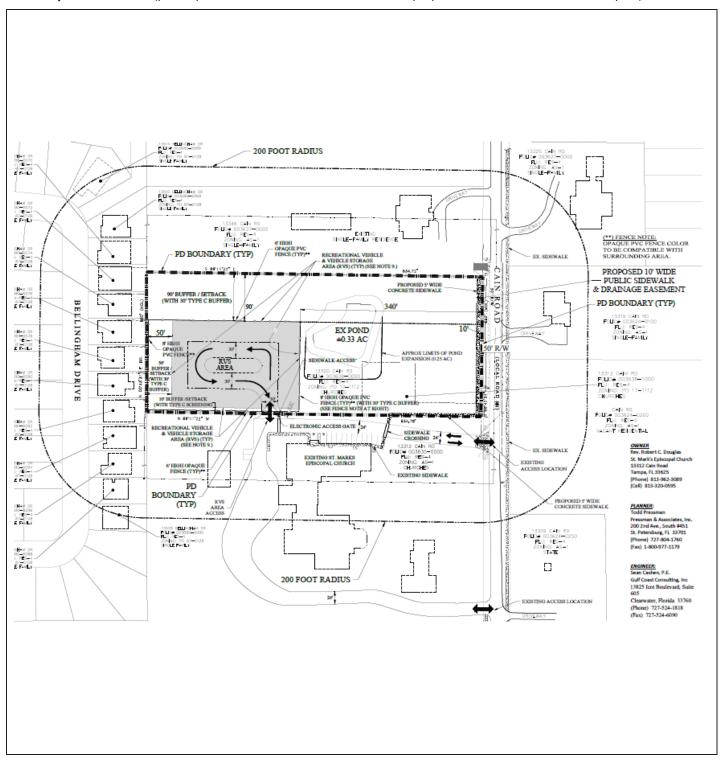
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Single-family Residential
South	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Church
East	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Single-family Residential, Vacant
West	PD	Per 87-0128	Single-family Residential	Single-family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-1353
ZHM HEARING DATE: June 16, 2025

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	
		2 Lanes	☐ Corridor Preservation Plan	
Cain Rd.	County Local -	⊠Substandard Road	☐ Site Access Improvements	
Calli Nu.	Rural	⊠Sufficient ROW Width (for	☐ Substandard Road Improvements	
		Urban Section)	☐ Other	
		Choose an item. Lanes	☐ Corridor Preservation Plan	
	Choose an		☐ Site Access Improvements	
	item.		☐ Substandard Road Improvements	
	□ Sufficient ROW Width	☐ Other		
		Choose an item. Lanes	☐ Corridor Preservation Plan	
	Choose an	☐ Substandard Road	☐ Site Access Improvements	
	item.	☐ Sufficient ROW Width	☐ Substandard Road Improvements	
	Sufficient ROW Width	☐ Other		
		Choose an item, Lanes	☐ Corridor Preservation Plan	
Choose an item. □Substandard Road □Sufficient ROW Width		☐ Site Access Improvements		
	item.		☐ 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	61 <u>200</u>	4 <u>14</u>	6 <u>18</u>	
Proposed	61	4	6	
Difference (+/-)	No Change (-) 139	No Change (-) 10	No Change (-) 12	

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

Connectivity and Cross Access Not applicable for this request			
Primary Access	Additional Connectivity/Access	Cross Access	Finding
	None	None	Meets LDC
Х	Vehicular & Pedestrian	None	Meets LDC
	None	None	Meets LDC
	None	None	Meets LDC
	Primary Access	Primary Access Additional Connectivity/Access None Vehicular & Pedestrian None	Primary AccessAdditional Connectivity/AccessCross AccessNoneNoneXVehicular & PedestrianNoneNoneNone

Notes: Although not shown on the PD site plan, staff notes that pedestrian access along the eastern frontage is possible.

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Cain Rd./ Substandard Rd.	Administrative Variance Requested	Approvable	
	Choose an item.	Choose an item.	
Notes:			

APPLICATION NUMBER:	PD 24-1353	
ZHM HEARING DATE:	June 16, 2025	
DOCC HEADING DATE:	August 12, 2025	Casa Poviowar: Chris Grandlianard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	⊠Yes □No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☒ No	
Natural Resources	⊠ Yes □ No	□ Yes 図 No	⊠ Yes □ No	
Environmental Services	⊠ Yes □ No	☐ Yes ☑ No	□ Yes ⊠ No	
Check if Applicable:	□ Potable V	Water Wellfield Pro	otection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal Hi	igh Hazard Area		
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor	
	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	⊠ Other: Air	port Height Restri	ction: 180' AN	ISL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
☐ Design Exc./Adm. Variance Requested	⊠ Yes		⊠ Yes	,
 ☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☑ N/A 	⊠ Yes □ No □ Yes	⊠ No □ Yes		
 ☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa 	✓ Yes☐ No☐ Yes☒ No☒ Yes	☑ No☐ Yes☐ No☐ Yes	✓ Yes☐ No☐ Yes☐ No☐ Yes	
☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Impact/Mobility Fees: Mini - Warehouse (Per 1,000 s.f.) Mobility: \$725	✓ Yes☐ No☐ Yes☒ No☒ Yes	☑ No☐ Yes☐ No☐ Yes	✓ Yes☐ No☐ Yes☐ No☐ Yes	Additional Information/Comments
☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Impact/Mobility Fees: Mini - Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32	YesNoYesNoYesNoNo Comments	☑ Yes☑ No☐ Yes☑ No	YesNoYesNoYesNo Conditions	Additional
☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Impact/Mobility Fees: Mini - Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32 Comprehensive Plan:	YesNoYesNoYesNoNo Comments	☑ Yes☑ No☐ Yes☑ No	YesNoYesNoYesNo Conditions	Additional
☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace Impact/Mobility Fees: Mini - Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32 Comprehensive Plan: Planning Commission		NoYesNoYesNoFindings	 Yes No Yes No Yes No Conditions Requested	Additional

APPLICATION NUMBER:PD 24-1353ZHM HEARING DATE:June 16, 2025BOCC HEARING DATE:August 12, 2025Case Reviewer: Chris Grandlienard, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located West of Cain Road and is located in the Urban Service Area within the limits of the Greater Carrollwood Northdale Plan. The area consists of residential and institutional uses. There is a church immediately south of the site. In the general proximity of the subject site is AS-1 zoning to the north, south, and east. A PD is located to the west. The subject property is designated Residential-4 (RES-4) on the Future Land Use map. The Planning Commission finds the proposed use inconsistent with the Comprehensive Plan.

Under the new LDC requirements, the applicant requests to allow the exterior/open storage of RVs, boats pleasure crafts and travel utility trailers. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle. Changes to LDC Section 12.01.00 now reflect that the Storage of RVs, pleasure crafts and utility trailers boats typically serves as a neighborhood serving commercial use that supports residential development and when permitted in a PD district that includes measures that addresses compatibility with the surrounding area, shall not constitute open storage. The applicant has put in place adequate compatibility measures such as enhanced buffering and screening, and operating hours,. Additionally, the proposed use is has minimal external impacts, the site will preserve mature trees on-site and there will be no new structures.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

APPLICATION NUMBER:	PD 24-1353	
ZHM HEARING DATE:	June 16, 2025	
BOCC HEARING DATE:	August 12, 2025	Case Reviewer: Chris Grandlienard, AICP

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Revise North and West Buffer to indicate Type C Screening, not Type C Buffer.
- 2. Remove East Buffer from list.
- 3. Revise South Buffer to indicate 10' wide Buffer with Type B.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 7, 2025.

- 1. The project shall be permitted: Exterior/open storage of <u>operable RVs</u>, private pleasure crafts and utility trailers. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle.
- 2. Buffering and screening shall be provided where depicted on the general site plan.
 - 2.1 A 90-foot-wide buffer with Type C screening shall be provided along the northern open storage boundary. In lieu of a 6-foot-high masonry wall, a 6-foot-high PVC fence shall be provided. Existing natural forestation shall remain in the buffer, unless requested for removal by Natural Resources staff, to contribute to meeting Type C screening requirements.
 - 2.2 A 50-foot-wide buffer with Type C screening shall be provided along the western open storage boundary. In lieu of 6-foot-high masonry wall, an 8-foot-high PVC shall be provided. Existing natural forestation shall remain in the buffer, unless requested for removal by Natural Resources staff, to contribute to meeting Type C screening requirements.
 - 2.3 A 10-foot-wide buffer with Type B screening shall be provided along the southern open storage boundary.
 - 2.4 An 8-foot-high PVC fence shall be provided along the eastern open storage boundary.
- 3. Operating hours shall be from 6 am to 10 pm.
- 4. The project shall take access to Cain Rd. through adjacent folio to the south (i.e. through folio 3635.0000). As shown on the PD site plan, no direct vehicular access to Cain Rd. from the subject PD shall be permitted. Additionally, and with respect to such access:
 - a. Unless otherwise approved through the appropriate process, the developer shall be responsible for any constructing any improvements within the site or easement area needed

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025 Case Reviewer: Chris Grandlienard, AICP

to meet Hillsborough County Land Development Code (LDC), Transportation Technical Manual (TTM) or other applicable rules and regulations; and,

- b. Prior to site/construction plan approval, the developer shall demonstrate that a perpetual, non-exclusive, ingress/egress easement with a minimum width of 24 feet has been recorded in the Official Records of Hillsborough County which effectuates access through adjacent folio 3635.0000. If sole pedestrian access to the subject site is through the adjacent parcel, then the easement shall be expanded to include such pedestrian access route between the permitted uses within the subject PD and the sidewalk that is existing (or to be constructed) within the Cain Rd. right-of-way.
- 5. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 6. Construction access shall be limited to the access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same
- 7. If PD 24-1353 is approved, the County Engineer shall approve a Sec. 6.04.02.B. Administrative Variance (dated April 30, 2024) which has been found approval by the County Engineer (on May 1, 2025). Approval of this Administrative Variance will waive the Cain Rd. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC.
- 8. 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.
- 9. The construction and location of any proposed wetland impacts are not approved by this rezoning, 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, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 10. 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).
- 11. 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.
- 12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the

APPLICATION NUMBER:	PD 24-1353	
ZHM HEARING DATE:	June 16, 2025	
BOCC HEARING DATE:	August 12, 2025	Case Reviewer: Chris Grandlienard, AICP

condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

- 13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 14. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use, conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 18. The developer shall construct a minimum 5-foot sidewalk along the property's frontage on Cain Road.

Zoning Administrator Sign Off: J. Brian Grady	BOCC HEARING DATE: August 12, 2025	Case Reviewer: Chris Grandlienard, AICP
	Zoning Administrator Sign Off:	J. Brian Grady

APPLICATION NUMBER:

ZHM HEARING DATE:

PD 24-1353

June 16, 2025

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

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

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025 Case Reviewer: Chris Grandlienard, AICP

7.0 ADDITIONAL INFORMATION

The Applicant requests three variations to the Land Development Code:

(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C: Along the North and West property lines, existing natural forestation will remain in place as screening. Where it exceeds code requirements, it will replace the required screening. Where it does not meet code, code-compliant

screening will be provided.

(2) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C: Along the South property line next to the proposed storage area, a 10' buffer with Type "E" screening is proposed instead of the required 20' Type "E". This is justified because the adjacent land is owned by the same applicant (the church) and includes a driveway, not a neighboring residential property, minimizing impact.

(3) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C: Along the East side of the storage area, an 8' opaque fence and a 30' Type "C" buffer is are proposed where Type C screening no buffer is required due to an existing 50' right of way (R/W). This is intended to provide extra screening for visibility from the road, despite Tthe storage area being is set back 340' and partially obscured by mature trees.

Here is a summary of the arguments the applicant has made for the variations:

- Enhanced Screening: The proposed buffers offer greater height, density, and width than code requires, resulting in superior visual and noise screening for neighbors.
- Minimal Impact Use: The vehicle storage use is quiet, generates very low traffic, produces almost no noise, and causes virtually no infrastructure impacts.
- Tree Preservation: The church has made significant efforts to preserve mature trees on-site, demonstrating long-term stewardship of the property.
- Limited Scope of Use: The storage area is small relative to the church's total property and should be viewed as ancillary or accessory. It is fully enclosed by an opaque fence and gated from Cain Road.
- No New Structures: No buildings are proposed—only the fence and vehicles will occupy the area.
- Existing Vegetation as Buffer: The West and North sides of the facility benefit from extensive mature oak trees
 within 50- and 90-foot buffers, respectively. These, combined with the fence and any county-required
 plantings, will create an effective visual barrier.

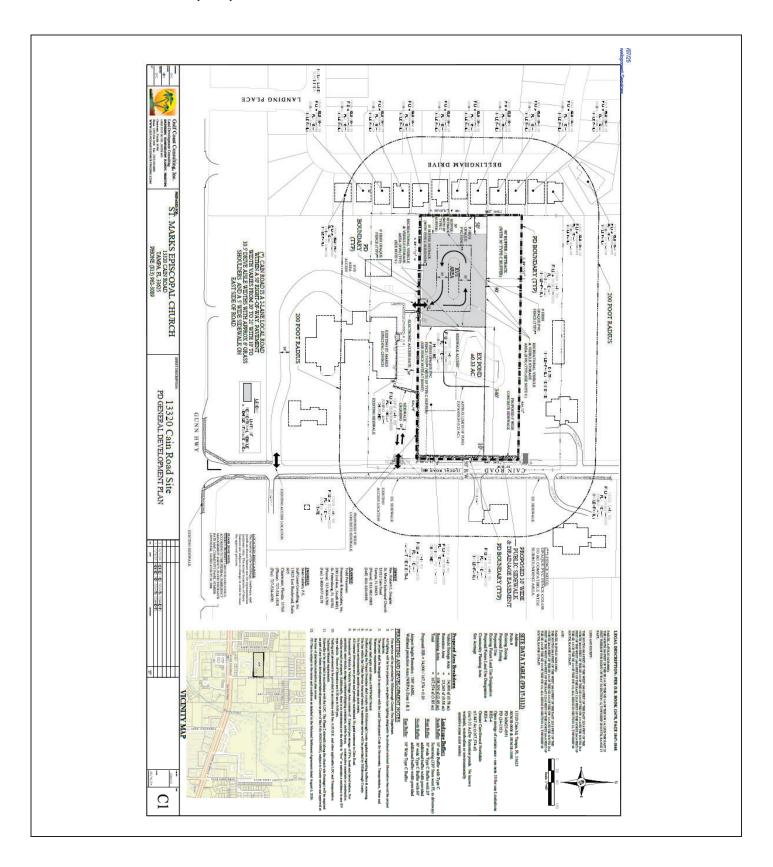
Staff supports approval of the requested variations based on the applicant's efforts to exceed screening requirements and preserve mature vegetation. The proposed use involves no new structures beyond an opaque fence, and the storage area is small in scale relative to the overall property. Enhanced buffers, existing tree coverage, and site design provide effective visual screening well beyond code requirements. Given the site context, including ownership of adjacent land, the variations are reasonable and consistent with the intent of the land development code.

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025 Case Reviewer: Chris Grandlienard, AICP

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER:PD 24-1353ZHM HEARING DATE:June 16, 2025BOCC HEARING DATE:August 12, 2025Case Reviewer: Chris Grandlienard, AICP

9.0 FULL REVISED TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department		DATE: 6/8/2025 Revised: 6/12/2025	
REVIEV	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation	
PLANN	TNG AREA: GCN	PETITION NO: PD 24-1353	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or attached conditions.		
	This agency objects, based on the listed or attached conditions.		

CONDITIONS OF APPROVAL

- 1. The project shall take access to Cain Rd. through the adjacent folio to the south (i.e. through folio 3635.0000). As shown on the PD site plan, no direct vehicular access to Cain Rd. from the subject PD shall be permitted. Additionally, and with respect to such access:
 - a. Unless otherwise approved through the appropriate process, the developer shall be responsible for any constructing any improvements within the site or easement area needed to meet Hillsborough County Land Development Code (LDC), Transportation Technical Manual (TTM) or other applicable rules and regulations; and,
 - b. Prior to site/construction plan approval, the developer shall demonstrate that a perpetual, non-exclusive, ingress/egress easement with a minimum width of 24 feet has been recorded in the Official Records of Hillsborough County which effectuates access through adjacent folio 3635.0000. If sole pedestrian access to the subject site is through the adjacent parcel, then the easement shall be expanded to include such pedestrian access route between the permitted uses within the subject PD and the sidewalk that is existing (or to be constructed) within the Cain Rd. right-of-way.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. Construction access shall be limited to the access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same
- 4. If PD 24-1353 is approved, the County Engineer shall approve a Sec. 6.04.02.B. Administrative Variance (dated April 30, 2024) which has been found approval by the County Engineer (on May 1, 2025). Approval of this Administrative Variance will waive the Cain Rd. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone from Planned Development (PD) to PD, for an area consisting of two parcels, totaling +/- 3.847 ac. The property is currently zoned as Planned Development (PD) 17-1112, which is approved for a 77 bed Type C Community Residential Home. The applicant is seeking approval for the following uses: Exterior/open storage of RVs, private pleasure crafts and utility trailers.

The applicant is proposing a single development option, i.e. they are not pursuing a 2nd development option which would potentially permit direct access to Cain Rd. as was proposed during a 2023 zoning effort. Previously this single option would not have been allowed, since both properties are not included in the same PD and such 2nd option would have been necessary to provide for continued access to the development in the event the church property (or subject site) changed ownership and any new owners of the church did not agree to continue such access arrangement.

Since the 2023 application, state law changed which allowed property owners the ability to grant an easement to themselves (i.e. an easement through one property they own to provide access to another property they own). Based on this law change and the single proposed development option proposed for this zoning effort (i.e. which takes its sole access to the south), staff has proposed a condition which requires the applicant to record an easement, which will memorialize the single access arrangement (i.e. to serve the proposed PD through the commonly owned church parcel to the south, folio 3635.0000).

Consistent with Sec. 6.2.1.C. of Development Review Procedures Manual requirements, given that the project generates fewer than 50 peak hour trips, the developer was not required to submit a site access analysis to process this request. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario and consistent with methodology developed and used for a number of years to evaluate impacts for open storage projects. Since the Institute of Transportation Engineers (ITE) does not include data for open storage uses, a methodology is applied whereby the project's acreage (3.847) is multiplied by the maximum floor area ratio of the underlying Future Land Use Designation (in this case R-4 with a maximum FAR of 0.25). The result, 41,893 s.f., is then analyzed using ITE data for mini warehouse uses (LUC 151). This is staff's best available method of consistent approximating open storage uses across a variety of open storage users. Data presented below is based on the institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

I 1 I /G'	24 Hour Two-Way	Total Peak I	Hour Trips
Land Use/Size	Volume	AM	PM
PD 17-1112, 77 bed Community Residential Home Type C (LUC 254)	200	14	18

Proposed Use:

I 4 II /C:	24 Hour Two-Way	Total Peak I	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM	
PD 24-1353, 41,893 s.f. Mini-Warehouse as Open Storage Approximation (LUC 151)	61	4	6	

I 1 I I /G'	24 Hour Two-Way	Two-Way Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
Difference	(-) 139	(-) 10	(-) 12

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Cain Road is a 2-lane, undivided, local, substandard road characterized by +/- 10 to 10.5-foot-wide travel lanes in average condition. The roadway lies within a +/- 50-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks along the east side of Cain Rd. in the vicinity of the project. There are no bicycle facilities along Cain Rd. in the vicinity of the proposed project.

SITE ACCESS

The project will be served via a single vehicular access connection to Cain Rd. Access to the site is through the adjacent church parcel to the south of the project. Staff has required recordation of a perpetual access easement to memorialize this arrangement, as further described hereinabove.

Turn lanes are not required pursuant to Sec. 6.04.04.D. of the LDC.

ADMINISTRATIVE VARIANCE REQUEST - CAIN RD, SUBSTANDARD ROAD

As Cain Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance request (dated April 30, 2025) from the Sec. 6.04.03.L. requirement to improve the public roadway network, between the project access on Cain Rd. and the nearest roadway meeting an applicable standard, to County standards. Based on factors presented in the request, the County Engineer found the request approvable (on May 1, 2025).

If PD 24-1353 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Cain Rd. was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. As such, LOS information for this project cannot be provided.

Ratliff, James

From: Williams, Michael

Sent: Thursday, May 1, 2025 5:43 PM

To: Sean Cashen

Cc: todd@pressmaninc.com; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De

Leon, Eleonor; PW-CEIntake

FW: RZ-PD 24-1353 - Administrative Variance Review **Subject:**

Attachments: 24-1353 AVReq 05-01-25.pdf

Importance: High

Sean,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-1353 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Thursday, May 1, 2025 4:36 PM

To: Williams, Michael < Williams M@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ-PD 24-1353 - Administrative Variance Review

Importance: High

Hello Mike,

The attached AV is **Approvable** to me, please include the following people in your response email:

scashen@gulfcoastconsultinginc.com todd@pressmaninc.com grandlienardc@hcfl.gov ratliffja@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form:			
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	New Request Revised Request Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	 x 1. Substandard Road - Cain Rd. 1-8-25		
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase 13320 Cain Road	d; PD 24-1353;		
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 003638-0000 ar	nd 003638-1000		
Tollo (4diliber(3)	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Sean P. Cashen, P.E.		
Important: All Administrative Variances (AV) and De State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the		
Current Property Zoning Designation	PD MM23-0951		
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	PD 24-1353		
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 100 M for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)	N/A		

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



Gulf Coast Consulting, Inc. Land Development Consulting

ENGINEERING TRANSPORTATION PLANNING PERMITTING

13825 ICOT Boulevard, Suite 605

Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090

April 30, 2025

Mr. Michael J. Williams, P.E. Development Review Director, County Engineer Hillsborough County 601 East Kennedy Blvd., 20th Floor Tampa, Florida 33602

Dear Mr. Williams:

RE: PD 24-1353

13320 Cain Road Site – Administrative Variance for Cain Road FOLIO #'s 003638-0000 and 003638-1000.

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03. L. of the Hillsborough County Land Development Code (LDC), which states:

Sec. 6.04.03. L – Existing Facilities – Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access.

L. Existing Facilities

1. Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

The subject property is in for the rezoning process, as is shown on the attached **PD Site Plan**. This variance is to request that the developer not be required to meet 6.04.03. L. criteria of improvements and upgrading of existing roadways to conform with standards for new roadways of the same access class.

This Administrative Variance is part of a rezoning request to change the existing zoning on 3.85 acres from PD MM23-0951 (previously approved May 9, 2024) to PD 24-1353. This rezoning request is mandated by the Mediated Settlement Agreement dated August 6, 2024. The PD zoning requested is for a proposed Vehicular Storage Area of approx. 35,000 sf within this parcel located just north of the existing St. Marks Episcopalian Church.

The LDC allows for relief of certain standards of Section 6.04.02 Access Management, subject to providing the following information and justifications.

- 1. Site Information: FOLIO #'s 003638-0000 and 003638-1000.
- 2. Associated Application Numbers: RZ PD 24-1353
- 3. Type of Request: Administrative variance to Section 6.02.04 B
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.L is sought.*
- 5. Description of what the LDC/zoning conditions require: *Improvements and upgrading of existing roadways to conform with standards for new roadways of the same access class.*
- 6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): Cain Road has an approximate 50-foot wide right-of-way with approximately 10-foot to 10.5-foot wide travel lanes and pavement width varies from 20 feet to 21 feet along this section of the roadway in the vicinity of this proposed PD. The existing pavement condition appears to be good. There are no paved shoulders or bike lanes. The existing grassed shoulders are approx. 6 feet in width at approx. 6% slope and appear to be adequate. Sidewalk exists on the east side of this roadway but no sidewalk on the west side / project side. There are no known or observed drainage deficiencies or vehicular off-tracking adjacent to Cain Road.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.02.04.B.3. criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

The proposed Outdoor Storage facility connects to the church driveway which connects to Cain Road which is a substandard local 2-lane road. An Administrative Variance is required for "access" to substandard Cain Road via the church driveway. No additional driveway connections to Cain Road are proposed as part of this proposed Outdoor Vehicle Storage use.

a. There is an unreasonable burden on the applicant. Due to the existing right-of-way of 50 feet, and the County standard Roadway Section for a 2-lane rural road per the TS-7 Detail with 96 feet of right-of-way, this roadway cannot be brought up to TS-7 standards due to the existing constrained right-of-way.

The Typical Section (TS) for this rural local roadway to meet county standards is the TS-7 Detail. The required right-of-way for the TS-7 is 96 feet. The observed right-of-way is 50 feet near the site. These measurements and the corresponding requirements of the TS-7 are shown in the table below (*All measurements are approximate and vary along the roadway*.):

Design Element	TS-7 Requirement	Observed and Proposed Conditions	
Sod area for fence/hedge clearance (<i>Outside</i> of sidewalk)	2 feet on both sides	Sidewalk to be provided by subject developer on west side of	
Sidewalk	5 feet on both sides	Cain Road within project site.	
Sod area (<i>Inside</i> sidewalk)	2 feet on both sides	Existing 5' sidewalk on east side of Cain Road. The developer will meet the requirements of 2 fee of sod on either side of the proposed five-foot wide sidewal within project site on west side of road.	
Swale and clear zone and depth of swale	27 feet total each side consisting of 8' shoulder and 19' wide swale; 2 feet swale depth	Variable along the length of Cain Road. There is not sufficient right-of-way to provide the full required 27 feet (at 2' depth) adjacent to the segment of Cain Road for which the new sidewalk is being provided.	
Shoulder widths	8 feet (5' paved)	6' grassed shoulder	
Right-of-Way widths	96 feet	Approx 50 feet	
Lane widths	12 feet	10 – 10.5 feet	

Therefore, proposed roadway improvements cannot meet the TS-7 requirements within this constrained 50-foot right-of-way.

- b. The variance would not be detrimental to the public health, safety, and welfare. The variance is not expected to be detrimental to the public, health, safety, and welfare because the projected traffic increase as a result of this outdoor storage use is minimal and should not adversely affect the level of service or functioning of Cain Road. The trip generation associated with this project is very low. There is no category for Outdoor Vehicle Storage as a traffic generator in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. An outdoor vehicle storage facility will result in very infrequent traffic as a result of unloading and retrieving vehicles interspersed with weeks or months of dormancy (no traffic generation) when the vehicles are stored. As a result, due to the very low and sporadic traffic generation for such a use, ITE has not studied this category as a significant traffic generator.
- c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Due to the right-of-way constraints of Cain Road it is not possible to meet the TTM TS-7 roadway standards. Thus, without the variance, reasonable access cannot be provided to the existing church driveway which connects to Cain Road.

April 30, 2025 Page **4** of **5**

Enclosed for your review are the following:

Location Map Aerial; PD General Site Plan; TS-7 Detail

April 30, 2025 Page **5** of **5**

If you have any questions/comments regarding this request, please call me at (727) 524-1818.



This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E. Hillsborough County Engineer

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

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 24-1353
Hearing date:	June 16, 2025
Applicant:	Todd Pressman
Request:	Rezone to Planned Development
Location:	13312 and 13320 Cain Road, Tampa
Parcel size:	3.88 acres +/-
Existing zoning:	PD 17-1112
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Greater Carrollwood-Northdale

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: PD 24-1353

Zoning Hearing Master Date: June 16, 2025

BOCC Hearing Meeting Date: August 12, 2025



Development Services Department

21.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: Residential-4 (R-4)

Service Area: Urban

Site Acreage: 3.88 MOL

Community

Plan Area: Greater Carrollwood Northdale

Overlay: None



Introduction Summary:

PD 17-1112 is currently approved for a 77-bed Type C Community Residential Home (CRH). Under MM 23-0951, PD 17-1112 was approved by the BOCC in 2024 to allow for exterior/open storage of RVs, campers, travel trailers, motor homes, watercraft, and automobiles, thus removing the CRH use approval. Comprehensive Plan Amendment 23-16, ("CPA") changing the subject property Future Land Use to Light Industrial — Planned (LI-P) was approved by the BOCC. During the appeal time period before the CPA was to become effective, and accordingly MM 23-0951, the CPA decision was challenged by parties of record. A mediated settlement was reached wherein the applicant agreed to withdraw the CPA to LI-P and further restrict the storage items through a new modification PD request. Since the BOCC approval of MM 23-0951, a Land Development Code ("LDC") amendment has been approved by the BOCC to change the LDC to state that when the \$\frac{5}{2}\text{torage} of \frac{R}{r}\text{ecreational \frac{1}{2}\text{vehicles} \left(\frac{("RV")}{r}\right), \frac{P}{p}\text{private \frac{P}{2}\text{leasure \frac{C}{2}\text{rafts} and \frac{1}{2}\text{utility Ttrailers is done through a Planned Development (PD) rezoning, it considered a neighborhood serving use and is no longer considered open storage. This allows the use to be considered in the RES-4 Future Land Use (FLU) category pursuant to the Comprehensive Plan commercial locational criteria, rather than requiring a more intense FLU category. Under a PD rezoning, measures that addresses compatibility with the surrounding area can be made. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle.

Existing		Proposed	
District(s)	PD 17-1112	PD 24-1353	
	Open storage of RVs, campers, travel		
	trailers, motor homes, watercraft like	Open storage of RVs, private pleasure crafts	
Typical General Use(s)	boats and jet skis and automobiles	, , , , , , , , , , , , , , , , , , , ,	
	Type C Community Residential Home	and utility trailers	
	<u>(77-beds)</u>		
Acreage	3.88 MOL	3.88 MOL	
Density/Intensity	n/a <u>3.96 u/a</u>	n/a	
Mathematical Maximum*	n/a <u>15.5 dwellings (5 beds = 1</u>	n/2	
iviatilematical iviaximum	<u>dwelling)</u>	n/a	

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 17-1112	PD 24-1353
Lot Size / Lot Width	n/a	n/a

ZHM HEARING DATE: BOCC HEARING DATE:		e 16, 2025 gust 12, 2025	Case Reviewer: Chris Grandlienard, AICP
Setbacks/Buffering Screening	and	South Buffer: 10' wide Buffer with Type C Screening West Buffer: 50' wide Type C Buffer North Buffer: 90' wide Type C Buffer East Buffer: 343' Wide Type C Buffer Front Yard (East): 25 feet Side Yard: 25 feet Rear Yard (West): 45 feet 10' wide buffer/Type A screening (fencing) along north and west; 5' wide buffer/Type A screening (fencing) along south	South Buffer: 10' wide Buffer with Type B West Buffer: 50' wide Type C Screening 8' high fence North Buffer: 90' wide Type C Screening
Max Height		n/a 35 feet/1-story	n/a

APPLICATION NUMBER:

PD 24-1353

Additional Information:		
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)	
Waiver(s) to the Land Development Code	None requested as part of this application	

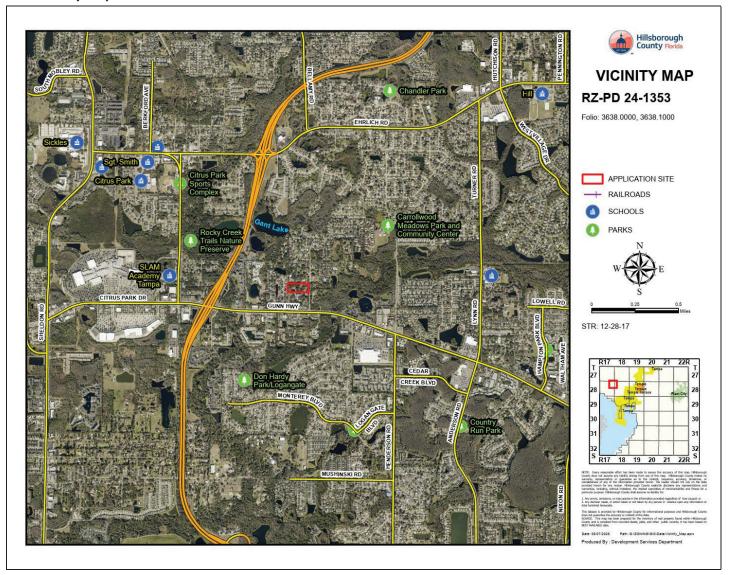
Planning Commission Recommendation:	Development Services Recommendation:	
Inconsistent	Approvable, subject to proposed conditions	

ZHM HEARING DATE: June 16, 2025 BOCC HEARING DATE: August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

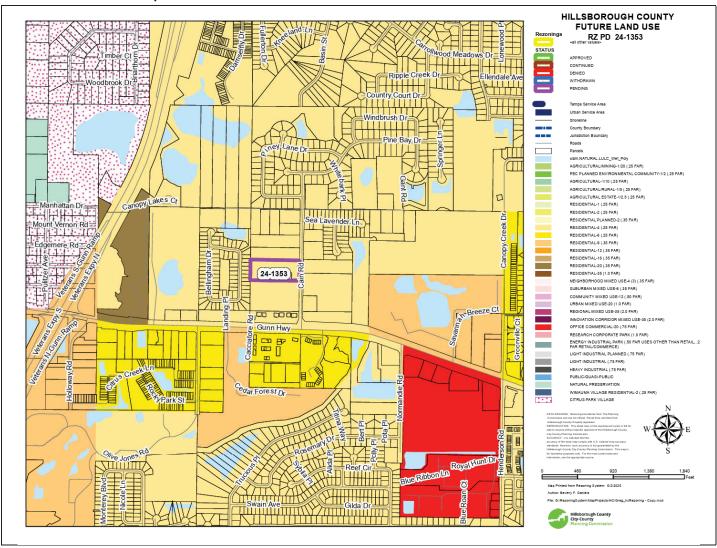
The site is located West of Cain Road and is located in the Urban Service Area within the limits of the Greater Carrollwood Northdale Plan. The area consists of residential and institutional uses. There is a church immediately south of the site. In the general proximity of the subject site is AS-1 zoning to the north, south, and east. A PD is located to the west.

ZHM HEARING DATE: June 16, 2025 BOCC HEARING DATE: August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



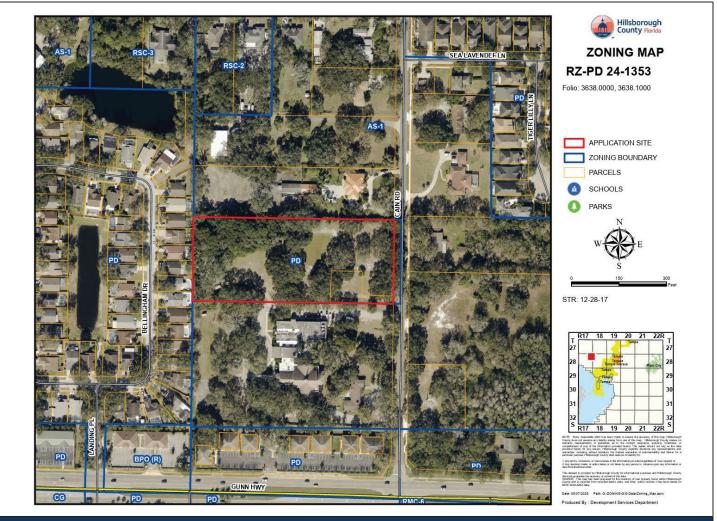
Subject Site Future Land	d Use Category:	Residential – 4 (RES-4)
Maximum Density/F.A.I	R.: 4	4.0 dwelling units/gross acre; 0.25 F.A.R.
Typical Uses:	1	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

ZHM HEARING DATE: June 16, 2025 BOCC HEARING DATE: August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



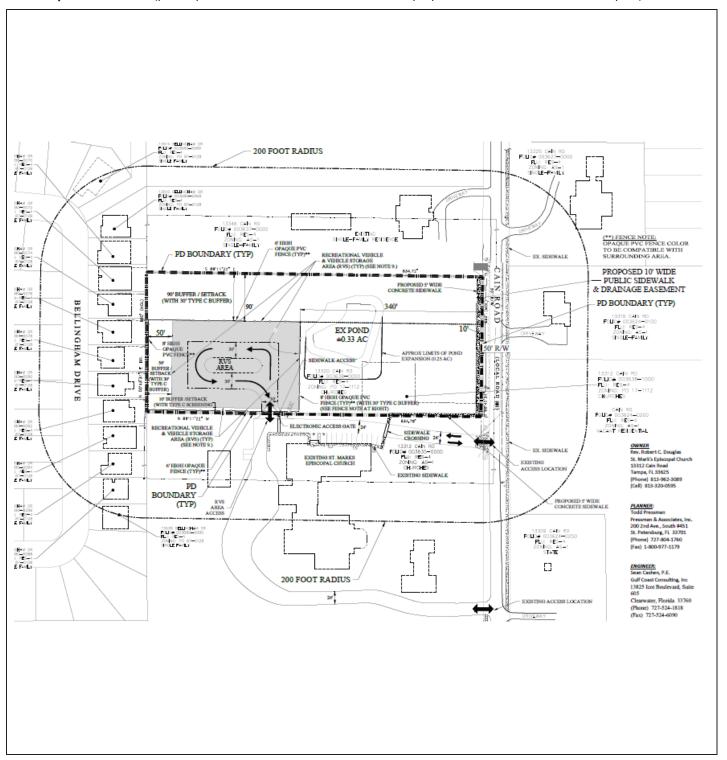
Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Single-family Residential	
South	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Church	
East	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Single-family Residential, Vacant	
West	PD	Per 87-0128	Single-family Residential	Single-family Residential	

ZHM HEARING DATE: June 16, 2025 BOCC HEARING DATE: August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

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	
		2 Lanes	☐ Corridor Preservation Plan	
Cain Rd.	County Local -	⊠Substandard Road	☐ Site Access Improvements	
Calli Na.	Rural	⊠Sufficient ROW Width (for	☐ Substandard Road Improvements	
		Urban Section)	☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	61 <u>200</u>	4 <u>14</u>	6 <u>18</u>		
Proposed	61	4	6		
Difference (+/-)	No Change (-) 139	No Change (-) 10	No Change (-) 12		

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

Connectivity and Cross Access Not applicable for this request				
Primary Access	Additional Connectivity/Access	Cross Access	Finding	
	None	None	Meets LDC	
Х	Vehicular & Pedestrian	None	Meets LDC	
	None	None	Meets LDC	
	None	None	Meets LDC	
	Primary Access	Primary Access Additional Connectivity/Access None Vehicular & Pedestrian None	Primary AccessAdditional Connectivity/AccessCross AccessNoneNoneXVehicular & PedestrianNoneNoneNone	

Notes: Although not shown on the PD site plan, staff notes that pedestrian access along the eastern frontage is possible.

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Cain Rd./ Substandard Rd.	Administrative Variance Requested	Approvable		
	Choose an item.	Choose an item.		
Notes:				

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025 Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	⊠Yes □No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Environmental Services		□ Yes ⊠ No	□ Yes 図 No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☑ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significant ☐ Coastal Hi ☐ Urban/Sub ☐ Adjacent	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area purban/Rural Scen to ELAPP property port Height Restri	ic Corridor	ISL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Adequate	□ Yes ⊠ No	☐ Yes ☐ No	□ Yes □ No	
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees: Mini - Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A				

APPLICATION NUMBER:PD 24-1353ZHM HEARING DATE:June 16, 2025BOCC HEARING DATE:August 12, 2025Case Reviewer: Chris Grandlienard, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located West of Cain Road and is located in the Urban Service Area within the limits of the Greater Carrollwood Northdale Plan. The area consists of residential and institutional uses. There is a church immediately south of the site. In the general proximity of the subject site is AS-1 zoning to the north, south, and east. A PD is located to the west. The subject property is designated Residential-4 (RES-4) on the Future Land Use map. The Planning Commission finds the proposed use inconsistent with the Comprehensive Plan.

Under the new LDC requirements, the applicant requests to allow the exterior/open storage of RVs, boats pleasure crafts and travel utility trailers. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle. Changes to LDC Section 12.01.00 now reflect that the Storage of RVs, pleasure crafts and utility trailers boats typically serves as a neighborhood serving commercial use that supports residential development and when permitted in a PD district that includes measures that addresses compatibility with the surrounding area, shall not constitute open storage. The applicant has put in place adequate compatibility measures such as enhanced buffering and screening, and operating hours,. Additionally, the proposed use is has minimal external impacts, the site will preserve mature trees on-site and there will be no new structures.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

APPLICATION NUMBER:	PD 24-1353	
ZHM HEARING DATE:	June 16, 2025	
BOCC HEARING DATE:	August 12, 2025	Case Reviewer: Chris Grandlienard, AICP

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Revise North and West Buffer to indicate Type C Screening, not Type C Buffer.
- 2. Remove East Buffer from list.
- 3. Revise South Buffer to indicate 10' wide Buffer with Type B.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 7, 2025.

- 1. The project shall be permitted: Exterior/open storage of <u>operable RVs</u>, private pleasure crafts and utility trailers. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle.
- 2. Buffering and screening shall be provided where depicted on the general site plan.
 - 2.1 A 90-foot-wide buffer with Type C screening shall be provided along the northern open storage boundary. In lieu of a 6-foot-high masonry wall, a 6-foot-high PVC fence shall be provided. Existing natural forestation shall remain in the buffer, unless requested for removal by Natural Resources staff, to contribute to meeting Type C screening requirements.
 - 2.2 A 50-foot-wide buffer with Type C screening shall be provided along the western open storage boundary. In lieu of 6-foot-high masonry wall, an 8-foot-high PVC shall be provided. Existing natural forestation shall remain in the buffer, unless requested for removal by Natural Resources staff, to contribute to meeting Type C screening requirements.
 - 2.3 A 10-foot-wide buffer with Type B screening shall be provided along the southern open storage boundary.
 - 2.4 An 8-foot-high PVC fence shall be provided along the eastern open storage boundary.
- 3. Operating hours shall be from 6 am to 10 pm.
- 4. The project shall take access to Cain Rd. through adjacent folio to the south (i.e. through folio 3635.0000). As shown on the PD site plan, no direct vehicular access to Cain Rd. from the subject PD shall be permitted. Additionally, and with respect to such access:
 - a. Unless otherwise approved through the appropriate process, the developer shall be responsible for any constructing any improvements within the site or easement area needed

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025 Case Reviewer: Chris Grandlienard, AICP

to meet Hillsborough County Land Development Code (LDC), Transportation Technical Manual (TTM) or other applicable rules and regulations; and,

- b. Prior to site/construction plan approval, the developer shall demonstrate that a perpetual, non-exclusive, ingress/egress easement with a minimum width of 24 feet has been recorded in the Official Records of Hillsborough County which effectuates access through adjacent folio 3635.0000. If sole pedestrian access to the subject site is through the adjacent parcel, then the easement shall be expanded to include such pedestrian access route between the permitted uses within the subject PD and the sidewalk that is existing (or to be constructed) within the Cain Rd. right-of-way.
- 5. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 6. Construction access shall be limited to the access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same
- 7. If PD 24-1353 is approved, the County Engineer shall approve a Sec. 6.04.02.B. Administrative Variance (dated April 30, 2024) which has been found approval by the County Engineer (on May 1, 2025). Approval of this Administrative Variance will waive the Cain Rd. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC.
- 8. 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.
- 9. The construction and location of any proposed wetland impacts are not approved by this rezoning, 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, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 10. 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).
- 11. 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.
- 12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the

APPLICATION NUMBER:	PD 24-1353	
ZHM HEARING DATE:	June 16, 2025	
BOCC HEARING DATE:	August 12, 2025	Case Reviewer: Chris Grandlienard, AICP

condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

- 13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 14. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use, conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 18. The developer shall construct a minimum 5-foot sidewalk along the property's frontage on Cain Road.

	BOCC HEARING DATE: August 12, 2025	Case Reviewer: Chris Grandlienard, AICP
Zoning Administrator Sign Off: J. Brian Grady	Zoning Administrator Sign Off:	J. Brian Grady

APPLICATION NUMBER:

ZHM HEARING DATE:

PD 24-1353

June 16, 2025

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

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

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025 Case Reviewer: Chris Grandlienard, AICP

7.0 ADDITIONAL INFORMATION

The Applicant requests three variations to the Land Development Code:

(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C:

Along the North and West property lines, existing natural forestation will remain in place as screening. Where it exceeds code requirements, it will replace the required screening. Where it does not meet code, code-compliant screening will be provided.

- (2) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C: Along the South property line next to the proposed storage area, a 10' buffer with Type " $\[\]$ " screening is proposed instead of the required 20' Type " $\[\]$ ". This is justified because the adjacent land is owned by the same applicant (the church) and includes a driveway, not a neighboring residential property, minimizing impact.
- (3) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C: Along the East side of the storage area, an 8' opaque fence and a 30' Type "C" buffer is are proposed where Type C screening no buffer is required due to an existing 50' right of way (R/W). This is intended to provide extra screening for visibility from the road, despite Tthe storage area being is set back 340' and partially obscured by mature trees.

Here is a summary of the arguments the applicant has made for the variations:

- Enhanced Screening: The proposed buffers offer greater height, density, and width than code requires, resulting in superior visual and noise screening for neighbors.
- Minimal Impact Use: The vehicle storage use is quiet, generates very low traffic, produces almost no noise, and causes virtually no infrastructure impacts.
- Tree Preservation: The church has made significant efforts to preserve mature trees on-site, demonstrating long-term stewardship of the property.
- Limited Scope of Use: The storage area is small relative to the church's total property and should be viewed as ancillary or accessory. It is fully enclosed by an opaque fence and gated from Cain Road.
- No New Structures: No buildings are proposed—only the fence and vehicles will occupy the area.
- Existing Vegetation as Buffer: The West and North sides of the facility benefit from extensive mature oak trees within 50- and 90-foot buffers, respectively. These, combined with the fence and any county-required plantings, will create an effective visual barrier.

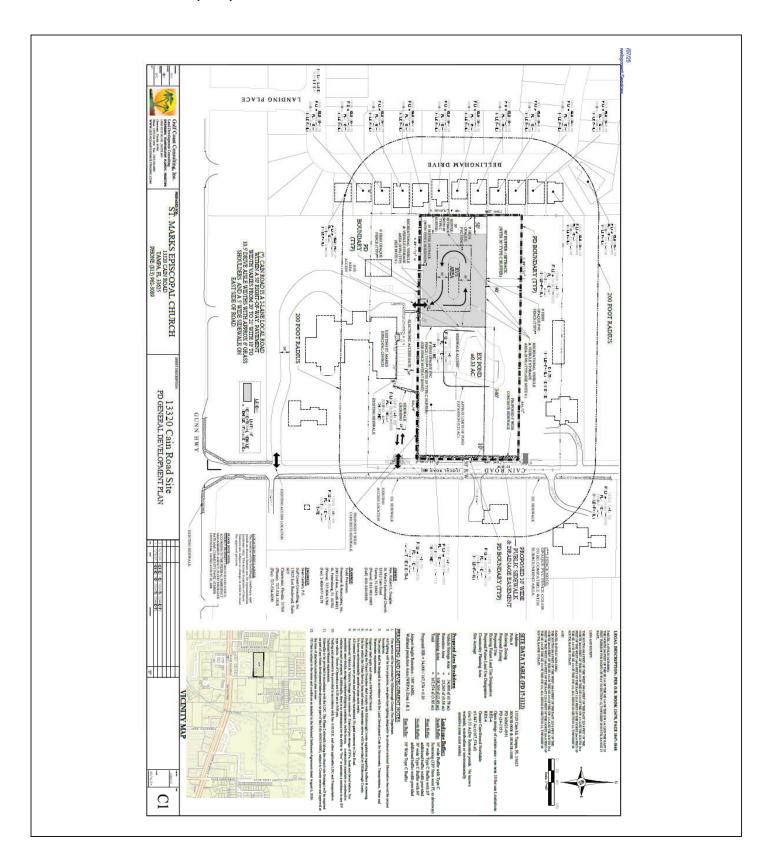
Staff supports approval of the requested variations based on the applicant's efforts to exceed screening requirements and preserve mature vegetation. The proposed use involves no new structures beyond an opaque fence, and the storage area is small in scale relative to the overall property. Enhanced buffers, existing tree coverage, and site design provide effective visual screening well beyond code requirements. Given the site context, including ownership of adjacent land, the variations are reasonable and consistent with the intent of the land development code.

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025 Case Reviewer: Chris Grandlienard, AICP

8.0 PROPOSED SITE PLAN (FULL)



B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on June 16, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman presented the rezoning request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

Planning Commission

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

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application.

Fr. Robert Douglas spoke in support of the rezoning. Fr. Douglas stated he is the spiritual leader of St. Mark's Episcopal Church, which owns the Subject Property. He stated the Subject Property's current zoning allows a 77-bed assisted living facility, which would require removal of trees and would contribute traffic for residents, staff, and support vehicles. He stated the proposed storage would retain trees and would serve the surrounding community.

Mr. Dru Doyle spoke in support of the rezoning. Mr. Doyle stated the proposed rezoning would allow a use that is more beneficial to the surrounding community than the use allowed under the Subject Property's current zoning.

Ms. Patricia Johnston-King spoke in support of the rezoning. Ms. Johnston-King stated the proposed rezoning would allow the Subject Property to be maintained in its existing beautiful green condition.

Ms. Tammy Torres spoke in support of the rezoning. She stated she supports the rezoning request in compliance with a mediated settlement agreement dated August 6, 2024.

Mr. Nolan Rodrick stated in support of the rezoning. He stated he supports the rezoning request as long as the mediated settlement agreement dated August 6, 2024 is followed.

Mr. Anthony Torres spoke in support of the rezoning. He stated he supports the rezoning request in compliance with a mediated settlement agreement dated August 6, 2024.

Mr. Kristopher Bryant spoke in support of the rezoning. He stated the proposed rezoning is much more modest than the 77-bed assisted living facility that the Subject Property's current zoning allows. He stated the proposed zoning would preserve trees and provide a place for safe storage of watercraft.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Chris Frick spoke in opposition to the rezoning. Mr. Frick raised concerns related to visual impact, crime and safety, traffic and roadway safety, drainage and stormwater runoff.

Ms. Francine Sinclair spoke in opposition to the rezoning. Ms. Sinclair stated the proposed use is inconsistent with the comprehensive plan and is incompatible with the residential neighborhoods in the surrounding area. She stated there is only one road to access the neighborhood of over 200 homes. She stated she believes the proposed storage use would attract homeless people to the area.

Ms. Rene Renton spoke in opposition to the rezoning. She raised concerns related to being forced to choose the lesser of two evils: either the approved assisted living facility or the proposed storage use. She stated she wants neither.

Ms. Linda Cooper spoke in opposition to the rezoning. She raised concerns related to Cain Road being the only way in and out of her neighborhood and surrounding communities.

Ms. Kimberly Jones spoke in opposition to the rezoning. Ms. Jones stated she is retired from law enforcement. She raised concerns related to crime, homelessness, and traffic. She stated Cain Road is the only way in and out of her community and the roadway has two lanes. She stated there are no traffic lights at Cain Road and Gunn Highway.

Mr. Russell Horton spoke in opposition to the rezoning. He stated he would read a letter on behalf of himself and his wife, and several neighbors who he named. He raised concerns related to traffic and safety. He stated Cain Road is the only one way in and out of the community and the roadway is narrow and not designed to accommodate the increased traffic and large vehicles. He raised issues of crime, including theft and vandalism. He stated the proposed use is inconsistent with the comprehensive plan. He raised environmental concerns and encroachment of development into environmental spaces.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Pressman responded to the zoning master's questions, addressed concerns raised by the opposition speakers, and provided rebuttal evidence as reflected in the hearing transcript. He stated access to the proposed storage area will be from Cain Road through existing access points to the adjacent church property. He stated the PD variation would allow existing forestation to remain and provide screening in lieu of the screening specified in the LDC. He stated the proposed storage use would have significantly less visual and traffic impact on the surrounding community than would the approved assisted living facility use.

The zoning master closed the hearing on RZ-PD 24-1353.

C. EVIDENCE SUMBITTED

Mr. Pressman submitted to the record at the hearing a copy of the applicant's presentation slides.

Mr. Grandlienard submitted to the record at the hearing a copy of the revised Development Services Department staff report with attachments.

Ms. Torres submitted to the record at the hearing a copy of a Mediated Settlement Agreement dated August 6, 2024.

Mr. Frick submitted to the record at the hearing a statement in opposition to the proposed rezoning.

D. FINDINGS OF FACT

- 1. The Subject Property consists of two folio parcels with a total of approximately 3.88 acres located at 13312 and 13320 Cain Road, Tampa.
- 2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned PD 17-1112.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Greater Carrollwood-Northdale Community Plan.
- 4. The general area surrounding the Subject Property consists of single-family and multi-family residential uses, business and professional office uses, vacant land, a place of worship, and a Jewish Community Center. Adjacent properties include a place of worship to the south; a single-family residential subdivision to the west; a single-family residential property to the north; and a single-family residential property and vacant land across Cain Road to the east.

- 5. The Hillsborough County Property Appraiser's website shows the Subject Property is unimproved. Aerial views available on the Property Appraiser's website show the Subject Property has dense tree growth, particularly along the north and west boundaries and along portions of the south and east boundaries.
- 6. The applicant's deed shows the current property owner, St. Mark's Episcopal Church of Tampa, Inc., acquired the Subject Property on September 18, 2002 via Warranty Deed recorded September 18, 2002 as Instrument 2002317522, public records of Hillsborough County, Florida.
- 7. The Subject Property's PD 17-1112 zoning allows a 77-bed Type C Community Residential Home (CRH). The Board of County Commissioners (BOCC) approved a major modification in MM 23-0951 to remove the CRH approval and to allow open storage of Recreational Vehicles, campers, travel trailers, motor homes, watercraft, and automobiles. The BOCC also approved comprehensive plan amendment HC/CPA 23-16, which changed the Subject Property's Future Land Use designation to LI-P. However, parties of record challenged HC/CPA 23-16 during the appeal period before the plan amendment became effective. The parties reached a mediated settlement agreement in which the applicant agreed to withdraw HC/CPA 23-16 and submit a new PD rezoning application restricting the proposed storage use.
- 8. The BOCC on May 8, 2025 approved an LDC amendment in case 25-0399, amending the definition of "Open Storage" in LDC section 12.01.00 to include the following, "...storage of operable Recreational Vehicles, private pleasure crafts and utility trailers, when permitted in a PD district, shall not constitute open storage."
- 9. The applicant is requesting to rezone the Subject Property to Planned Development to allow storage of Recreational Vehicles, private pleasure crafts, and utility trailers.
- 10. The applicant is seeking PD variations to LDC section 6.06.06, Buffering and Screening Requirements as follows:
 - a. To allow existing natural forestation screening to remain in place along the Subject Property's north and west boundaries where natural forestation exceeds LDC requirements.
 - b. To allow a 10-foot-wide buffer and Type B screening in lieu of the required 20-foot-wide buffer and Type C screening along the Subject Property's south boundary adjacent to folio parcel 003635-0000, which is owned by the same property owner, St. Mark's Episcopal Church of Tampa, Inc.
 - c. To allow an 8-foot-high opaque fence with 30-foot-wide Type C buffer along the east side of the proposed storage area

- 11. The applicant has requested an Administrative Variance to waive Cain Road substandard roadway improvements. The County Engineer found the Administrative Variance approvable.
- 12. The Subject Property does not meet Commercial Locational Criteria and the applicant requested a waiver. The applicant's waiver request states the proposed storage is a neighborhood serving commercial use and the site plan provides significant buffering and screening, with only a small area of the Subject Property being used for storage. The applicant states further that the proposed storage use will have lower impact than the approved assisted living facility, will require no infrastructure, will generate low trip volume, and will result in very little noise or other activity.
- 13. The applicant's site plan shows the following setbacks, buffers, and screening types are proposed along the Subject Property's boundaries: a 90-foot setback with a 30-foot-wide buffer and Type C screening along the north boundary; a 50-foot setback with 30-foot-wide buffer and Type C screening along the west boundary; a 10-foot setback with 10-foot-wide buffer and Type C screening along the south boundary; and a 340-foot setback with 30-foot-wide buffer and Type C screening along the east boundary. The site plan shows a 6-foot-high opaque PVC fence along the storage area's north and south boundaries, and an 8-foot-high opaque PVC fence along the storage area's east boundary and the Subject Property's west boundary parallel with the storage area's west boundary.
- 14. Development Services Department staff found the applicant's site plan provides adequate compatibility measures such as enhanced buffering and screening and operating hours. Staff found the proposed use will have minimal external impacts and will preserve existing mature trees, and will have no new structures. Staff concluded the rezoning is compatible with the existing zoning and development pattern in the area, and is approvable subject to the conditions set out in the staff report based on the applicant's general site plan submitted May 7, 2025.
- 15. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 16. Planning Commission staff found the proposed planned development is not compatible with the existing development pattern of the surrounding area and does not support the vision of the Greater Carrollwood-Northdale Community Plan. Staff does not support waiver of the commercial locational criteria. Staff concluded the proposed rezoning is inconsistent with the *Unincorporated Hillsborough County Comprehensive Plan*.
- 17. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for PD variations from LDC section 6.06.06, Buffering and Screening Requirements as follows:

- a. To allow existing natural forestation screening to remain in place along the Subject Property's north and west boundaries where natural forestation exceeds LDC requirements.
- b. To allow a 10-foot-wide buffer and Type B screening in lieu of the required 20-foot-wide buffer and Type C screening along the Subject Property's south boundary adjacent to folio parcel 003635-0000, which is owned by the same property owner, St. Mark's Episcopal Church of Tampa, Inc.
- c. To allow an 8-foot-high opaque fence with 30-foot-wide Type C buffer along the east side of the proposed storage area
- (1) The variations are necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations. Yes. Aerial views available on the Property Appraiser's website show the Subject Property has dense tree growth, particularly along the north and west boundaries and along portions of the south and east boundaries. The variations will allow substantial setbacks, buffers, and screening along the Subject Property's boundaries, and opaque fencing of 6-foot and 8-foot heights surrounding the proposed storage area. The record evidence supports a finding that the variations are necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.
- (2) The variations are mitigated through enhanced design features that are proportionate to the degree of variation. Yes. Aerial views available on the Property Appraiser's website show the Subject Property has dense tree growth, particularly along the north and west boundaries and along portions of the south and east boundaries. The variations will allow substantial setbacks, buffers, and screening along the Subject Property's boundaries, and opaque fencing of 6-foot and 8-foot heights surrounding the proposed storage area. The evidence supports a finding that the variations are mitigated through enhanced design features that are proportionate to the degree of variation.
- (3) The variations are in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. The variations will allow use of the Subject Property for a neighborhood-supporting commercial use that will provide significant buffering and screening, will have lower impact than the approved assisted living facility, will require no infrastructure, will generate low trip volume, and will result in very little noise or commercial activity. The evidence demonstrates the variations are in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

(4) The variations will not substantially interfere with or injure the rights of adjacent property owners. Yes. Aerial views available on the Property Appraiser's website show the Subject Property has dense tree growth, particularly along the north and west boundaries and along portions of the south and east boundaries. The variations will allow substantial setbacks, buffers, and screening along the Subject Property's boundaries, and opaque fencing of 6-foot and 8-foot heights surrounding the proposed storage area. The evidence supports a finding that the variations will not substantially interfere with or injure the rights of adjacent property owners.

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

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow storage of Recreational Vehicles, private pleasure crafts, and utility trailers.

The applicant is seeking PD variations to LDC section 6.06.06, Buffering and Screening Requirements that allow substantial setbacks, buffering, and screening along the Subject Property's boundaries and around the proposed storage area boundaries.

The applicant has requested an Administrative Variance to waive Cain Road substandard roadway improvements. The County Engineer found the Administrative Variance approvable.

The Subject Property does not meet Commercial Locational Criteria and the applicant requested a waiver.

RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development,

subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted May 7, 2025.

Pamela Jo Watley

Pamela Jo Hatley PhD 4D

Date:

July 9, 2025

Land Use Hearing Officer



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

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: June 16, 2025	Case Number: PD 24-1353	
Report Prepared: June 5, 2025	Folio(s): 3638.0000, 3638.1000	
	General Location : North of Gunn Highway, west of Cain Road, east of the Veterans Expressway	
Comprehensive Plan Finding	INCONSISTENT	
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)	
Service Area	Urban	
Community Plan(s)	Greater Carrollwood-Northdale	
Rezoning Request	Rezone from an existing PD to a new PD to eliminate the approved Life Care Treatment facility and seek to allow outdoor storage of RVs, boats and travel trailers	
Parcel Size	+/- 3.88 acres	
Street Functional Classification	Cain Road – Local Gunn Highway – County Arterial Veterans Expressway – State Principal Arterial	
Commercial Locational Criteria	Does not meet/Waiver submitted	
Evacuation Area	Е	

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD	Public/Quasi- public/Institutions
North	Residential-4	AS-1 + RSC-2	Single-Family Residential + Light Industrial
South	Residential-9 + Residential-4 + Residential-6	PD + BPO + AS-1	Light Commercial + Vacant + Public/Quasi- public/Institutions
East	Residential-4	AS-1	Single-Family Residential + Vacant + Public/Quasi- public/Institutions
West	Residential-4	PD	Single-Family Residential + HOA Common Property

Staff Analysis of Goals, Objectives and Policies:

The ± 3.88-acre subject site is located north of Gunn Highway, west of Cain Road, and east of the Veterans Expressway. The site is located within the Urban Service Area and is located within the limits of the Greater Carrollwood-Northdale Community Plan. The applicant is requesting to rezone from an existing Planned Development (PD) to a new Planned Development (PD) for the exterior/open storage of RVs, boats and travel trailers. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle. This request would eliminate the previously approved Life Care Treatment Facility under the current PD designation in favor of the proposed storage-related uses.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as", rather it refers to the sensitivity of the development proposals in maintaining the character of existing development." The site currently consists of public/quasi-public/institution uses, with a religious establishment located to the south of the site. There are single-family residential uses directly adjacent to the site on the west, north and northeast boundaries of the property. Directly to the west of the site, there is vacant land and to the south there is public/quasi-public uses, vacant land, and light commercial uses. The proposed open storage area is designed to be located on the west side of the subject property, directly adjacent to the single-family residential on that boundary. With the general vicinity of the site being mainly comprised of residential uses, the light industrial nature of the open storage use does not meet the intent of Policy 1.4 in the Future Land Use Element (FLUE) in the *Unincorporated Hillsborough*

County Comprehensive Plan relating to compatibility. The proposed development is more intense in nature and will not fit into the residential character of the area.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is located in the Residential-4 (RES-4) Future Land Use category. The RES-4 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet Commercial Locational Criteria as outlined under FLUE Objective 22. According to the applicant, the proposed use would serve as a revenue operating stream to support the future of the church located to the south of the property. Additionally, it will be maintained and operated by the church according to the applicant.

On May 8, 2025, Land Development Code (LDC) Amendment 25-0399 was approved by the Board of County Commissioners. This amendment differentiates the storage of operable RVs, Private Pleasure Crafts and Utility Trailers from other items considered open storage when permitted in a PD zoning district and would no longer require intensive zoning districts or non-residential Future Land Use designations of the Comprehensive Plan to store these specific items. As this proposal is to rezone to a Planned Development (PD), the storage of RVs, Pleasure crafts, and Utility Trailers may be considered in the Residential-4 Future Land Use category. However, though the use may be considered in the RES-4 Future Land Use category, compatibility concerns remain due to the proposed use's proximity to single-family residential homes located directly to the west and north. Mitigation measures—including a 50-foot buffer with an 8-foot opaque fence along the west side and a 90-foot buffer along the north side—were acknowledged and considered in the review. While Planning Commission staff acknowledges these mitigation measures, the adjacency of open storage to established residential neighborhoods was ultimately deemed incompatible, and therefore, not supportable.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposed rezoning does not meet the intent of FLUE Objective 16 and Policies 16.1, 16.2 and 16.3. Although the proposal includes a 90' setback with Type C screening on the north boundary of the site, the western boundary is much closer to the single family residential with only a 50' setback with a Type C buffer. The proposed storage area is proposed to be surrounded by 8' opaque fencing. However, the setbacks and buffers alone do not allow for a gradual transition in intensity between land uses. There are significantly less intense uses, specifically, the single-family neighborhoods that surround the site that need to be protected per policy direction in the FLUE. Furthermore, the development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods per FLUE Policy 16.5. Due to the proposed use being more intensive and adjacent to established residential neighborhoods, the request is inconsistent with this policy direction.

PD 24-1353

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) emphasize that new development should be compatible with the established character of the surrounding area. The development pattern in this area is predominately single-family detached residential, with a religious institution located to the south of the subject site. Although the open storage of RV's private crafts, and utility trailers may be considered under a residential Future Land Use designation through the Planned Development (PD) rezoning process, as outlined by LDC Amendment 25-0399, the proposed use is not consistent with the established character or development pattern of the surrounding neighborhood. This rezoning to permit open storage adjacent to residential homes would be inconsistent with this policy direction.

According to FLUE Objective 22, Commercial Locational Criteria for neighborhood serving commercial uses has been implemented to scale new commercial development consistent with the character of the area. FLUE Policy 22.2 identifies the intersection nodes that may be considered as qualifying intersections for non-residential uses. The subject site does not meet Commercial Locational Criteria, as the closest qualifying intersection is approximately 2,500 feet away at the intersection of Veterans Expressway and Gunn Highway. FLUE Policy 22.8 outlines unique circumstances that that would support a waiver to this section of the Plan. The waiver would be based on the compatibility of the use with the surrounding area. The applicant submitted a Commercial Locational Criteria waiver request that includes a justification asserting that the proposed use guarantees a small use area with buffering and screening included. The waiver request further states that the use has no infrastructure, has low trip generation, will generate no noise or activity, and is less impactful than the development criteria currently approved. While the waiver request was taken into consideration, the proposed use remains incompatible with the surrounding area. In addition, no unique circumstances that would warrant approval of a waiver to Commercial Locational Criteria directly adjacent to single-family residential homes were provided. Therefore, the waiver cannot be supported by the Planning Commission Staff.

The site is within the limits of the Greater Carrollwood-Northdale Community Plan. The Community Plan seeks to ensure that new development and redevelopment 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. The proposed open storage use is commercial in nature and it would be extremely challenging to integrate it into the suburban character of the neighborhood.

Overall, while staff finds that the proposed use may be considered in the RES-4 Future Land Use category, it is not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Greater Carrollwood-Northdale Community. The proposed Planned Development would not allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed major modification **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will

emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

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

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

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 22.2: 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

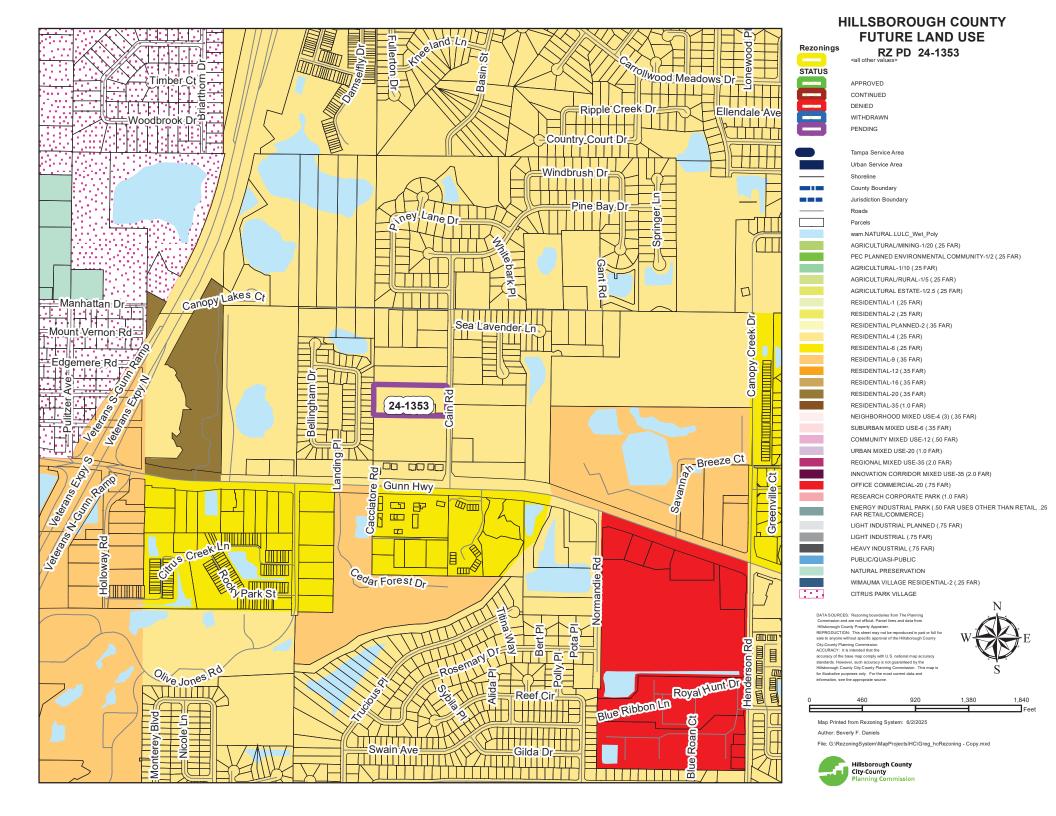
to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.8: 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 oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

LIVABLE COMMUNITIES ELEMENT: GREATER CARROLLWOOD-NORTHDALE

Goal 2 - Strategy 2:

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).



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

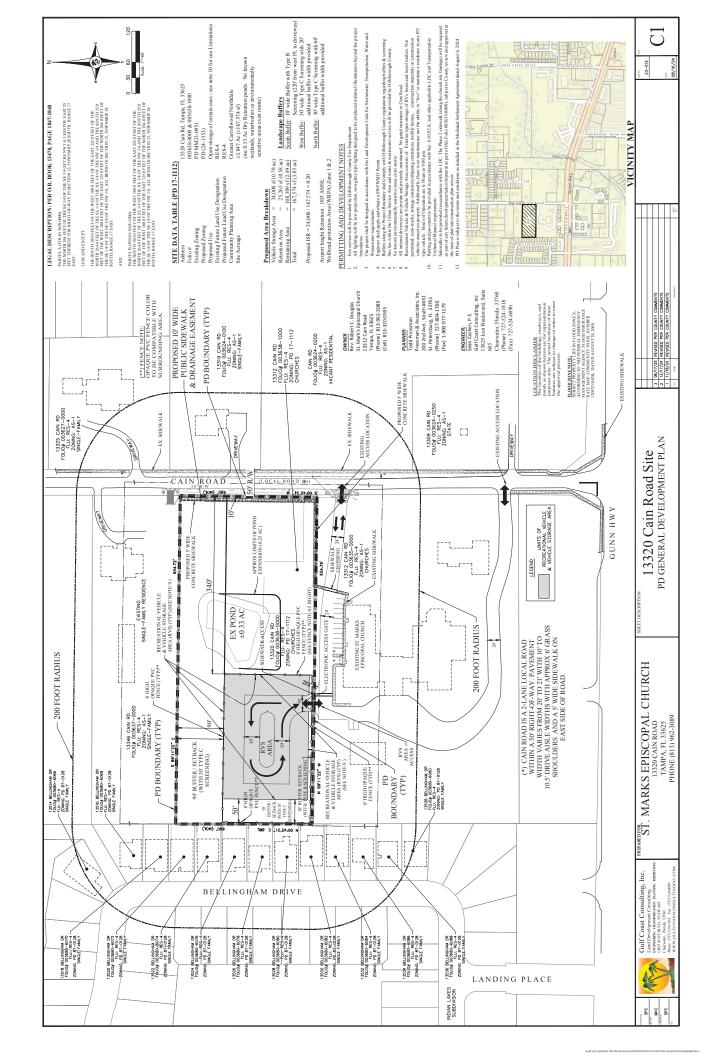
INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD 24-13	53
Zoning File: RZ-PD 24-1353 (PD 17-1112)	Modification:
Atlas Page:	Submitted: 6/17/25
To Planner for Review: 6/17/25	
Contact Person: Todd Pressman	Phone: (727) 804-1760/Todd@Pressmaninc.com
Right-Of-Way or Land Required for I	Dedication: Yes No ✓
The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Christopher Gra	andlienard _{Date:} 06-18-25
Date Agent/Owner notified of Disapp	roval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department		DATE: 6/8/2025 Revised: 6/12/2025
REVIEV	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLANN	TNG AREA: GCN	PETITION NO: PD 24-1353
	This agency has no comments.	
	This agency has no objection.	
X	X This agency has no objection, subject to listed or attached conditions.	
	This agency objects, based on the listed or attached conditions.	

CONDITIONS OF APPROVAL

- 1. The project shall take access to Cain Rd. through the adjacent folio to the south (i.e. through folio 3635.0000). As shown on the PD site plan, no direct vehicular access to Cain Rd. from the subject PD shall be permitted. Additionally, and with respect to such access:
 - a. Unless otherwise approved through the appropriate process, the developer shall be responsible for any constructing any improvements within the site or easement area needed to meet Hillsborough County Land Development Code (LDC), Transportation Technical Manual (TTM) or other applicable rules and regulations; and,
 - b. Prior to site/construction plan approval, the developer shall demonstrate that a perpetual, non-exclusive, ingress/egress easement with a minimum width of 24 feet has been recorded in the Official Records of Hillsborough County which effectuates access through adjacent folio 3635.0000. If sole pedestrian access to the subject site is through the adjacent parcel, then the easement shall be expanded to include such pedestrian access route between the permitted uses within the subject PD and the sidewalk that is existing (or to be constructed) within the Cain Rd. right-of-way.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. Construction access shall be limited to the access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same
- 4. If PD 24-1353 is approved, the County Engineer shall approve a Sec. 6.04.02.B. Administrative Variance (dated April 30, 2024) which has been found approval by the County Engineer (on May 1, 2025). Approval of this Administrative Variance will waive the Cain Rd. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone from Planned Development (PD) to PD, for an area consisting of two parcels, totaling +/- 3.847 ac. The property is currently zoned as Planned Development (PD) 17-1112, which is approved for a 77 bed Type C Community Residential Home. The applicant is seeking approval for the following uses: Exterior/open storage of RVs, private pleasure crafts and utility trailers.

The applicant is proposing a single development option, i.e. they are not pursuing a 2nd development option which would potentially permit direct access to Cain Rd. as was proposed during a 2023 zoning effort. Previously this single option would not have been allowed, since both properties are not included in the same PD and such 2nd option would have been necessary to provide for continued access to the development in the event the church property (or subject site) changed ownership and any new owners of the church did not agree to continue such access arrangement.

Since the 2023 application, state law changed which allowed property owners the ability to grant an easement to themselves (i.e. an easement through one property they own to provide access to another property they own). Based on this law change and the single proposed development option proposed for this zoning effort (i.e. which takes its sole access to the south), staff has proposed a condition which requires the applicant to record an easement, which will memorialize the single access arrangement (i.e. to serve the proposed PD through the commonly owned church parcel to the south, folio 3635.0000).

Consistent with Sec. 6.2.1.C. of Development Review Procedures Manual requirements, given that the project generates fewer than 50 peak hour trips, the developer was not required to submit a site access analysis to process this request. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario and consistent with methodology developed and used for a number of years to evaluate impacts for open storage projects. Since the Institute of Transportation Engineers (ITE) does not include data for open storage uses, a methodology is applied whereby the project's acreage (3.847) is multiplied by the maximum floor area ratio of the underlying Future Land Use Designation (in this case R-4 with a maximum FAR of 0.25). The result, 41,893 s.f., is then analyzed using ITE data for mini warehouse uses (LUC 151). This is staff's best available method of consistent approximating open storage uses across a variety of open storage users. Data presented below is based on the institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

I 1 I /G'	24 Hour Two-Way Total Peak Hour T		Hour Trips
Land Use/Size	Volume	AM	PM
PD 17-1112, 77 bed Community Residential Home Type C (LUC 254)	200	14	18

Proposed Use:

I 4 II /C:	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
PD 24-1353, 41,893 s.f. Mini-Warehouse as Open Storage Approximation (LUC 151)	61	4	6

I 1 II /C:	24 Hour Two-Way	Total Peak I	Hour Trips
Land Use/Size	Volume	AM	PM
Difference	(-) 139	(-) 10	(-) 12

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Cain Road is a 2-lane, undivided, local, substandard road characterized by +/- 10 to 10.5-foot-wide travel lanes in average condition. The roadway lies within a +/- 50-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks along the east side of Cain Rd. in the vicinity of the project. There are no bicycle facilities along Cain Rd. in the vicinity of the proposed project.

SITE ACCESS

The project will be served via a single vehicular access connection to Cain Rd. Access to the site is through the adjacent church parcel to the south of the project. Staff has required recordation of a perpetual access easement to memorialize this arrangement, as further described hereinabove.

Turn lanes are not required pursuant to Sec. 6.04.04.D. of the LDC.

ADMINISTRATIVE VARIANCE REQUEST - CAIN RD, SUBSTANDARD ROAD

As Cain Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance request (dated April 30, 2025) from the Sec. 6.04.03.L. requirement to improve the public roadway network, between the project access on Cain Rd. and the nearest roadway meeting an applicable standard, to County standards. Based on factors presented in the request, the County Engineer found the request approvable (on May 1, 2025).

If PD 24-1353 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Cain Rd. was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. As such, LOS information for this project cannot be provided.

Ratliff, James

From: Williams, Michael

Sent: Thursday, May 1, 2025 5:43 PM

To: Sean Cashen

Cc: todd@pressmaninc.com; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De

Leon, Eleonor; PW-CEIntake

FW: RZ-PD 24-1353 - Administrative Variance Review **Subject:**

Attachments: 24-1353 AVReq 05-01-25.pdf

Importance: High

Sean,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-1353 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190 E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Thursday, May 1, 2025 4:36 PM

To: Williams, Michael < Williams M@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ-PD 24-1353 - Administrative Variance Review

Importance: High

Hello Mike,

The attached AV is **Approvable** to me, please include the following people in your response email:

scashen@gulfcoastconsultinginc.com todd@pressmaninc.com grandlienardc@hcfl.gov ratliffja@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form:	
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	New Request Revised Request Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	 x 1. Substandard Road - Cain Rd. 1-8-25
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the
Project Name/ Phase 13320 Cain Road	d; PD 24-1353;
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 003638-0000 ar	nd 003638-1000
Tollo (4diliber(3)	☐ Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Foliony the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Sean P. Cashen, P.E.
Important: All Administrative Variances (AV) and De State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the
Current Property Zoning Designation	PD MM23-0951
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 24-1353
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 100 M for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



Gulf Coast Consulting, Inc. Land Development Consulting

ENGINEERING TRANSPORTATION PLANNING PERMITTING

13825 ICOT Boulevard, Suite 605

Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090

April 30, 2025

Mr. Michael J. Williams, P.E. Development Review Director, County Engineer Hillsborough County 601 East Kennedy Blvd., 20th Floor Tampa, Florida 33602

Dear Mr. Williams:

RE: PD 24-1353

13320 Cain Road Site – Administrative Variance for Cain Road FOLIO #'s 003638-0000 and 003638-1000.

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03. L. of the Hillsborough County Land Development Code (LDC), which states:

Sec. 6.04.03. L – Existing Facilities – Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access.

L. Existing Facilities

1. Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

The subject property is in for the rezoning process, as is shown on the attached **PD Site Plan**. This variance is to request that the developer not be required to meet 6.04.03. L. criteria of improvements and upgrading of existing roadways to conform with standards for new roadways of the same access class.

This Administrative Variance is part of a rezoning request to change the existing zoning on 3.85 acres from PD MM23-0951 (previously approved May 9, 2024) to PD 24-1353. This rezoning request is mandated by the Mediated Settlement Agreement dated August 6, 2024. The PD zoning requested is for a proposed Vehicular Storage Area of approx. 35,000 sf within this parcel located just north of the existing St. Marks Episcopalian Church.

The LDC allows for relief of certain standards of Section 6.04.02 Access Management, subject to providing the following information and justifications.

- 1. Site Information: FOLIO #'s 003638-0000 and 003638-1000.
- 2. Associated Application Numbers: RZ PD 24-1353
- 3. Type of Request: Administrative variance to Section 6.02.04 B
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.L is sought.*
- 5. Description of what the LDC/zoning conditions require: *Improvements and upgrading of existing roadways to conform with standards for new roadways of the same access class.*
- 6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): Cain Road has an approximate 50-foot wide right-of-way with approximately 10-foot to 10.5-foot wide travel lanes and pavement width varies from 20 feet to 21 feet along this section of the roadway in the vicinity of this proposed PD. The existing pavement condition appears to be good. There are no paved shoulders or bike lanes. The existing grassed shoulders are approx. 6 feet in width at approx. 6% slope and appear to be adequate. Sidewalk exists on the east side of this roadway but no sidewalk on the west side / project side. There are no known or observed drainage deficiencies or vehicular off-tracking adjacent to Cain Road.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.02.04.B.3. criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

The proposed Outdoor Storage facility connects to the church driveway which connects to Cain Road which is a substandard local 2-lane road. An Administrative Variance is required for "access" to substandard Cain Road via the church driveway. No additional driveway connections to Cain Road are proposed as part of this proposed Outdoor Vehicle Storage use.

a. There is an unreasonable burden on the applicant. Due to the existing right-of-way of 50 feet, and the County standard Roadway Section for a 2-lane rural road per the TS-7 Detail with 96 feet of right-of-way, this roadway cannot be brought up to TS-7 standards due to the existing constrained right-of-way.

The Typical Section (TS) for this rural local roadway to meet county standards is the TS-7 Detail. The required right-of-way for the TS-7 is 96 feet. The observed right-of-way is 50 feet near the site. These measurements and the corresponding requirements of the TS-7 are shown in the table below (*All measurements are approximate and vary along the roadway*.):

Design Element	TS-7 Requirement	Observed and Proposed Conditions
Sod area for fence/hedge clearance (<i>Outside</i> of sidewalk)	2 feet on both sides	Sidewalk to be provided by subject developer on west side of
Sidewalk	5 feet on both sides	Cain Road within project site. Existing 5' sidewalk on east side
Sod area (<i>Inside</i> sidewalk)	2 feet on both sides	of Cain Road. The developer will meet the requirements of 2 feet of sod on either side of the proposed five-foot wide sidewalk within project site on west side of road.
Swale and clear zone and depth of swale	27 feet total each side consisting of 8' shoulder and 19' wide swale; 2 feet swale depth	Variable along the length of Cain Road. There is not sufficient right-of-way to provide the full required 27 feet (at 2' depth) adjacent to the segment of Cain Road for which the new sidewalk is being provided.
Shoulder widths	8 feet (5' paved)	6' grassed shoulder
Right-of-Way widths	96 feet	Approx 50 feet
Lane widths	12 feet	10 – 10.5 feet

Therefore, proposed roadway improvements cannot meet the TS-7 requirements within this constrained 50-foot right-of-way.

- b. The variance would not be detrimental to the public health, safety, and welfare. The variance is not expected to be detrimental to the public, health, safety, and welfare because the projected traffic increase as a result of this outdoor storage use is minimal and should not adversely affect the level of service or functioning of Cain Road. The trip generation associated with this project is very low. There is no category for Outdoor Vehicle Storage as a traffic generator in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. An outdoor vehicle storage facility will result in very infrequent traffic as a result of unloading and retrieving vehicles interspersed with weeks or months of dormancy (no traffic generation) when the vehicles are stored. As a result, due to the very low and sporadic traffic generation for such a use, ITE has not studied this category as a significant traffic generator.
- c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Due to the right-of-way constraints of Cain Road it is not possible to meet the TTM TS-7 roadway standards. Thus, without the variance, reasonable access cannot be provided to the existing church driveway which connects to Cain Road.

April 30, 2025 Page **4** of **5**

Enclosed for your review are the following:

Location Map Aerial; PD General Site Plan; TS-7 Detail

April 30, 2025 Page **5** of **5**

If you have any questions/comments regarding this request, please call me at (727) 524-1818.



This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E. Hillsborough County Engineer

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

Transportation Comment Sheet

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

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

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	61 200	4 <u>14</u>	<u>618</u>		
Proposed	61	4	6		
Difference (+/-)	No Change (-) 139	No Change (-) 10	No Change (-) 12		

^{*}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	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: Although not shown on the PD site plan, staff notes that pedestrian access along the eastern frontage is possible.

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request Type Finding			
Cain Rd./ Substandard Rd. Administrative Variance Requested Approvable			
Choose an item. Choose an item.			
Notes:			

Transportation Comment Sheet

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

COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Joshua Wostal



DIRECTORS

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AGENCY COMMENT SHEET

REZONING			
HEARING DATE: 1/14/2025	COMMENT DATE: 10/29/2024		
PETITION NO.: 24-1353	PROPERTY ADDRESS: 13320, 13312 Cain Rd,		
EPC REVIEWER: Melissa Yanez	Tampa, FL33625		
CONTACT INFORMATION: (813) 627-2600 X 1360	FOLIO #: 0036350000, 0036380000, and 0036381000		
EMAIL: yanezm@epchc.org	STR: 12-28S-17E		
REQUESTED ZONING: Modification to PD			

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	10/03/2023	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	An other surface water ditch is located in the	
SOILS SURVEY, EPC FILES)	southern portion of the property	

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

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

INFORMATIONAL COMMENTS:

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

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

my / cb

ec: <u>bdouglas@stmarkstampa.org</u> / <u>todd@pressmaninc.com</u>

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 05/16/2025

Agency: Natural Resources **Petition #: 24-1353**

- () This agency has **no comment**
- (X) This agency has **no objections**
- () This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 4. 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.



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 04/04/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Todd Pressman **PETITION NO:** 24-1353

LOCATION: 13320 & 13312 Cain Rd

FOLIO NO: 3638.0000 3638.1000 3635.0000

Estimated Fees:

Mini - Warehouse (Per 1,000 s.f.) Mobility: \$725

Fire: \$32

Project Summary/Description:

Urban Mobility, Northwest Fire - open storage (RV's, campers, etc.) - mini warehouse/storage

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 10/31/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/18/2024

PROPERTY OWNER: St. Mark's Episcopal Church of PID: 24-1353

Tampa, Inc.

APPLICANT: Todd Pressman

LOCATION: 13320 Cain Rd. Tampa, FL 33625

13312 Cain Rd. Tampa, FL 33625

FOLIO NO.: 3638.0000, 3638.1000, 3635.0000

AGENCY REVIEW COMMENTS:

The applicant proposes exterior/open storage of RVs, campers, travel trailers, motor homes, watercraft like boats and jet skis, automobiles. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within a Potable Water Wellfield Protection Area (PWWPA), Wellhead Resource Protection Area (WRPA) Zone 1, and WRPA Zone 2. Allowable activities on the property are limited and subject to the WRPA Zone 1 & 2 restrictions and prohibitions found in Sec. 3.05.05, Sec. 3.05.03.A. & B. and Sec. 3.05.04.A. & B of the Hillsborough County Land Development Code (LDC).

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Surface Water Resource Protection Area, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

AGENCY REVIEW COMMENT SHEET

TO: ZONI	NG TECHNICIAN, Planning Growth Man	agement	DATE: 29 Oct. 2024
REVIEWER	: Bernard W. Kaiser, Conservation and	Environmental Lan	ds Management
APPLICAN	T: Todd Pressman	PETITION NO:	RD-PD 24-1353
LOCATION	: 13320 Cain Rd., Tampa, FL 33625		
FOLIO NO:	3638.0000, 3638.1000, 3635.0000	SEC: <u>12</u> TWN: 2	28 RNG: <u>17</u>
_			
☐ This a	agency has no comments.		
☐ This a	agency has no objection.		
_	g,,		
☐ This a	agency has no objection, subject to listed	or attached condition	ons.
☐ This a	agency objects, based on the listed or atta	ached conditions	
	igency objects, based on the listed of all	acrica coriditions.	
COMMENTS:			

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 24-1353 REVIEWED BY: Clay Walker, E.I. DATE: 10/22/2024 FOLIO NO.: 3638.0000, 3638.1000, 3635.0000		
TOLK	3030.0000 ; 3030.1000; 3030.0000	
	WATER	
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.	
\boxtimes	A <u>8</u> inch water main exists <u>(approximately feet from the site)</u> , <u>(adjacent to the site)</u> , <u>and is located east of the subject property within the east Right-of-Way of Cain Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.	
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.	
	WASTEWATER	
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.	
\boxtimes	A <u>4</u> inch wastewater forcemain exists [(approximately feet from the project site), [(adjacent to the site) <u>and is located east of the subject property within the west Right-of-Way of Cain Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.	
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.	
COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclaimation Facility		

VERBATIM TRANSCRIPT

1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
2	BOARD OF COUNTY COMMISSIONERS		
3	3 IN RE:		
4	4 ZONING HEARING MASTER MEETING		
5	5		
6	ZONING HEARING TRANSCRIPT OF TESTIMO		
7		ONI AND PROCEEDINGS	
8		Jo Hatley Hearing Master	
9		nearing mascer	
10	DATE: Monday,	June 16, 2025	
11		ing at 6:00 p.m. ing at 8:58 p.m.	
12	2	Hearing Master	
13	3 Second	Floor Boardroom t Kennedy Boulevard	
14		Florida 33602	
15	5		
16	6		
17	7		
18	8		
19	9		
20	0		
21	1		
22	2		
23	Reported by: Diane DeMarsh, AAERT No. 1654		
24			
25	5		

MS. HEINRICH: Our next application is Item D.3, PD 24-1353. The applicant is requesting a PD Rezoning. And Chris Grandlienard with Development Services will provide staff findings after the applicant's presentation.

HEARING MASTER: All right. So I believe we're settled enough to hear this case.

The applicant here for Rezoning PD 24-1353.

MR. PRESSMAN: Good evening, Hearing officer. My name is Todd Pressman, 200 2nd Avenue South, Number 451, in Saint Petersburg.

I'm here with a number of people I do want to introduce. Reverend is here in representation of the church.

And he'll have a few comments as well. I have to say that I'm very honored and very happy to be here this evening because we've worked through a lot of issues. And we're here before you in a very positive parameters and positive progress that we've made.

We are located in the Carrollwood area. And this should look familiar to you because you've looked at the site already. This is as the property appraiser has it. So there are two separate parcels that are under the application. The change of use site is indicated here. And just FYI, the existing church building property is located on the south, but it's not an official part of this application before you. So the change of use is shown in the area per the property

appraiser.

St. Mark's Episcopal Church has been in the community for a long time. I've come to know them as just great folks.

Again, I'm honored to be representing them and work with them through a number of issues. And noted that they built the church in Carrollwood in 1988, 1989. It's established with 350 members. And they're very ingrained with the community.

Now, history wise, as of today, the site is approved and could be constructed with a 77 bed L-shaped ALF, which was approved in 2017. Or in forward a bit, in August 2023, we came through the County with a Major Modification, which was approved by the Board of County Commissioners for outdoor storage. I'll get into a little bit more details on that, but that's the headline.

That issue was then appealed to the courts. I don't handle the legal. I don't do anything with legal, other persons handle that. But once those issues were resolved, they came back to myself to run through the County. So now we're back at the ZHM and to the BOCC under PD 24-1353, which virtually, the same use.

And when the original Major Mod came through the Board of County commissioners, that was approved unanimously, which we were very happy to see by the Board of County Commissioners.

And we worked very hard through the community. We held a number of community meetings to reach out to neighbors.

1 And as this comes forward to you tonight, Development 2 Services supports. There's no agency objections, other than the Planning Commission. And we are here under what I am told have 3 4 been directed to be as a Mediated Settlement Agreement. There is a letter on the record from Jane Graham, who was the attorney who represented the folks who brought the suit. 6 She notes in the record, her letter, that she is writing on behalf of her clients, and she would not be able to attend this 8 9 evening to express her client's support in person. 10 Torres and Ms. Roger will be here. I don't personally know 11 I assume that they're here in attendance. But I wanted 12 to bring this to your attention. 13 HEARING MASTER: Okay. And just a quick question 14 about that, make sure I understand. Ms. Graham was apparently 15 the attorney representing some parties during the court 16 proceedings and during the settlement proceedings. That's my understanding, yes. 17 MR. PRESSMAN: 18 HEARING MASTER: Okay. And then she's expressing 19 support in her letter. 20 MR. PRESSMAN: Correct. 21 HEARING MASTER: Okay. Thank you. 22 MR. PRESSMAN: Thank you. 23 So the difference between today's application versus

the past Major Mod, today's use is for recreational vehicles, private pleasure crafts, utility trailers, outdoor storage. The

2.4

25

prior application was exterior only storage of RVs, campers, travel trailers, motorhomes, watercraft, automobiles. So that's change number one.

The second is the Code has changed in the way that this issue is being reviewed. Under today's Code, under a PD, the use of the proposed are considered a neighborhood serving use. So under the RS-4 Land Use Category, it's considered to be compatible. Previously, it required a Comp Plan amendment to LI. So that was a significant change in Code and how this particular issue is looked at.

Not permitted/restricted would be a long number of uses. I won't read them. But they're more intensive uses considered to be, perhaps, not compatible.

So looking at the site, this is the survey with tress. The location that was chosen is the least impacting to trees. You'll see Cain Road is running north/south, and the church building that is not a part of this application is to the south. So this is a simplified diagram of where the vehicle storage would be. And you can see that the surrounding trees are kept in a natural state on the north, east, and west.

A closer look at the site plan shows the vehicle storage circulation, which is virtually the same as what -- virtually the same as before. As it was laid out in the site plan, this is the PD site plan proposed now.

Critical factor is the proposed buffering screening.

You'll see that we have a 90-foot buffer to the north, a 50-foot buffer to the west. And the distance from Cain Road is about 360 feet, approximately. So there is tremendous buffering and screening for the use. And placed on an arrow, you begin to see the depth, density, and height of the natural forestation that I'll show you more in regard.

Buffering and screening is specific in the conditions of the report. Each buffer has been looked at extremely closely as what's required and what will be placed at the site. And that's for the north, the east, and the west. And just to highlight, that includes eight-foot-high opaque fences, Type B, Type C screening. But again, that's very detailed in the staff report that is moving forward in a positive basis.

But critically, when you look at what would be left in a natural condition, as you can see immediately, the buffer -
I'm sorry, the screening is many, many, many, many times higher, denser, thicker than the County screening requirements are.

This is to the north. This is further to the north. This is to the west. And again, to the west. And then from Cain Road, which is at 360 feet, you can see that there's significant screening by the natural trees as well.

In regard to the Planning Commission, with great respect to the Planning Commission, our opinion -- first of all, Planning Commission just fundamentally does not agree that the extreme mitigation we're proposing, which is natural

forestation, the extreme setbacks, the small-scale impact of the use, which is quiet, extremely low trips, no activity, the eight-foot fencing, the natural buffering and screening, we feel it meets the policies. The Planning Commission did not. It's just a difference of opinion with respect to the Planning Commission. Also, that is what the locational criteria we submitted is based upon, which is the criteria for the locational waiver, which is these type of elements.

The second element, in our opinion, that we disagree with the Planning Commission, again, with respect to them, is that when I reviewed the Planning Commission report, they did not look at the true impact of what's allowed today, which is the ALF at 77 beds, which would have tremendously less setbacks, tremendously less screening and buffering. It would require the removal of a tremendous amount of trees. I can go back to the aerial and show that to you, but I'm sure you'll take a look at it.

So that comparison, and the impacts of trips and noise, on the 77-bed ALF with trucks and staff would be tremendously more impacting, we feel, than what's proposed today. But again, I'll say it a third time, with respect to Planning Commission, we did not see that comparable, which we think is critical and central to this application. So it is a choice between old versus new, which is quiet, low impact, low trips, reduced type of vehicle stored, versus the ALF.

Just by virtue of the County transportation report, it shows between the -- compare between those two, shows the reduction of 139 trips on the 24 hour, and a reduction of AM/PM trips between the ALF and the proposed storage. And when they make that comparison, which you're probably aware, the ITE does not include data for open storage. They only have -- they have to use a mini storage, which would have a higher trip rate.

When looking at Land Use Categories, and this is important under Objective 17, which we referred to, that certain nonresidential land uses, including not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. And 17.1 Residential Support Uses, again, follows that same rationale, which was part of the direction -- or was the direction of the way the Code reads now for this type of use.

Policy 18.1, the character of each Land Use Category is defined, the ability and type of residential density, functional use, and physical composition, which we believe that we've done very well in terms of how the integration of adjacent land uses is looked at in the Comp Plan, which is creation of complementary uses, which we believe this is because it is tremendously quiet, low trips, low activity. Mitigation of adverse impacts, we provided -- I use the word again, tremendously, many times more what buffering and screening would be allowed or required by the Code. And transportation,

pedestrian connections, transportation, particularly in terms of the reduction that I've shown you.

2.4

Policy 16.2 specifically looks at the transition of intensities and the use of professional site planning, buffering and screening techniques, and control of specific land uses, which clearly we have done all three in an extreme fashion.

And Comp Policy 16.1, limiting commercial development to a neighborhood scale, which we clearly have done. Requiring buffering areas and screening devices between unlike land uses, which again, we clearly have done.

And Comp Plan Policy 12-1.4, which refers to compatibility of the same type of elements.

Under the Greater Carrollwood-Northdale Community

Plan, that plan looks at use compatibility or use compatibility

and design techniques to show appearance, architectural mass,

and scale of development, which again, because of the many

elements that we proposed and restricted to, we feel that we

meet this standard in the plan.

So with that, we've come a long way here. We come forward on a very positive basis as compared to what was before. We appreciate having the Board of County Commissioners unanimous approval on, virtually, the same application as it appeared previously. And we're happy to answer any questions you might have.

HEARING MASTER: All right. Thank you. I don't have

any questions for you. 1 2 MR. PRESSMAN: Thank you. Be sure and sign in, please. 3 HEARING MASTER: MR. GRANDLIENARD: Good evening. HEARING MASTER: Good evening. MR. GRANDLIENARD: I have a revised staff report. 6 HEARING MASTER: Okay. Thank you. MR. GRANDLIENARD: Chris Grandlienard, Development 8 9 Services. Regarding PD 24-1353. The current PD 1711 -- PD 17-10 1112 was originally approved as a 77-bed Type C community 11 residential home. In 2024, under Major Modification 23-951, the 12 BOCC approved a change allowing exterior storage of RV, boats, 13 and vehicles, removing the CRH use. 14 A related Future Land Use change to Light Industrial 15 land under CPA 23-16 was a challenge during the appeal period. 16 A mediated settlement resulted in withdrawal of the Comp Plan 17 Amendment and a new PD request with stricter storage 18 limitations. 19 Since then, the Board of County Commissioners amended 20 the Land Development Code to clarify that when RVs, boats, and 21 trailers are stored under a PD rezoning, it is considered a 22 neighborhood rezoning -- neighborhood serving use, not open 23 storage, if compatibility measures are included. This allows 2.4 the use under the current RES-4 Future Land Use, avoiding the

need for more intense designation.

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The site west of Cain Road and the Urban Service Area within the Greater Carrollwood-Northdale Plan is surrounded by residential and institutional uses, including a church to the south, which is the applicant in this case. It is designated RES-4 on the future land use map. The Planning Commission finds the proposal inconsistent with the Comprehensive Plan.

The applicant seeks PD Rezoning to allow RVs, boats, and trailers with no maintenance or residential use permitted. Storage of semi-trucks, containers, or construction materials and vehicles would be prohibited. Compatibility measures include enhanced buffering, screening, limited hours, and tree preservation with no new structures proposed. That being said, staff recommends approval, subject to the conditions in the PD staff report.

I'm glad to answer any questions you might have.

HEARING MASTER: Just a quick one. And I probably should have had the applicant address this, but -- and if you did, I failed to hear it. But the staff report indicates there's a PD variation from landscape and buffering. What was that exactly? Was that just to apply the natural existing vegetation, or are you -- and if you can't answer that, I'll just have the applicant answer it on rebuttal.

MR. GRANDLIENARD: Yeah. They're requesting some revisions in the buffering and screening. Specifically, I'll say to use the existing screening as -- use the existing

screening instead of adding additional.

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HEARING MASTER: Okay. All right. Okay. Thank you so much. That's all my questions for you.

Planning Commission.

MS. MICHIE: Willow Michie, Planning Commission staff.

The subject site is located north of Gunn Highway, west of Cain Road, and east of the Veterans Expressway. The site is located within the Urban Service Area and is located within the limits of the Greater Carrollwood-Northdale Community Plan.

The applicant is requesting to rezone from an existing Planned Development to a new Planned Development for the exterior/open storage of RVs, boats, and travel trailers. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property.

The proposed open storage area is designed to be located on the west side of the subject property, directly adjacent to the single-family residential on that boundary. With the general vicinity of the site being mainly comprised of residential uses, the light industrial nature of the open storage use does not meet the intent of FLUE Policy 1.4 relating to compatibility. The proposed development is more intense in nature and will not fit into the residential character of the area.

On May 8th, 2025, Land Development Code Amendment 25-0399 was approved by the Board of County Commissioners. This amendment differentiates the storage of operable RVs, private pleasure crafts, and utility trailers from other items considered open storage when permitted in a PD zoning district and would no longer require intensive zoning districts or non-residential Future Land Use designations of the Comprehensive Plan to store these specific items.

Although the use may be considered in the Residential4 Future Land Use category, compatibility concerns remain to the
proposed use's proximity to single-family residential homes
located directly to the west and north. Mitigation measures,
including a 50-foot buffer with an 8-foot opaque fence along the
west side and a 90-foot buffer along the north side, were
acknowledged and considered in the review. While Planning
Commission staff acknowledges these mitigation measures, the
adjacency of open storage to established residential
neighborhoods was ultimately deemed incompatible, and therefore,
not supportable.

The proposed rezoning does not meet the intent of FLUE Objective 16. The setbacks and buffers alone do not allow for a gradual transition in intensity between land uses. There are significantly less intense uses, specifically, the single-family neighborhoods that surround the site, that need to be protected for policy direction in the FLUE. Furthermore, the development

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of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials, and to locations external to established and developing neighborhoods, per FLUE Policy 16.5. Due to the proposed use being more intensive and adjacent to established residential neighborhoods, the request is inconsistent with this policy direction. The subject site does not meet Commercial Locational Criteria, as the closest qualifying intersection is approximately 2,500 feet away from the intersection of Veterans Expressway and Gunn Highway. While the waiver request was taken into consideration, the proposed use remains incompatible with the surrounding area. Based upon the above considerations and the following Goals, Objectives, and Policies, Planning Commission staff finds the proposed Major Modification inconsistent -- sorry, Planned Development inconsistent with the Unincorporated Hillsborough County Comprehensive Plan. HEARING MASTER: Okay. Thank you very much. All right. Is there anyone here or online who wishes to speak in support of this application? Please come forward. MR. REGISTER: I have a Kristopher Bryant online. HEARING MASTER: All right. And is that speaking in support? MR. BRYANT: Yes. HEARING MASTER: All right. Thank you. We have --

1	MR. DOUGLAS: Four of us three of us here.
2	HEARING MASTER: Okay. We have three persons in the
3	hearing room.
4	MR. DOUGLAS: There are about two more.
5	HEARING MASTER: Okay. Just a moment. Everybody come
6	up or raise your hand or something so I can count, please. All
7	right. So there's one, two, three, four, five here. Thank you.
8	And how many are online?
9	MR. REGISTER: Just one.
10	HEARING MASTER: Okay. So there's six. So you're
11	going to have about, a little more than two minutes to speak
12	each. About 2 minutes and 15 seconds, something like that.
13	MR. DOUGLAS: Okay.
14	HEARING MASTER: Okay.
15	MR. DOUGLAS: We're ready?
16	HEARING MASTER: Just that was six. Yeah, two and
17	a half minutes, we'll say. Two and a half minutes each. Okay.
18	MR. DOUGLAS: Well, I'm a preacher, so I need a lot
19	more than that, so
20	HEARING MASTER: Well, I don't think it's going to be
21	a sermon tonight. Sorry.
22	MR. DOUGLAS: Good evening, everyone. I'm Father
23	Robert Douglas, 19431 Everton Place, Land O Lakes.
24	And I'm the spiritual leader of the rector of St.
25	Mark's Episcopal Church. And I do bring you greetings from our

community of faith. I just want to pause for a second and offer our condolences on the passing of Council Member Gwendolyn Henderson. And we do pray that she may rest in peace and rise in glory.

I want to thank you for your time and attention given to our proposed Planned Development this evening. And I rise in support in the plan that's presented to you and ask for your approval also. Our congregation is grateful for the Board of County Commissioners who unanimously approved this plan, as presented in April 2024. We also give thanks for all the work to alleviate the future concerns through the immediate agreement reached, and also unanimously approved by the BOCC this year. We believe that the agreement that we've come up to -- with, all parties can live with.

Our goal at St. Mark's is to remain consistent, though we've been talking about, to be good neighbors to our surrounding community, as well as maintaining the beautiful grounds of our facility. The current plan development of the 77-bed assisted living facility will require removal of every single tree from the four acres of land, including all of those grand oaks that you saw in the pictures today. It would be an active 24/7 facility with nonstop traffic for residents, staff, and support vehicles required for the use of a facility of that size.

Our plan, the one that is presented this evening,

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retains three acres of beautiful grounds, while also eliminating the noise associated with the ALF. The one-acre to be used for recreational vehicle storage will be in the westmost corner of the four acres, greatly reducing visibility not only from Cain Road but also from our own church building. Getting approval, by the way, from church members on changes to property can always be a great challenge in itself. But our community of faith remains fully supportive behind this effort.

Ultimately, our goal is to use our land for the betterment of our communities and the communities that surround us. We have been, and we will continue to be, good neighbors to all people, especially to those in Hillsborough County. We thank you very much for your support.

HEARING MASTER: All right. Thank you. And be sure and sign in with the Clerk.

All right. Next speaker, please.

MR. DOYLE: Good evening. My name is Dru Doyle. I live at 7004 Edenbrook Court, Tampa, Florida 33634.

And I'm a relatively new member at St. Mark's. The one thing that I noticed when I got there is that this property is gorgeous. It's just absolutely beautiful. And the people that go inside the church is also stunning people. We want to continue to be a community of faith, open to all who call Century Park home, including the surrounding communities.

And to do that, we think that having 40, roughly 40,

parking spaces available for long-term storage of oversize vehicles, non-construction related RVs, we think that that will be a benefit, a bigger benefit than what our original plan was and would benefit the people that are directly affected in our community. So we thank you for your consideration and ask for your help and support of the application.

HEARING MASTER: All right. Thank you, sir.

Next speaker please.

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MS. JOHNSTON-KING: Good evening. My name is Patricia Johnston-King. I live at 5226 Creekmore Lane, Tampa.

I'd first like to reiterate my condolences on the passing of Tampa City Council Member Gwendolyn Henderson, who was a vibrant and prestigious member of the community. May she rest in peace and rise in glory. And may her memory and good works live on.

I have been a member of St. Mark's Episcopal Church since 1988. We had previously been on Lowell and Casey Road, and having sold that property, which is now the Carrollwood Cultural Center, we moved here to Cain Road after purchasing the property in 2005 with our desire to create a welcoming community. Throughout the years, we've had discussions about how we could bring this to fruition, with the preservation of the grounds and the neighborhood being foremost in our minds.

This plan that we present for your approval allows us to keep three acres of land filled with greenery and have a

1 storage lot that is located some distance from the road, with it 2 not being a hindrance to our neighbors. We have a thriving 3 garden community, whose desire it is to keep the grounds of St. 4 Mark's beautiful not only for our congregation, but for the neighborhood in general and all who pass by. I hope that you would appreciate our commitment to this endeavor, and we're 6 grateful for the time permitted us this evening to present this to you, and hope you will strongly consider granting your 8 9 support. 10 We further encourage you and invite you to participate 11 in any of our services and activities at St. Mark's. Thank you. 12 HEARING MASTER: Yes, ma'am. Thank you. 13 All right. Next speaker, please. 14 MR. BRYAN: Good evening. This is Kristopher Bryant. 15 HEARING MASTER: Wait. Wait just a minute. We have 16 one more person in the room, and then we're going to go online. Two more people in the room. Thank you. 17 18 MS. TORRES: Good evening. My name is Tammy Torres. 19 I live at 5614 Pine Bay Drive in the Woodmont Community. 20 I'm here to express my support for PD 24-1353 in 21 compliance with the terms of the mediated settlement agreement 22 dated August 6th, 2024, and approved by the Board of County 23 Commissioners. I also brought a copy I'd like to submit for the 2.4 record. Thank you. 25 HEARING MASTER: All right. Thank you, ma'am.

1 Next speaker here in the room. And then we'll go to 2 the person who's online. 3 MR. RODRICK: Good evening. My name is Nolan Rodrick, 4 5814 Piney Lane Drive in the Woodmont Subsection. 5 I'm -- I am still for the Planned Development, not liking this plan. But I paid an attorney, Jane Graham, to 6 defend it. And I will agree to express full support for PD 24-1353 as long as the mediated settlement agreement dated August 8 9 6th, 2024, is followed. Thanks very much. 10 HEARING MASTER: All right. Thank you, sir. 11 And I think we have one more person in the room. So 12 please come forward, and then we'll go online. Thank you. 13 MR. TORRES: Hello. Good evening. My name's Anthony J. Torres. I currently reside at 5614 Pine Bay Drive, Tampa, 14 15 Florida 33625. 16 Good evening, Zoning Hearing Master. I am here today 17 to express full support for PD 24-1353, in compliance with the 18 terms of the mediated settlement agreement, dated August the 19 6th, 2024, and approved by the County Commission on September 20 the 10th, 2024. Thank you. 21 HEARING MASTER: All right. Thank you, sir. 22 All right. Now, we'll go to the speaker who is 23 online, please. 24 MR. BRYANT: Thank you, Zoning Hearing Master. 25 name is Kristopher Bryant, 12507 Brucie Place, Tampa, Florida

1 33625. I'm a member of St. Mark's, and I am speaking in favor 3 of the application. I had the opportunity to (indiscernible) --MR. REGISTER: Mr. Bryant. Mr. Bryant. MR. BRYANT: Yes. MR. REGISTER: I believe your speakers are turned up. 6 You might need to turn them down because we're getting some feedback. 8 9 Okay. Is that better, or not? MR. BRYANT: 10 That sounds better. MR. REGISTER: MR. BRYANT: Okay. Sorry about that, folks. Did you 11 12 get my address and everything? 13 HEARING MASTER: Did the Clerk hear the address of the 14 speaker? 15 THE CLERK: Yes, we got it. Thank you. 16 HEARING MASTER: Okay. We got it. Thank you very 17 much. Please proceed. 18 MR. BRYANT: For the past year and a half, I've had 19 the opportunity to meet with a hundred different -- 150 20 different folks in the community from town hall style meetings, 21 to HOA meetings, going door to door, and even with some of the 22 wonderful neighbors in the mediated settlement agreement. And 23 the great thing is, is we were able to come together and bring 2.4 you a proposal tonight that is much more modest than the 77-bed

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assisted living facility.

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Tonight's proposal allows preservation of many, or most, of the grandfather oaks, most of the land on that northern four acres. We have five nonprofits that use the church on a weekly basis, including a number of Scout Troops and having an opportunity and a place for them to safely store their watercraft is actually a really key and important part of St. Mark's mission.

We want to preserve as much of this land as possible, and do so in a way that allows St. Mark to be a good neighbor and a welcoming place for all of those who call Citrus Park home. Thank you for your time. And I hope you'll support the application. Thank you.

HEARING MASTER: All right. Thank you, sir.

Is that all the speakers who wish to speak in support of this item? Okay.

Then we'll move to opposition. Is there anyone here or online who wishes to speak in opposition? All right. I see two persons in the room. Is there anyone online to speak in opposition?

MR. REGISTER: Yes, we have three people online.

HEARING MASTER: All right. So we have three online, we have two in the room, that's five. Is that all? Okay. Do we have three in the room?

All right. I think we have six speakers, so two and a half minutes a piece. Two and a half minutes a piece.

Please come forward, first speaker in the hearing room.

MR. FRICK: Good evening. My name is Chris Frick. I live at 5423 Pine Bay Drive in the Woodmont Neighborhood.

Woodmont Neighborhood is currently located at the end of Cain Road in back of the St. Mark's development proposal site. I'm standing here tonight to speak in my opposition to the proposed planned development. I have several points I'd like to make about it, but I just try to go through them real quick due to time restrictions.

The visual impact. First of all, large RVs, towed vehicles, boats on trailers are going to stick higher and stand higher up than the significantly proposed eight-foot fence.

It'll be visible from the road. That will be an eyesore to the community and the people come and go the neighborhood. They will diminish the residential character of the neighborhood.

Crime and safety. Storage lots of any kind are a magnet for crime. It's a proven statistic. They were going to bring vagrants in, they're going to bring people in who are going to be looking to break into the facility, break into the RVs, rob the boats, you know, squat, et cetera. We do not want that in the neighborhood. We do not want that element attracted to the neighborhood by this site.

A couple of big ones. Traffic and road safety. The site is currently on Cain Road. Access to Cain Road is one way.

It's off of Gunn Highway, which is a four-lane, two in each direction. Posted speed limit is 45 miles an hour. That is frequently exceeded.

When traveling westbound on Gunn Highway, there is no right turn lane onto Cain Road. The concern is people pulling trailers, boats, RVs, et cetera, are going to be taking that turn very, very fast onto a very narrow Cain Road and proceeding up Cain Road and making a sharp left turn into the parking lot. Cain Road currently has no safety shoulders. It has no passing lanes or anything like that.

This is a major concern because you're going to have vehicles traveling in an excessive rate of speed. They're top heavy with a lot of weight behind them, a lot of momentum. They're potentially overturning, something that frequently happens when vehicles are towed, especially by drivers who are not professional, who might be inexperienced in towing and driving large vehicles.

Huge safety concern because this would even, in fact, deny access to any first responders, police, fire, paramedics to the whole neighborhood and back. Approximately 200 plus homes, several, probably even thousands, of residents would lose their access to emergency services if one vehicle potentially turns over and blocks Cain Road.

Lastly, drainage and stormwater runoff. Converting this land into a vehicle storage site will require the importing

of tons of dirt and gravel in order to safely grade and compact 1 This increased compaction, and everything like that, 2 the land. would basically force water to run off. Whether it would be 3 absorbed, you're going to have tremendous amount of runoff. It's going to affect the neighborhood, the residences that butt up to it, potentially damaging property and everything else. 6 The ground can't handle it. After Hurricane Milton, the area was flooded for over a month. 8 9 I'm sorry. HEARING MASTER: 10 MR. FRICK: This is going to be an even bigger 11 problem. Thank you for your time. 12 Thank you very much, sir. Please HEARING MASTER: 13 sign in with the Clerk. And next speaker, come forward. 14 15 MS. SINCLAIR: Good evening. My name is Francine 16 Sinclair. I live at 5602 Pine Bay Drive, the Woodmont 17 Neighborhood. 18 And I'm here in full opposition of this plan. 19 supporting -- I support what the Planning Commission and the 20 Zoning Hearing Master said last year. Although this has been 21 updated, we still -- I still disagree with a storage unit off of

Cain Road on that property. They -- the Planning Commission

inconsistent with the Comprehensive Plan. It is incompatible

unanimously agreed that this outdoor storage project is

with the residential neighborhood and our street.

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There are over 200 homes, single-family homes in this community. There is one road to go in and out of our neighborhood. Having a storage unit with increased traffic would just be very detrimental, as a gentleman here stated. If there were to -- something to happen, we would not be able to access our homes.

The -- we -- you know, I've been there only for about seven years, but it has been a wonderful experience living in this neighborhood. It's quiet and it's understated. And bringing in a storage unit -- one of the planning -- one of the people in the Commission last year said that this would attract -- definitely attract crime. I've noticed an increase in homelessness in our neighborhood in the past two years, and I think that this would definitely attract homeless people to our area.

I also think that we would have traffic problems if this were to happen. I understand that many of the people that go to St. Mark's Church agree with this. However, most of these people do not live in our neighborhood. So this is great if you don't live there, if you only go to church there. But if you live there, it's a problem.

So I request to not approve this project because it definitely would have a long-term impact on the people who live there, such as myself. Thank you very much for your time.

HEARING MASTER: Thank you, ma'am. Be sure and sign

in with the Clerk here, please.

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And next speaker.

MS. RENTON: Good evening. My name is Rene Renton. I live at 13542 Bellingham Drive.

I am actually probably one of the few neighbors who is directly facing the property of the church. I've dealt with Father Bob many times and he's always been --

HEARING MASTER: Ma'am, make sure that your comments are in the microphone.

MS. RENTON: I've dealt with Father Bob several times. It's always been a very pleasant and amicable experience. I will tell you I was disappointed at the last hearing because, basically, when one of the council members said to be careful what you wish for. So that was a little disappointing. So you're basically telling us that we have to choose between the lesser of two evils, whether it's an assisted living facility or whether it's a storage facility. I may not want both.

I've lived in this neighborhood for 25 years now.

When I bought the property, I had trees all around me. Since I moved, there are now office parks, two directly in front of my home. Then the church came in, and as I said, they've been very good neighbors. And the issues we've dealt with, we've dealt with -- I've dealt directly with Father Bob. But it is just a little disappointing that there's really no choices. It's -- you choose, as they say, the lesser of two evils. So thank you

for your time.

HEARING MASTER: Yes, ma'am. Thank you. Come back and please sign in with the Clerk before you sit down. Thank you. All right. I think that's all the speakers in the room.

Now, we'll go to those who are online.

MR. REGISTER: The first speaker is Linda Cooper.
HEARING MASTER: All right.

MS. COOPER: Hi. My name is Linda Cooper. I'm a Woodmont resident of 28 years. I live at 5603 Pine Bay Drive, Tampa, Florida.

I'm struggling to understand how this same issue has come back for consideration. I come from a world where no, means no. Last year we had the same issue, and the Planning Commission, as we've all heard, was a unanimous, no. And the Zoning Hearing Master agreed with that decision and also said, no. However, again, when it came to the BCC -- BOCC, they never really said why they actually supported it.

My two takeaways in that very brief comments they gave us were, one, apparently the residents of Woodmont don't really care about this issue, as there are only two of you present here tonight, which I thought was offensive. And second, I don't feel this is incompatible, it's a church. I think it's a good thing. Well, I really respectfully submit that thoughts and feelings should not trump facts and professional research that was done by their team and voted against unanimously by their

peers.

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But I am very grateful for all the hard work the Planning Commission and the Zoning Hearing Master did last year. And again, the research that was done this year for the thoughtful and thorough review of all the submitted reports that were submitted by this team and the departments. I've read the new application documents as well. And what struck out to me over and over as I read that, were the quotes, inconsistent with the comprehensive plan, compatibility concerns remain, deemed incompatible, the proposed use remains incompatible with the surrounding area.

And as they -- in the count read before, "The proposed open storage use is commercial in nature, and it would be extremely challenging to integrate it into the suburban character of the neighborhood." Yes, for sure. "Planning Commission staff finds the proposed Major Modification inconsiderate -- I mean, inconsistent with the Unincorporated Hillsborough County Comprehensive Plan."

Again, so just to summarize, we did go through this process last year and nothing has changed with all of our -- the neighbors' concerns about this storage facility would bring the use of the small, I think the wording in the report was, substandard two-lane road to get in and out of the storage facility. And that is the only road. Cain Road is a very tiny road, and it's the only way in and out of our community, as well

as the other homes and community on the street. So I'm opposed. 1 2 Thank you for your time. 3 HEARING MASTER: Thank you, ma'am. All right. Next speaker online. MR. REGISTER: Kimberly Jones. HEARING MASTER: Okay. 6 MS. JONES: I am Kimberly Jones, 5620 Pine Bay Drive. I'm a member of the Woodmont Subdivision, and I've 8 been here since 2019. I'm also retired law enforcement. 9 10 two of my major concerns are the fact that it will attract the 11 criminal element. I certainly do not want that for Woodmont. 12 It's a wonderful place to live. I want to keep it that way. Ιt 13 has been proven that open storage facilities absolutely do 14 attract crime and homelessness at times, as well. 15 The second point is definitely the traffic concern. 16 It's a two-lane road, one way in and out of our subdivision. 17 It's our only access. And the only access point for people, if 18 they approved the open land storage, would be from Cain Road. 19 Therefore, as the gentleman stated before, if there were any 20 sort of accident, overturned vehicle, it would block emergency 21 vehicles access as well. 22 In addition, I mean, there's no red light. When you 23 come out to Cain Road to go on to Gunn Highway, there's no --

there's a stop sign. There's no -- there's not a traffic light

or anything like that. So if you're crossing over to go east,

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it's quite a arduous task at times, because traffic has increased in this area, as we all know. And Gunn Highway can become very busy at times. So I appreciate the time. And I'm definitely opposed. Thank you very much.

HEARING MASTER: All right. Thank you.

Next speaker online.

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MR. REGISTER: Russell Horton.

MR. HORTON: Hi. I'm Russell Horton. I'm 5617 Pine Bay Drive.

I'm a resident of the Woodmont neighborhood directly impacted by the St. Martin's proposed land development near Cain Road. I'm here today to express my strong opposition to this proposal, and urge you to consider the following concerns of the -- half of everyone in the community. I'm reading this letter in behalf of several neighbors. Janet and Rick Odioso at 5613 Pine Bay Drive; Julie Pearlman at 5615; my wife and I at 5617 Pine Bay; Taryn and Jake at 5619; Kim Jones and Shannon at 5620; Mercedes at 5618 Pine Bay Drive; Ovidio at 5616.

First and foremost, our neighborhood only has one way in and one way out. The proposal presents a serious safety risk. If an incident were to occur, as we insisted before, the road could be blocked and this would not only be inconvenient, but be potentially a life-threatening hazard to everyone in the community.

Safety is a major concern. Increased traffic and

large vehicles associated with the storage facility can delay emergency response vehicles, obstruct evacuation routes, and create dangerous conditions for pedestrians, cyclists, school busses. Our community deserves infrastructure that protects, not jeopardizes our well-being.

Cain Road is also not designed to accommodate the increased traffic and large vehicles. The road is narrow and producing these heavy trucks and additional congestion would only exacerbate the problem and endanger both drivers and pedestrians trying to enter our community.

Additionally, studies and news reports show that areas near storage facilities may experience higher rates of property crimes such as theft, vandalism (indiscernible) to carry over to residential neighborhoods. This, often due to lower visibility, irregular activity, and limited security at a self-storage facility. Introducing a development into our private residential area can compromise the safety and peace of our community. It's also important to note this developed planned (indiscernible) both the Planning Committee and Zoning Hearing Master before.

More recently, the Planning Committee reaffirmed its position, again finding the proposal inconsistent with the community's plans and standards. In 2024, there was a petition of 141 individuals that opposed the church's plans. This equates to 120 different addresses between Woodmont,

1 (indiscernible), Cain Road, Woodmont the Reserve, and Traditions at Woodmont communities. This speaks volumes to the community 2 and our opposition to what is going on. 3 Lastly, I want to emphasize that Florida's natural resources are precious. Once we allow development to encroach on these spaces, we cannot get them back. We have a 6 responsibility to protect our environment and preserve the 8 character of our neighborhoods for generations. 9 For these reasons, I respectfully ask that you reject 10 this proposal. Thank you for your time and your consideration. 11 HEARING MASTER: All right. Thank you, sir. 12 Is that all of the speakers online? 13 MR. REGISTER: Yes, ma'am. 14 HEARING MASTER: Okay. Thank you. 15 All right. So we'll go back to Development Services. 16 Anything further? 17 MS. HEINRICH: Nothing further. 18 HEARING MASTER: Okay. Thank you. 19 Applicant, please. And Mr. Pressman, would you 20 address for me, please, the PD variation that's requested? And 21 also, describe the access for the PD site. 22 MR. PRESSMAN: So access from the vehicle storage is 23 either directly out of the storage and immediately taking a left 24 to Crim (sic) Road, which is, in turn, a driveway, or continue 25 south through church property also to Cain Road. The waiver is

1 to allow --HEARING MASTER: One second. 2 3 MR. PRESSMAN: Yes. HEARING MASTER: Just about that. Those two access 4 5 points are existing access points from the church property; is 6 that correct? MR. PRESSMAN: That's correct. HEARING MASTER: Okay. So there's no additional 8 9 access point specifically for this PD area? 10 MR. PRESSMAN: That's correct. 11 HEARING MASTER: All right. Thank you. 12 MR. PRESSMAN: I quess the variation, which is 13 something I always add onto these type of applications, is that 14 when there's excessive forestation, that is many multiples 15 beyond what Code calls for, it's, of course, would be ridiculous 16 to chop them all down and go with the minimal buffer screen or 17 screening required by Code. So I always include that 18 forestation to take the place of screening, or to remain, so 19 that it provides, per the photos you saw, much higher, denser, 20 and thicker vegetation. 21 HEARING MASTER: All right. And that is along the, I 22 believe, the west boundary and the north boundary; is that 23 correct? 2.4 MR. PRESSMAN: That's correct. But it would also be 25 along that 360 feet distance from Cain Road. It's not -- it

doesn't have to be specifically called out, but the PD plan leaves that all in the natural state.

HEARING MASTER: Okay. I see. I see. Thank you.

MR. PRESSMAN: In response to the residents' concerns -- and I want to put this up. This is an aerial that's in the staff reports. It's nothing new. I just happened to pull this up right from the staff report. If we can pull up the overhead, please. Thank you.

So get an idea of the situational aspects from -we're hearing from neighbors. This is St. Mark's Church here,
right at the very bottom of the red. And Pine Bay is located
way up here. So it's a long distance of Cain Road across
Ghent -- or Gant, and then up into the subdivision Pine Bay. So
the great majority of speakers are located quite a long distance
from the church location, over the woods to grandmother's house,
through the woods. It's an extreme distance.

So in terms of having visual impacts, I would submit to you, in terms of an impact on a daily or living basis, is impossible. In fact, all the points raised, with great respect to the residents, simply don't apply.

Number one, traffic. The decision is either a 77-bay lot -- 77 -- 77 ALF with service trucks that's in operation 24 hours a day. That I've shown you just by the County transportation report is -- we're proposing significantly less trips on that roadway, both on the daily trips and the AM and

PM.

2.4

In terms of visual impacts, I won't beat a dead horse here because you're obviously well aware of it. A 360-foot setback with extreme natural forestation is -- it virtually makes the site impossible to Cain Road, which the great majority of residents were referring to in terms of visible impact.

In regard to environmental, if the ALF project moved ahead, which is approved today, again, it would be a decimation of the forest on the site. So to look at that closely, this is the survey, and looking at the ALF plan --

HEARING MASTER: Okay. There you go. Thank you. It's showing now. Thank you.

MR. PRESSMAN: Okay. So this is the survey showing the ALF plan. You can see that leaves virtually nothing in terms of buffer screening. So to be in strong opposition to this request before you, we believe you -- exactly opposite what the comments from the residents were. I'm not sure if that element was grasped or not, but that is the case. That is the situation.

So on traffic, on environmental, on buffering, on screening, on visibility, on distance, locational, that scenario, there's no decision between the two. What's proposed today is tremendously less on all counts. Thank you.

S2: All right. Thank you.

All right. This will close the hearing then on

1	Rezoning PD 24-1353.
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1
                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
 2
 3
 4
    IN RE:
    ZONE HEARING MASTER
 5
    HEARINGS
 6
 7
                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
 8
 9
              BEFORE:
                              Pamela Jo Hatley
10
                              Land Use Hearing Master
11
              DATE:
                              Tuesday, February 18, 2025
12
              TIME:
                              Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
13
14
15
16
                              Hillsborough County BOCC
17
                  LOCATION:
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
18
19
20
21
22
23
    Reported by:
    Crystal Reyes, AAERT No. 1660
24
25
```

order to be heard and is being continued to be April 15, 2025 1 2 ZHM hearing. Item A.10, PD 24-1202. This application is out of 3 order to be heard and is being continued to the March 24, 2025 ZHM hearing. Item A.11, PD 24-1263. This application is out of 6 order to be heard and is being continued to be April 15, 2025 8 ZHM hearing. 9 Item A.12, PD 24-1264. This application is being continued by the applicant to the March 24, 2025 ZHM hearing. 10 11 Item A.13, PD 24-1311. This application is out of order to be heard and is being continued to the March 24, 2025 12 13 ZHM hearing. 14 Item A.14, PD <mark>24-1353</mark>. This application is being 15 continued by staff to the April 15, 2025 ZHM hearing. Item A.15, PD 25-0070. This application is out of 16 order to be heard and is being continued to the April 15, 2025 17 18 ZHM hearing. 19 Item A.16, Major Mod 25-0071. This application is out of order to be heard and is being continued to the 20 21 March 24, 2025 ZHM hearing. 22 Item A.17, Major Mod 25-0133. This application is 23 being continued by staff to the March 24, 2025 ZHM hearing. Item A.18, Major Mod 25-0134. This application has 24 25 been withdrawn from the hearing process.

Zoning Hearing Master Hearing January 14, 2025

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS								
	X							
IN RE:								
ZONE HEARING MASTER) HEARINGS)								
	,) X							
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS								
BEFORE:	Susan Finch Land Use Hearing Master							
DATE:	Tuesday, January 14, 2025							
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.							
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601							
Reported by: Crystal Reyes, AAERT No. DIGITAL REPORTER	. 1660							

Zoning Hearing Master Hearing January 14, 2025

Master Hearing. 1 Item A.20, Rezoning 24-1311. The applicant is Dilip Agarwal. This applicant -- this application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing. item A.21, Rezoning <mark>24-1353</mark>. The applicant is 6 Todd Pressman. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing 8 Master Hearing. 9 Item A.22, Rezoning 25-0019. The applicant is Lake 10 11 Worth Property Enterprises, LLC. This application has been withdrawn from the hearing process. 12 13 Item A.23, Major Modification 25-0021. The applicant 14 is 6925 Casino, LLC. This application has been withdrawn from 15 the hearing process. 16 Item A.24, Rezoning 25-0 -- 0022. The applicant is Evercare Real Estate, LLC. This application is out of order to 17 18 be heard and is being continued to February 18, 2025 Zoning 19 Hearing Master Hearing. 20 Item A.25, Major Modification 25-0025. The applicant 21 is Constellation Real Estate Partners. This application is out 22 of order to be heard and is being continued to the 23 March 24, 2025 Zoning Hearing Master Hearing. Item A.26, Rezoning 25-0102. The applicant is 24 This application has been withdrawn from the 25 Todd Pressman.

EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE | OF _7

DATE/TIME: 6/16/2025 HEARING MASTER: Panela To Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME P. Colu Rice APPLICATION # RZ-24-1251 MAILING ADDRESS 1000 W Cass SY CITY Tampa STATE FL ZIP37609PHONE 813-915-6371 NAME Kami Cobbell APPLICATION # MAILING ADDRESS 1019 Kennely Bold Ste 3700 MM 24-0675 CITY TAM PA STATE CL ZIP 33602 PHONE 813-8421 PLEASE PRINT APPLICATION # NAME CHOIS MANEAL MM 24-0675 MAILING ADDRESS 15957 N. FLODADA AVE CITY LUTZ STATE FL ZIP33649PHONE 813.968.1081 PLEASE PRINT APPLICATION # NAME DONALD MARCO MAILING ADDRESS 11201 N mckinley Dr MM 24-0675 CITY Tampa STATE FL ZIP33612 PHONE 813-975-6054 1 VS) NAME WE WARDS SON APPLICATION # MM 24-0675 MAILING ADDRESS 1008 Windy Grop PL

CITY (alill) STATE | ZIP 219 PHONE 615-300-1777 NAME Pous Madison APPLICATION # MM 24-0675 MAILING ADDRESS 1502 Windy Gap Pl CITY DICO STATE E ZIP 3594 PHONE 615-920-6548

PAGE 2 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING						
APPLICATION #	PLEASE PRINT NAME Yvette Niemann					
mm 24-0675	MAILING ADDRESS 4711 DOVER CHIFF CT					
(vs)	CITY DOVEC STATE FL ZIP 3557 PHONE 813-924-2309					
APPLICATION #	PLEASE PRINT NAME George Niemann					
mm 24-0675	MAILING ADDRESS 4711 Dover Cliff CT					
(VS)	CITY DOVER STATE FL ZIP 33527 PHONE 516-318-6331					
APPLICATION #	NAME Denny Martin					
MM 24-0675	MAILING ADDRESS 2030 Martin BD					
(VS)	CITY STATE _FL _ ZIP 33527 PHONE 813 - 376-4134					
APPLICATION #	NAME Brady Harris					
mm 24-0675	MAILING ADDRESS 2110 Hinson RD					
(vs)	CITY DONEY STATE FL ZIP 33527 PHONE 813-447-996.					
APPLICATION #	PLEASE PRINT NAME Debbie Holliday					
MM 24-0675	MAILING ADDRESS 2130 Martin RD					
(vs)	CITY DOVER STATES FL ZIP 33527 PHONE 813 - 848-8307					
APPLICATION #	PLEASE PRINT ON VESTIGATI					
RZ-24-1353	MAILING ADDRESS DO THE TOP THONE THE TOP OF					

PAGE 3 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING NAME RObert C Douglas APPLICATION # MAILING ADDRESS 19431 EDELTON PL W BZ - 24-1353 CITYLAND OLIKES STATE FZ ZIP3465PHONE 941-3200595 PLEASE PRINT APPLICATION # DRU DOYLE NAME MAILING ADDRESS 7004 EDENBROOK CT. BZ-24-1353 CITY TAMPA STATE FL ZIP33634PHONE813 283-8248 PLEASE PRINT APPLICATION # NAME ATMUA DOHNSTONANG MAILING ADDRESS 5226 CATERLAIONE COOK RZ-24-1353 CITY TOURD STATE PL ZIP 3362/PHONE 813-453-860 PLEASE PRINT APPLICATION # NAME TAMMY M. TORKES MAILING ADDRESS 5 WILL PING BAR DRIVE BZ - 24-1353 CITY TAMPA STATE T ZIP 33 LOPHONE (813) PLEASE PRINT APPLICATION # NAME MANUEL NOLAN ROPRICK RZ-24-1353 MAILING ADDRESS 58)4 PINEY LANE DA CITY TAI STATE FL ZIP 336 PHONE 813 363- 2208 PLEASE PRINT APPLICATION # NAME ANTHONY J. Torres MAILING ADDRESS 5614 Pine BAY Drive BZ- 24-1353 CITY TAMPA STATE CL. ZIP3425 PHONE (8/3) (25 8 256

SIGN-IN SHEET: RFR, CHM, PHM, LUHO PAGE 4 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME Kristopher Bryant MAILING ADDRESS 12507 Brucie PL RZ-24-1353 CITY TOMPO STATE FL ZIP33625 PHONE 727 . 481-1601 (VS) NAME Chris Frick APPLICATION # MAILING ADDRESS 5423 Pive Buy 25 RZ-24-1353 CITY TOWAY STATE FL ZIP 3325 PHONE 703-216-1279 NAME Francine Sinclair APPLICATION # MAILING ADDRESS 5602 Pine Bay Dr. RZ-24-1353 CITY TOWNS STATE 3L ZIP 3302 PHONE 7-4 3-35 4223 NAME Rene' Renton **APPLICATION #** MAILING ADDRESS 13542 Bellingham D. RZ-24-1353 CITY Tampa STATE IL ZIP33625 PHONE \$13-340-4623 NAME Linda Cooper APPLICATION # MAILING ADDRESS 5603 Pine Bay DR RZ-24-1353 CITY TOMPO STATE FL ZIP 33625 PHONE 813-541-5929 (VS) PLEASE PRINT APPLICATION # NAME Kimberly Jones RZ-24-1353 MAILING ADDRESS 5620 Pine Bay DR CITY Tampo STATE FL ZIP 33625 PHONE 813 - 404 - 2399 (VS)

PAGE 5 OF 7

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING						
APPLICATION #	NAME BUSSELL Horton					
RZ-24-1353	MAILING ADDRESS 5617 Pine Bay Drive					
(US)	CITY Tampa STATE FL ZIP 33625 PHONE 863-381-6256					
APPLICATION #	PLEASE PRINT NAME CHUS MANEK					
RZ-25-0270	MAILING ADDRESS 15957 N FLORITH AND					
	CITY WTZ STATE R ZIP33549 PHONE 6139861001					
APPLICATION #	NAME SWARD COSGROVE					
RZ-25-0270	MAILING ADDRESS 1440 N US Hay SO/					
	CITY 1600 6555 STATE FZ ZIP3392 PHONE 23 986 9760					
APPLICATION #	NAME JAMES HOPPUST					
BZ-25-0270	MAILING ADDRESS 14402 NUS 201 CITY THENO STATE 1-6 ZIP PHONE 7274109700					
	CITY WOO STATE UP ZIP PHONE IC 100 100					
APPLICATION #	PLEASE PRINT NAME LAYTON RICKEMES					
RZ 25-0274	MAILING ADDRESS 101 E. KENNEY BUD SOLVE 3700					
	CITY TAMPA STATE ZIP 33607 PHONE (813) 957-722					
APPLICATION #	NAME Kern Cash					
RZ 25-0274	MAILING ADDRESS 903 Gambit Place					
	CITY STATE ZIP ZIP PHONE \$13-294_4/46					

PAGE 6 OF 7

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

DATE/TIME: 6/16/2025 HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** NAME E/12 do Hy Bold, 92 MAILING ADDRESS 617 PTWN Natto 22-25-0274 CITY SEPTIME STATE ZIP 335 PHONE NAME HERBOR L. BELCONSE **APPLICATION #** MAILING ADDRESS 6/7 ROW NATIONAL FOR BZ-25-0274 CITY STATE STATE LE ZHEST PHONE PLEASE PRINT APPLICATION # NAME William Kryppa MAILING ADDRESS 530 Sports man Park Drive 22-25-0274 CITY Softner STATE FL ZIP33584 PHONE 443-521-2762 NAME BRAD KUHL PE APPLICATION # BZ-25-0274 MAILING ADDRESS 5907 HAMPTON OAKS PKWY CITY TAMPA STATE FL ZIP33CtoPHONE 813 253 5311 PLEASE PRINT APPLICATION # NAME KAM(ES) C) ART MAILING ADDRESS 19532 Whispens Brok Dove B72-25-0447 CITY TONG STATE ZIP 3/19 PHONE 8/3 84 971 APPLICATION # NAME Margaret Tagione MAILING ADDRESS 3810 Northdale Bivel, Side 10 R2 25-6447 CITY Tampa STATE FT ZIP325UPHONE 315-491-1501

PAGE 7 OF 7

DATE/TIME: 6/16/25 GPM HEARING MASTER: Pamela To Hatley

EARLY, THIS INFORMATION WILL BE USED FOR MAILING
NAME KNUSHOU POTEL
MAILING ADDRESS 3651 Capital REServe Dr.
CITY Plant City STATE FL ZIP33565PHONE804-862-7483
PLEASE PRINT NAME NIShtha Patel
MAILING ADDRESS 11010 TOC +010 151e way
CITY TAMPA STATE FL ZIP33647 PHONE 813-842-74
NAME Kimgbahen Soni
MAILING ADDRESS 1920 Verdant Pastyre way
CITY Tampy STATE PL ZIP 32647 PHONE 917539347
PLEASE PRINT OUL VESTUANI NAME
MAILING ADDRESS 200) 4 5 # 49
CITY FOC STATE TO ZIP PHONE SEAT -
NAME BIONCH NOWWOOD
MAILING ADDRESS 1877 monitoka Cat
CITY Kissimul STATE TO ZIP 3475 PHONE 407-729-7
PLEASE PRINT NAME
MAILING ADDRESS
CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: June 16, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-0675	Tim Lampkin	Revised Staff Report	Yes
MM 24-0675	Renee Maddison	2. Opposition Presentation Packet	No
RZ 24-1353	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1353	Chris Grandlienard	2. Revised Staff Report	Yes
RZ 24-1353	Tammy Torres	3. Opposition Presentation Packet	No
RZ 24-1353	Chris Frick	4. Opposition Presentation Packet	No
RZ 25-0270	James Hepner	Opposition Presentation Packet	No
RZ 25-0274	Sam Ball	Revised Staff Report	Yes
RZ 25-0274	Elizabeth Belcher	2. Opposition Presentation Packet	No
RZ 25-0447	Chris Grandlienard	Revised Staff Report	Yes
RZ 25-0447	Margaret Tassone	2. Applicant Presentation Packet	No
RZ 25-0500	Todd Pressman	Applicant Presentation Packet	No
RZ 25-0500	Tania Chapela	2. Revised Staff Report	No

JUNE 16, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 16, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag, and introduction

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD): None.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

► Testimony provided.

Pamela Jo Hatley, ZHM, closed MM 24-0675.

D.2. RZ 24-1257

Michelle Heinrich, DS, called RZ 24-1257.

Testimony provided.

Pamela Jo Hatley, ZHM, continued RZ 24-1257 to August 18, 2025, ZHM Hearing.

D.3. RZ 24-1353

Michelle Heinrich, DS, called RZ 24-1353.

- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1353.

D.4. RZ 25-0270

- Michelle Heinrich, DS, called RZ 25-0270.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0270.

D.5. RZ 25-0274

- Michelle Heinrich, DS, called RZ 25-0274.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0274.

D.6. RZ 25-0447

- Michelle Heinrich, DS, called RZ 25-0447.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 25-0447.

D.7. RZ 25-0500

- Michelle Heinrich, DS, called RZ 25-0500.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0500.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:58 p.m.

PD 24-1353 St. Marks's Episcopal

Application No. RZ 24-1353 Todd Pressman

Entered at Public Hearing: ZHM

Exhibit #:

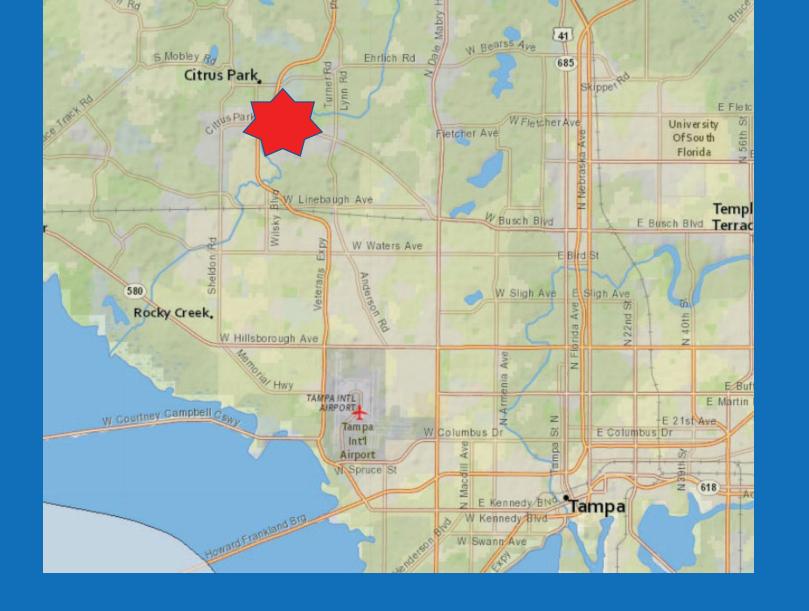
6/16/2025

Church of Tampa, Inc. 9.67 acres









Carrollwood Area





Property Appraiser







St. Mark's Episcopal Church

Alive in Christ, Serving Together, Growing in Love

13312 Cain Road, Tampa, FL 33625 813.962.3089 office@stmarkstampa.org



Kristopher Bryant - Treasurer & Endowment 2024

OF SOUTHWEST FLORIDA INVITES ALL PERSONS INTERESTED TO AN IMPORTANT MEETING

SATURDAY - OCTOBER 8TH AT 5-30 PM

AT THE NW BRANCH YMCA 11018 NORTH DALE MABRY

TO COMMENCE SUNDAY THE 9TH AT II-00 AM ---SAME LOCATION R MICHAEL SWANN - VICAR PH 962-3089 OR 962-7335



Our Rector - The Rev. Robert Douglas



The Rev. Robert C. Douglas, Rector, moved to Florida in 1997. Prior to discer business career in the electronic manufa management positions. He earned a Bac from Franklin Pierce University in Rindge (Cum Laude) from Nashotah House The

After being ordained in 2016, his first ca

1988-1989 St Mark's Builds Church in Carrollwood

The Vestry of the new St Mark's purchased land at the location of what is now the Carrollwood Cultural Ceter. On this property a 2-story church was built. When the church started using this facility, only the marked land to built out. It had a sanctuary, classrooms and offices. When the second floor was built out, it was used as a choir room and classroom.



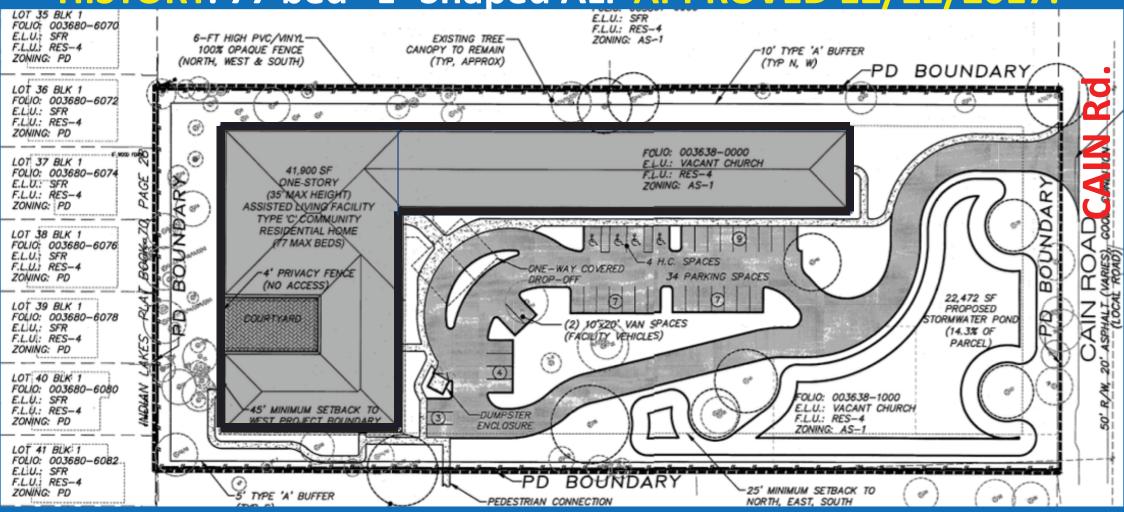
St. Mark's Episcopal Church was established in 1983...350 members

"Hearts and mlnds are renewed though a personal relationship with Jesus"





HISTORY: 77 bed "L" Shaped ALF APPROVED 12/12/2017.



HISTORY, August 2023 MM 23-0951, BOCC approved for Outdoor Storage.

Court Appealed. Now, back to ZHM/BOCC.

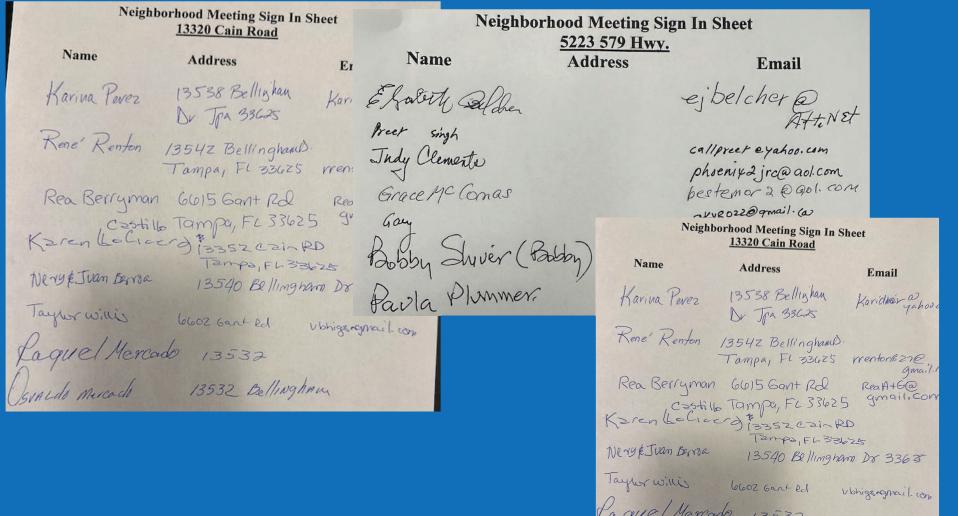
Now: PD 24-1353. virtually same use...

MAJOR MODIFICATION PETITION # MM 23-0951

Upon motion by Commissioner Kemp, seconded by Commissioner Myers, the following resolution was adopted by a 7-0 vote, with the individual commissioners voting as follows:

Cepeda	yes
Cohen	yes
Hagan	yes
Kemp	yes
Myers	yes
Owen	yes
Wostal	yes

WHEREAS, on the 23rd day of August, 2023, St. Mark's Episcopal Church of Tampa, Inc. submitted a major modification petition requesting a change in the PD (17-1112) (Planned Development (17-01112)) zoning classification for the parcel of land described in said petition;



Gracedo Mercodo 13532 Bellingham

Held 2 neighborhood meetings

Development Services Supports.

No Agency Objections, other than Plan. Comm.

Here under a Mediated Settlement Agreement

I am writing on behalf of my clients Tammy Torres, Anthony Torres, and Nolan Rodrick, to express full support for PD24-1353, in compliance with the terms of the Mediated Settlement Agreement dated August 6,2024 and approved by the County Commission on September 10, 2024.

Unfortunately, I will be unable to attend the June 16 hearing to express my clients' support in person, but Mrs. Torres and Mr. Rodrick will be there.

Here is a link to the agenda materials for the September 10, 2024 BOCC approval of the mediated settlement agreement, which we are submitting into the record for PD24-1353: 2024-0080 - Torres Settlement Agenda Item We would like to ensure the case history and settlement agreement are included in the record for this item.

Thanks. Please let us know if you have any questions.

Sincerely,

Jane Graham, Esq.

Florida Bar Board Certified Attorney in City, County, and Local Government Law

TODAY'S APPLICATION <u>USES:</u>

<u>V.S.</u>

PAST APPLICATION USES:

recreational vehicles, private pleasure crafts and utility trailers exterior/open storage of RVs, campers, travel trailers, motor homes, watercraft, and automobiles

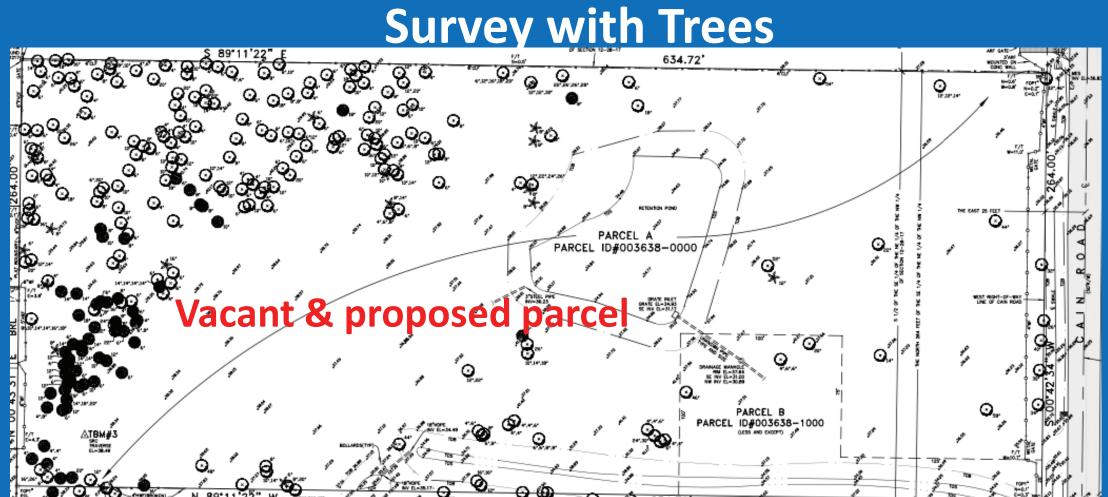
TODAY'S APPLICATION CODE:

V.S.

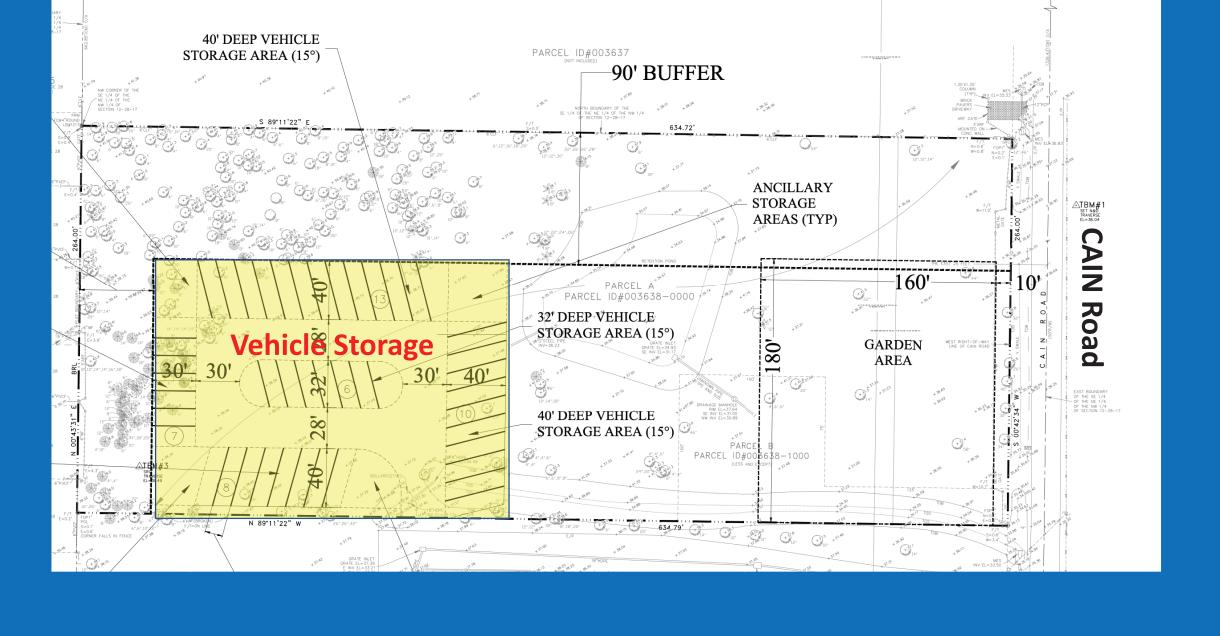
PAST APPROVED: CODE:

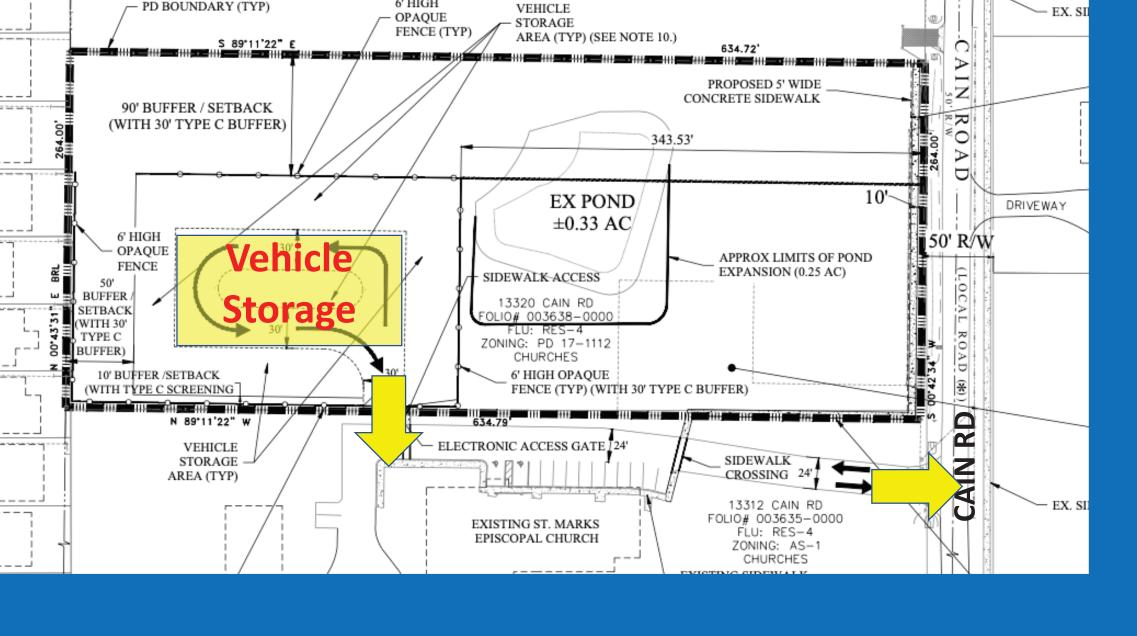
New Code: Under a PD uses proposed is considered a neighborhood serving use. RES-4 OK. *Compatibility*. Required Comp. Amendment to LI

NOT PERMITTED/RESTRICTED: semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle.

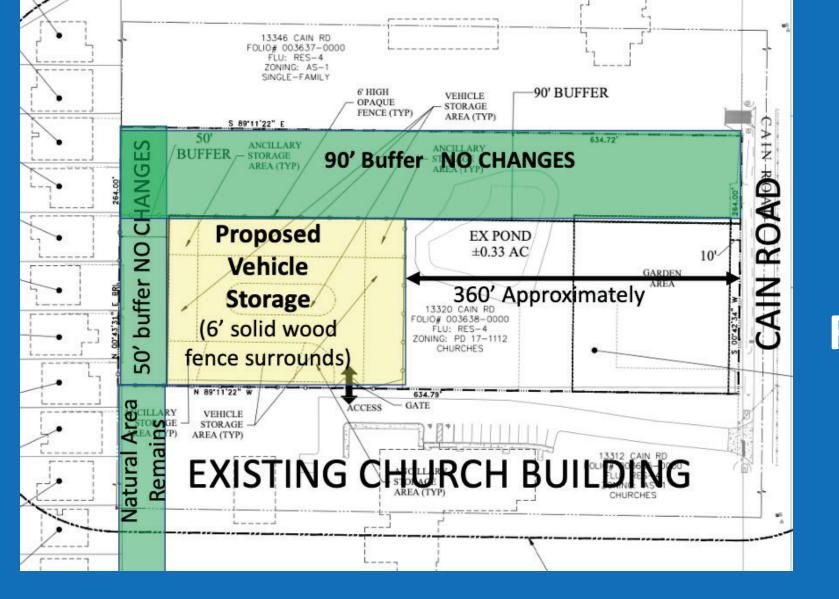


Church building here



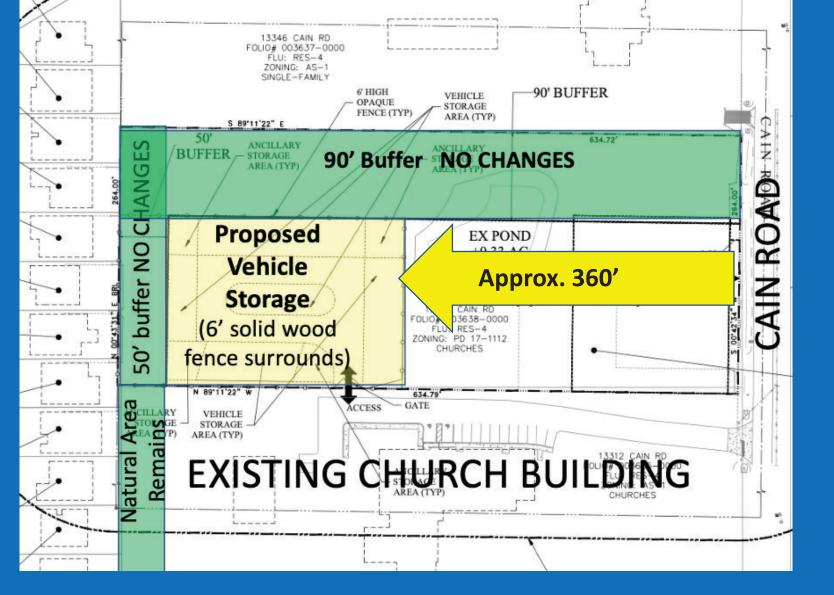


SITE PLAN



Proposed buffer and screening.

Natural Forestation remains



Proposed buffer and screening.

360' buffer to Cain Road

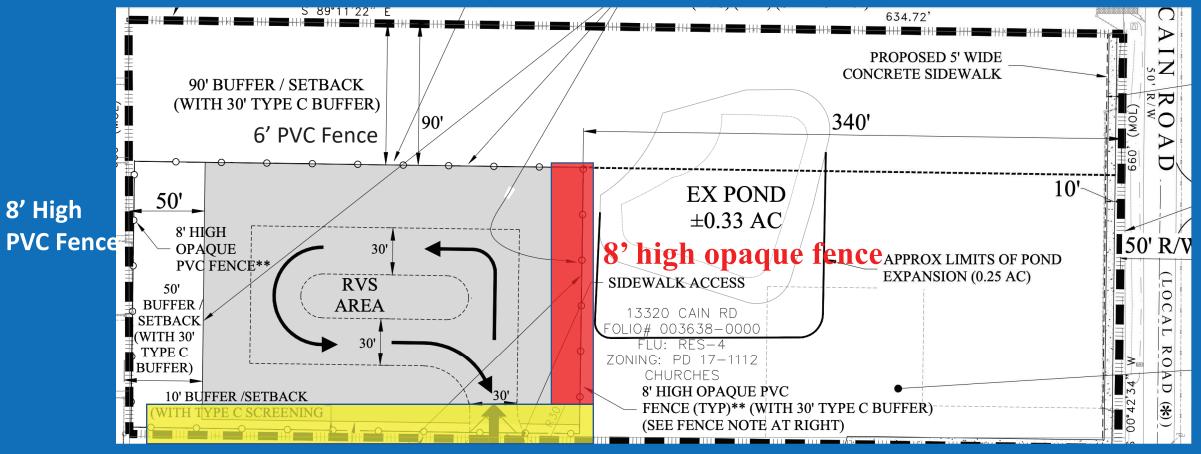


Storage Site on Aerial

Buffering and screening shall be provided where depicted on the general site plan.

- A 90-foot-wide buffer with Type C screening shall be provided along the northern open storage boundary. In lieu of a 6-foot-high masonry wall, a 6-foot-high PVC fence shall be provided. Existing natural forestation shall remain in the buffer, unless requested for removal by Natural Resources staff, to contribute to meeting Type C screening requirements.
- A 50-foot-wide buffer with Type C screening shall be provided along the western open storage boundary. In lieu of 6-foot-high masonry wall, an 8-foot-high PVC shall be provided. Existing natural forestation shall remain in the buffer, unless requested for removal by Natural Resources staff, to contribute to meeting Type C screening requirements.
- 2.3 A 10-foot-wide buffer with Type B screening shall be provided along the southern open storage boundary.
- 2.4 An 8-foot-high fence shall be provided along the eastern open storage boundary.

Buffers & Screening



10' buffer with type "B" screening,

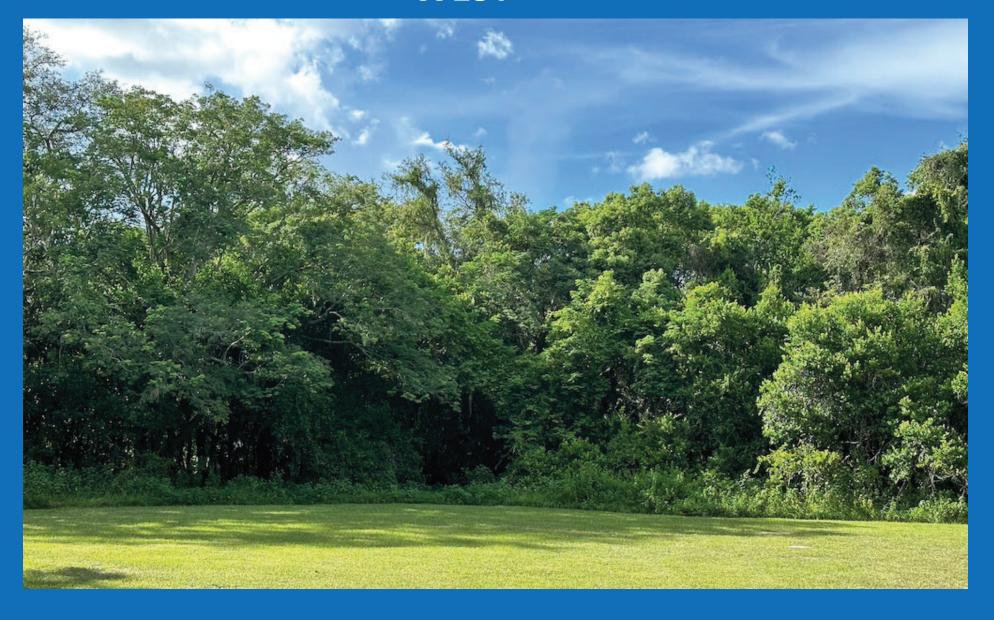
NORTH



NORTH



WEST

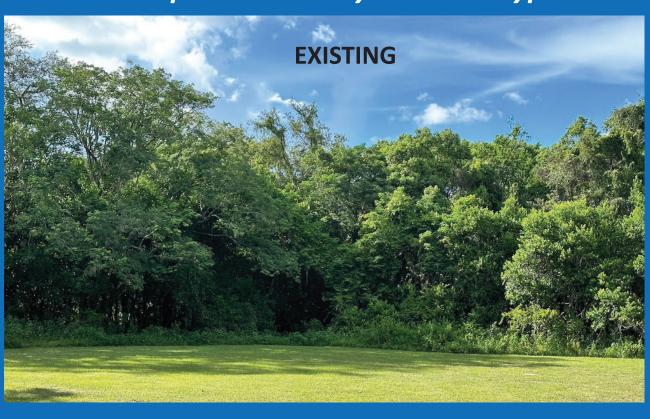


WEST





Zoning Staff, "...the applicant is requesting variations to the site design to allow only a six-foot fence and natural growth screening instead of the required masonry wall and Type "C" Screening'.





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; and b.

A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

a.

Planning Commission – Our Opinion

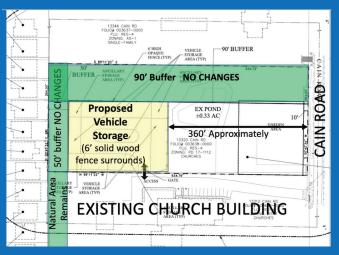
Our opinion, 1) P.C. basically does not agree that the extreme mitigations...natural forestation, extreme setbacks, small scale, fencing, buffering and screening as well as the quiet, no activity, extreme low trips...meets policies. Locational criteria waiver is based upon.

Planning Commission – Our Opinion

Our opinion, 2) No consideration of allowable ALF versus proposed quiet, reduced trip, no infrastructure, tremendously deeper, more dense and higher buffer and screening, tremendously greater setbacks - and vast trees saved.

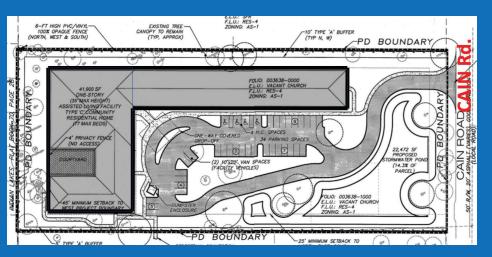
CHOICE: OLD VERSUS NEW

Proposed Vehicles



- Much greater setbacks
- Tremendous trees saved
- Buffers many times increased
- Screening many times increased
- Vehicle trips far reduced
- Noise and activity far reduced
- No structure
- Height and mass many times reduced. No infrastructure

Approved ALF



700		a = 0	277	
EX	18	${ m tims}$	$\mathbf{z} L \mathbf{c}$	ning

I 1 I I (G:	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
PD 17-1112, 77 bed Community Residential Home Type C (LUC 254)	200	14	18

Proposed Use:

Land Use/Size	24 Hour Two-Way	Total Peak Hour Trips	
	Volume	AM	PM
MM 23-0951, 41,893 s.f. Mini-Warehouse as Open Storage Approximation (LUC 151)	61	4	6

I 4 I I (C:		24 Hour Two-Way	Total Pe	ak Hour Trips	
	Land Use/Size		Volume	AM	PM
	Difference		(-) 139	(-) 10	(-) 12

County Transportation Report

REDUCE 139 Trips & peaks

Institute of Transportation Engineers (ITE) does not include data for open storage uses

Viewed as as 41,893 SF Mini Storage!
Not apples & apples.

Land Use Categories

Objective 17: Neighborhood and Community Serving Uses

Certain nonresidential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.1:

Residential support uses (child care centers, adult care centers, churches, etc.) are an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:

a) The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

Policy 8.1:

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

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

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

Comp. 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.

- Comp. Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:
 - 1.a) locational criteria for the placement of non-residential uses as identified in this Plan,
 - 2.b) limiting commercial development in residential land use categories to neighborhood scale;
- 3.c) requiring buffer areas and screening devices between unlike land uses;

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

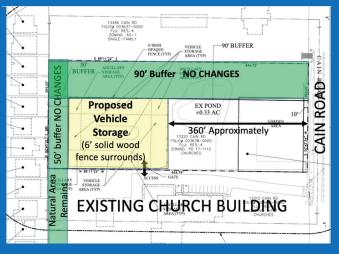
Goal 5: Create a walkable environment that is safe and convenient through the connection of sidewalks, crosswalks, paths and trails that link both natural and built environments **X** 3

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per Objective 1 of the Comprehensive Plan.

GREATER CARROLLWOOD-NORTHDALE COMMUNITIES PLAN

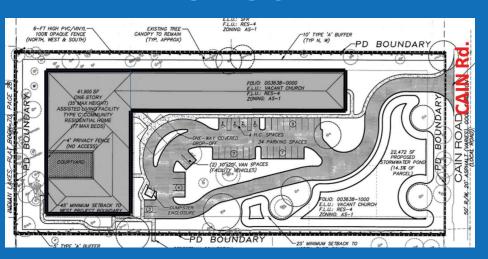
"Greater Carrollwood Northdale Community Plan. The Community Plan seeks to ensure that new development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass, and scale of development is integrated with the existing suburban nature of each neighborhood".

APPROVED



- Much greater setbacks
- Tremendous trees saved
- Buffers many times increased
- Screening many times increased
- Vehicle trips far reduced
- Noise and activity far reduced
- No structure
- Height and mass many times reduced. No infrastructure

PROPOSED



SUMMARY: Approved by BOCC previously

Out with the old and in with the new....improved

- Extremely well planned and mitigated. Good steward of all lands.
 - Mitigation is exceptional
 - Reduced trip rate
 - Meets many policies and objectives
 - Much better plan than current entitlement
 - Thank you for your consideration.

Rezoning Application:

PD 24-1353

Zoning Hearing Master Date:

June 16, 2025

BOCC Hearing Meeting Date:

August 12, 2025



Development Services Department

21.0 APPLICATION SUMMARY

Applicant:

Todd Pressman

FLU Category:

Residential-4 (R-4)

Service Area:

Urban

Site Acreage:

3.88 MOL

Community

Plan Area:

Greater Carrollwood Northdale

Overlay:

None



Introduction Summary:

PD 17-1112 is currently approved for a 77-bed Type C Community Residential Home (CRH). Under MM 23-0951, PD 17-1112 was approved by the BOCC in 2024 to allow for exterior/open storage of RVs, campers, travel trailers, motor homes, watercraft, and automobiles, thus removing the CRH use approval. Comprehensive Plan Amendment 23-16, ("CPA") changing the subject property Future Land Use to Light Industrial — Planned (LI-P) was approved by the BOCC. During the appeal time period before the CPA was to become effective, and accordingly MM 23-0951, the CPA decision was challenged by parties of record. A mediated settlement was reached wherein the applicant agreed to withdraw the CPA to LI-P and further restrict the storage items through a new modification PD request. Since the BOCC approval of MM 23-0951, a Land Development Code ("LDC") amendment has been approved by the BOCC to change the LDC to state that when the Sstorage of Rrecreational Vyehicles ("RV"), Pprivate Ppleasure Ccrafts and Utility Ttrailers is done through a Planned Development (PD) rezoning, it considered a neighborhood serving use and is no longer considered open storage. This allows the use to be considered in the RES-4 Future Land Use (FLU) category pursuant to the Comprehensive Plan commercial locational criteria, rather than requiring a more intense FLU category. Under a PD rezoning, measures that addresses compatibility with the surrounding area can be made. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle.

	Existing	Proposed	
District(s)	PD 17-1112	PD 24-1353	
	Open storage of RVs, campers, travel		
	trailers, motor homes, watercraft like	Open storage of BVs, private pleasure grafts	
Typical General Use(s)	boats and jet skis and automobiles	Open storage of RVs, private pleasure craft and utility trailers	
	Type C Community Residential Home		
	<u>(77-beds)</u>		
Acreage	3.88 MOL	3.88 MOL	
Density/Intensity	n/a <u>3.96 u/a</u>	n/a	
Mathematical Maximum*	n/a <u>15.5 dwellings (5 beds = 1</u> <u>dwelling)</u>	n/a	

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 17-1112	PD 24-1353
Lot Size / Lot Width	n/a	n/a

Application No. 24-1353

Name: Chris Grandlienand

Entered at Public Hearing: 2HM

Exhibit # 2 Date: 6(1612025)

APPLICATION NUMBER: ZHM HEARING DATE: BOCC HEARING DATE:	Jun	24-1353 e 16, 2025 gust 12, 2025	Case Reviewer: Chris Grandlienard, AICP
Setbacks/Buffering Screening	and	South Buffer: 10' wide Buffer with Type C Screening West Buffer: 50' wide Type C Buffer North Buffer: 90' wide Type C Buffer East Buffer: 343' Wide Type C Buffer Front Yard (East): 25 feet Side Yard: 25 feet Rear Yard (West): 45 feet 10' wide buffer/Type A screening (fencing) along north and west; 5' wide buffer/Type A screening (fencing) along south	South Buffer: 10' wide Buffer with Type B West Buffer: 50' wide Type C Screening 8' high fence North Buffer: 90' wide Type C Screening
Max Height		n/a <u>35 feet/1-story</u>	n/a

Additional Information:		
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)	
Waiver(s) to the Land Development Code	None requested as part of this application	

Planning Commission Recommendation:	Development Services Recommendation:
Inconsistent	Approvable, subject to proposed conditions

PD 24-1353 **APPLICATION NUMBER:**

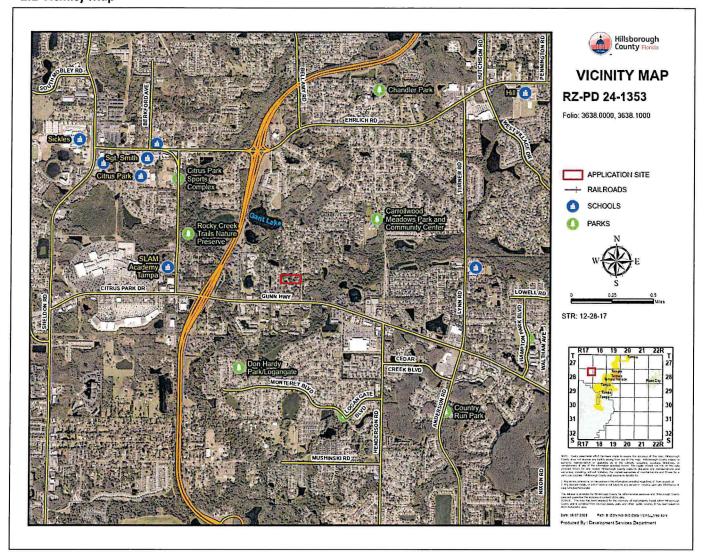
ZHM HEARING DATE: June 16, 2025 **BOCC HEARING DATE:**

August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located West of Cain Road and is located in the Urban Service Area within the limits of the Greater Carrollwood Northdale Plan. The area consists of residential and institutional uses. There is a church immediately south of the site. In the general proximity of the subject site is AS-1 zoning to the north, south, and east. A PD is located to the west.

APPLICATION NUMBER:	PD 24-1353

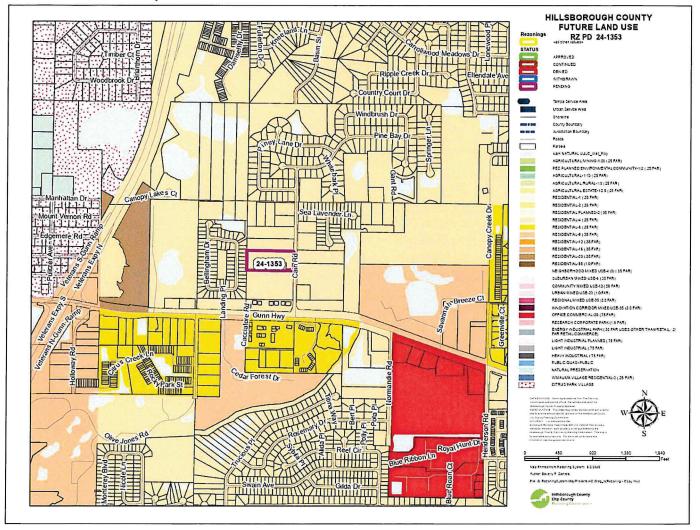
ZHM HEARING DATE: BOCC HEARING DATE:

June 16, 2025 August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



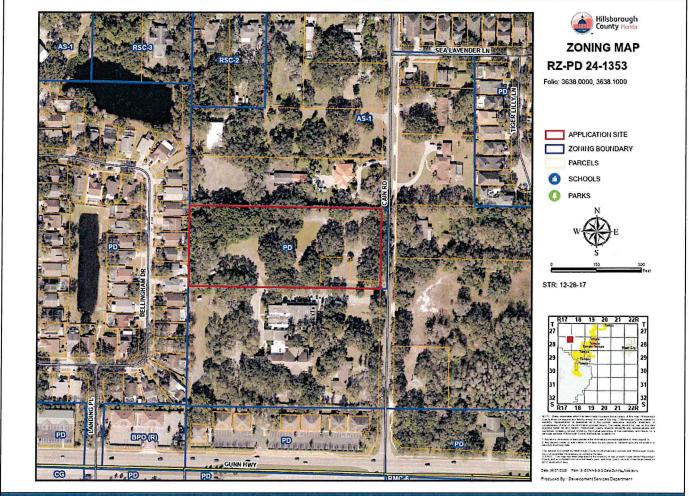
Subject Site Future Land Use Category:	Residential – 4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units/gross acre; 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

ZHM HEARING DATE: BOCC HEARING DATE: June 16, 2025 August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

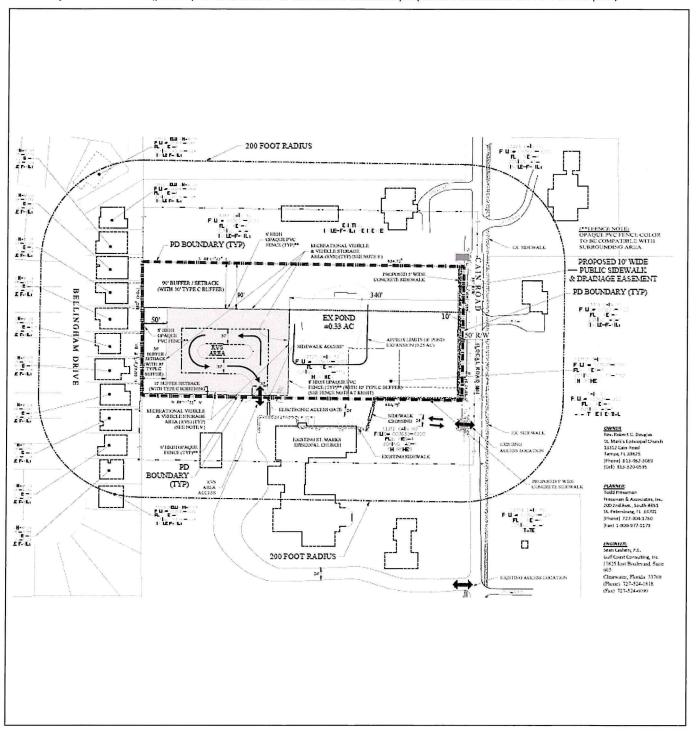


2007 Dec 679	科技技术	Adjacent Zo	nings and Uses	(A) 图 (1) [2] [2] [3] [3] [4] [4] [4] [4]
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Single-family Residential
South	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Church
East	AS-1	AS-1: Min. 1-ac. lot	SF Residential & Agricultural	Single-family Residential, Vacant
West	PD	Per 87-0128	Single-family Residential	Single-family Residential

APPLICATION NUMBER:	PD 24-1353	
ZHM HEARING DATE:	June 16, 2025	
BOCC HEARING DATE:	August 12, 2025	Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

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



PD 24-1353

ZHM HEARING DATE:

June 16, 2025

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	
		2 Lanes	☐ Corridor Preservation Plan	
Cain Rd.	County Local -	⊠Substandard Road	☐ Site Access Improvements	
Calli Nu.	Rural	⊠Sufficient ROW Width (for	☐ Substandard Road Improvements	
		Urban Section)	☐ Other	
		Choose an item. Lanes	☐ Corridor Preservation Plan	
	Choose an	☐ Substandard Road ☐ Sufficient ROW Width	☐ Site Access Improvements	
	item.		☐ Substandard Road Improvements	
	1222	Sufficient NOV Width	☐ Other	
		Choose an item. Lanes	☐ Corridor Preservation Plan	
	Choose an	☐ Substandard Road ☐ Sufficient ROW Width	☐ Site Access Improvements	
	item.		☐ Substandard Road Improvements	
		D Sufficient NOV Width	☐ Other	
		Choose an item. Lanes	☐ Corridor Preservation Plan	
	Choose an	□Substandard Road	☐ Site Access Improvements	
	item.	□Sufficient ROW Width	☐ Substandard Road Improvements	
		Lisamelen Now Width	☐ Other	

Project Trip Generation	\square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	61 <u>200</u>	4 <u>14</u>	6 <u>18</u>
Proposed	61	4	6
Difference (+/-)	No Change (-) 139	No Change (-) 10	No Change (-) 12

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

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

Notes: Although not shown on the PD site plan, staff notes that pedestrian access along the eastern frontage is possible.

Design Exception/Administrative Variance	□ Not applicable for this request	
Road Name/Nature of Request	Туре	Finding
Cain Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

PD 24-1353

ZHM HEARING DATE: BOCC HEARING DATE: June 16, 2025

August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes 図 No	⊠Yes □No	Wetlands Present.
Conservation & Environ. Lands Mgmt.		☐ Yes ⊠ No	☐ Yes ☑ No	
Natural Resources		☐ Yes ☑ No	⊠ Yes □ No	
Environmental Services	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☑ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significant☐ Coastal Hi☐ Urban/Suk☐ Adjacent t	Water Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scen to ELAPP property port Height Restri	iic Corridor	151
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes	•
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ⋈ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ⋈ N/A	□ Yes ⊠ No	☐ Yes ☐ No	□ Yes □ No	
Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees: Mini - Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □ No	☑ Inconsistent☐ Consistent	□ Yes ⊠ No	

PD 24-1353

ZHM HEARING DATE: BOCC HEARING DATE:

June 16, 2025 August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located West of Cain Road and is located in the Urban Service Area within the limits of the Greater Carrollwood Northdale Plan. The area consists of residential and institutional uses. There is a church immediately south of the site. In the general proximity of the subject site is AS-1 zoning to the north, south, and east. A PD is located to the west. The subject property is designated Residential-4 (RES-4) on the Future Land Use map. The Planning Commission finds the proposed use inconsistent with the Comprehensive Plan.

Under the new LDC requirements, the applicant requests to allow the exterior/open storage of RVs, boats pleasure crafts and travel utility trailers. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle. Changes to LDC Section 12.01.00 now reflect that the Storage of RVs, pleasure crafts and utility trailers boats typically serves as a neighborhood serving commercial use that supports residential development and when permitted in a PD district that includes measures that addresses compatibility with the surrounding area, shall not constitute open storage. The applicant has put in place adequate compatibility measures such as enhanced buffering and screening, and operating hours, Additionally, the proposed use is has minimal external impacts, the site will preserve mature trees on-site and there will be no new structures.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

APPLICATION NUMBER:	PD 24-1353	
ZHM HEARING DATE:	June 16, 2025	
BOCC HEARING DATE:	August 12, 2025	Case Reviewer: Chris Grandlienard, AICP

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Revise North and West Buffer to indicate Type C Screening, not Type C Buffer.
- Remove East Buffer from list.
- 3. Revise South Buffer to indicate 10' wide Buffer with Type B.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 7, 2025.

- 1. The project shall be permitted: Exterior/open storage of <u>operable RVs</u>, private pleasure crafts and utility trailers. Not permitted would be semi-trucks, storage containers/shipping containers, construction materials or construction vehicles stored on property. Additionally, there is no maintenance nor the ability to "live" or maintain a residence in any RV type vehicle.
- 2. Buffering and screening shall be provided where depicted on the general site plan.
 - 2.1 A 90-foot-wide buffer with Type C screening shall be provided along the northern open storage boundary. In lieu of a 6-foot-high masonry wall, a 6-foot-high PVC fence shall be provided. Existing natural forestation shall remain in the buffer, unless requested for removal by Natural Resources staff, to contribute to meeting Type C screening requirements.
 - 2.2 A 50-foot-wide buffer with Type C screening shall be provided along the western open storage boundary. In lieu of 6-foot-high masonry wall, an 8-foot-high PVC shall be provided. Existing natural forestation shall remain in the buffer, unless requested for removal by Natural Resources staff, to contribute to meeting Type C screening requirements.
 - 2.3 A 10-foot-wide buffer with Type B screening shall be provided along the southern open storage boundary.
 - 2.4 An 8-foot-high PVC fence shall be provided along the eastern open storage boundary.
- 3. Operating hours shall be from 6 am to 10 pm.
- 4. The project shall take access to Cain Rd. through adjacent folio to the south (i.e. through folio 3635.0000). As shown on the PD site plan, no direct vehicular access to Cain Rd. from the subject PD shall be permitted. Additionally, and with respect to such access:
 - a. Unless otherwise approved through the appropriate process, the developer shall be responsible for any constructing any improvements within the site or easement area needed

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025 Case Reviewer: Chris Grandlienard, AICP

to meet Hillsborough County Land Development Code (LDC), Transportation Technical Manual (TTM) or other applicable rules and regulations; and,

- b. Prior to site/construction plan approval, the developer shall demonstrate that a perpetual, non-exclusive, ingress/egress easement with a minimum width of 24 feet has been recorded in the Official Records of Hillsborough County which effectuates access through adjacent folio 3635.0000. If sole pedestrian access to the subject site is through the adjacent parcel, then the easement shall be expanded to include such pedestrian access route between the permitted uses within the subject PD and the sidewalk that is existing (or to be constructed) within the Cain Rd. right-of-way.
- 5. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 6. Construction access shall be limited to the access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same
- 7. If PD 24-1353 is approved, the County Engineer shall approve a Sec. 6.04.02.B. Administrative Variance (dated April 30, 2024) which has been found approval by the County Engineer (on May 1, 2025). Approval of this Administrative Variance will waive the Cain Rd. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC.
- 8. 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.
- 9. The construction and location of any proposed wetland impacts are not approved by this rezoning, 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, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 10. 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).
- 11. 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.
- 12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the

PD 24-1353

ZHM HEARING DATE:

June 16, 2025

BOCC HEARING DATE:

August 12, 2025

land alterations are restricted within the wetland setback areas.

any implied or vested right to environmental approvals.

condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed

Case Reviewer: Chris Grandlienard, AICP

13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant

- 14. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use, conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 18. The developer shall construct a minimum 5-foot sidewalk along the property's frontage on Cain Road.

PD 24-1353

ZHM HEARING DATE: BOCC HEARING DATE:

June 16, 2025

August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

J. Brian Grady

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

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

APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025

BOCC HEARING DATE: August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

7.0 ADDITIONAL INFORMATION

The Applicant requests three variations to the Land Development Code:

(1) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C: Along the North and West property lines, existing natural forestation will remain in place as screening. Where it exceeds code requirements, it will replace the required screening. Where it does not meet code, code-compliant screening will be provided.

- (2) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C: Along the South property line next to the proposed storage area, a 10' buffer with Type "EB" screening is proposed instead of the required 20' Type "BC". This is justified because the adjacent land is owned by the same applicant (the church) and includes a driveway, not a neighboring residential property, minimizing impact.
- (3) LDC Section 6.06.06, Buffering and Screening Requirements, Subsection C: Along the East side of the storage area, an 8' opaque fence and a 30'. Type "C" buffer is are proposed where Type C screening no buffer is required due to an existing 50' right of way (R/W). This is intended to provide extra screening for visibility from the road, despite Tthe storage area being is set back 340' and partially obscured by mature trees.

Here is a summary of the arguments the applicant has made for the variations:

- Enhanced Screening: The proposed buffers offer greater height, density, and width than code requires, resulting in superior visual and noise screening for neighbors.
- Minimal Impact Use: The vehicle storage use is quiet, generates very low traffic, produces almost no noise, and causes virtually no infrastructure impacts.
- Tree Preservation: The church has made significant efforts to preserve mature trees on-site, demonstrating long-term stewardship of the property.
- Limited Scope of Use: The storage area is small relative to the church's total property and should be viewed as ancillary or accessory. It is fully enclosed by an opaque fence and gated from Cain Road.
- No New Structures: No buildings are proposed—only the fence and vehicles will occupy the area.
- Existing Vegetation as Buffer: The West and North sides of the facility benefit from extensive mature oak trees
 within 50- and 90-foot buffers, respectively. These, combined with the fence and any county-required
 plantings, will create an effective visual barrier.

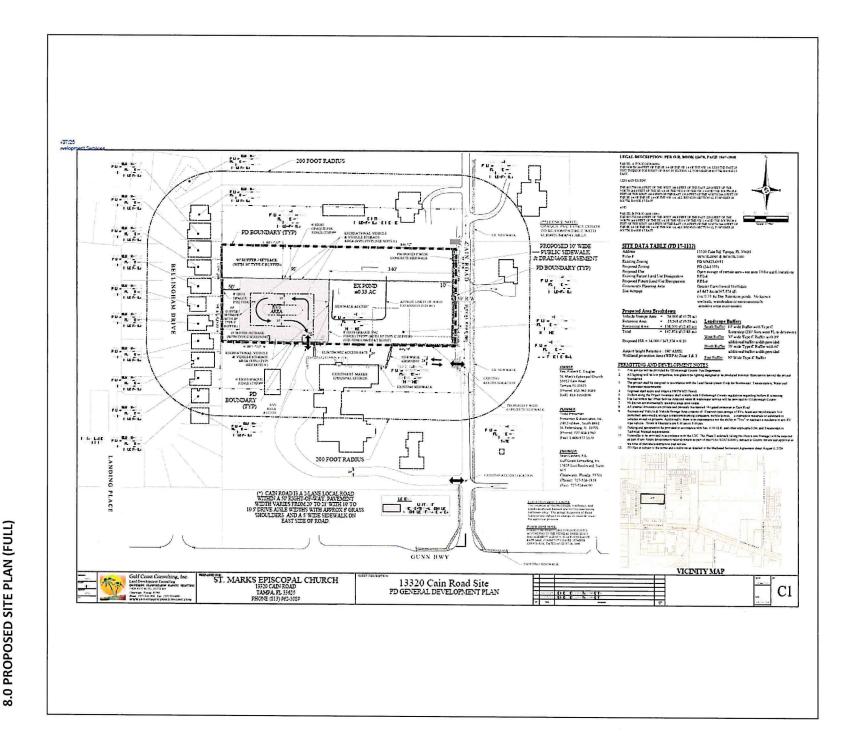
Staff supports approval of the requested variations based on the applicant's efforts to exceed screening requirements and preserve mature vegetation. The proposed use involves no new structures beyond an opaque fence, and the storage area is small in scale relative to the overall property. Enhanced buffers, existing tree coverage, and site design provide effective visual screening well beyond code requirements. Given the site context, including ownership of adjacent land, the variations are reasonable and consistent with the intent of the land development code.

ZHM HEARING DATE: BOCC HEARING DATE:

APPLICATION NUMBER:

June 16, 2025 August 12, 2025 PD 24-1353

PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-1353

ZHM HEARING DATE: June 16, 2025 BOCC HEARING DATE: August 12, 2025

Case Reviewer: Chris Grandlienard, AICP

9.0 FULL REVISED TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO, ZOMING TECHNICIAN, Development Services Department		DATE: 6/8/2025 Revised: 6/12/2025
REVIEWER: James Ratliff, AICP, PTP, Principal Planner		AGENCY/DEPT: Transportation
PLANN	NING AREA: GCN	PETITION NO: PD 24-1353
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed or attached condition	ns.
	This agency objects, based on the listed or attached conditions.	

CONDITIONS OF APPROVAL

- 1. The project shall take access to Cain Rd. through the adjacent folio to the south (i.e. through folio 3635.0000). As shown on the PD site plan, no direct vehicular access to Cain Rd. from the subject PD shall be permitted. Additionally, and with respect to such access:
 - a. Unless otherwise approved through the appropriate process, the developer shall be responsible for any constructing any improvements within the site or easement area needed to meet Hillsborough County Land Development Code (LDC), Transportation Technical Manual (TTM) or other applicable rules and regulations; and,
 - b. Prior to site/construction plan approval, the developer shall demonstrate that a perpetual, non-exclusive, ingress/egress easement with a minimum width of 24 feet has been recorded in the Official Records of Hillsborough County which effectuates access through adjacent folio 3635.0000. If sole pedestrian access to the subject site is through the adjacent parcel, then the easement shall be expanded to include such pedestrian access route between the permitted uses within the subject PD and the sidewalk that is existing (or to be constructed) within the Cain Rd. right-of-way.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 3. Construction access shall be limited to the access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same
- 4. If PD 24-1353 is approved, the County Engineer shall approve a Sec. 6.04.02.B. Administrative Variance (dated April 30, 2024) which has been found approval by the County Engineer (on May 1, 2025). Approval of this Administrative Variance will waive the Cain Rd. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone from Planned Development (PD) to PD, for an area consisting of two parcels, totaling +/- 3.847 ac. The property is currently zoned as Planned Development (PD) 17-1112, which is approved for a 77 bed Type C Community Residential Home. The applicant is seeking approval for the following uses: Exterior/open storage of RVs, private pleasure crafts and utility trailers.

The applicant is proposing a single development option, i.e. they are not pursuing a 2nd development option which would potentially permit direct access to Cain Rd. as was proposed during a 2023 zoning effort. Previously this single option would not have been allowed, since both properties are not included in the same PD and such 2nd option would have been necessary to provide for continued access to the development in the event the church property (or subject site) changed ownership and any new owners of the church did not agree to continue such access arrangement.

Since the 2023 application, state law changed which allowed property owners the ability to grant an easement to themselves (i.e. an easement through one property they own to provide access to another property they own). Based on this law change and the single proposed development option proposed for this zoning effort (i.e. which takes its sole access to the south), staff has proposed a condition which requires the applicant to record an easement, which will memorialize the single access arrangement (i.e. to serve the proposed PD through the commonly owned church parcel to the south, folio 3635.0000).

Consistent with Sec. 6.2.1.C. of Development Review Procedures Manual requirements, given that the project generates fewer than 50 peak hour trips, the developer was not required to submit a site access analysis to process this request. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario and consistent with methodology developed and used for a number of years to evaluate impacts for open storage projects. Since the Institute of Transportation Engineers (ITE) does not include data for open storage uses, a methodology is applied whereby the project's acreage (3.847) is multiplied by the maximum floor area ratio of the underlying Future Land Use Designation (in this case R-4 with a maximum FAR of 0.25). The result, 41,893 s.f., is then analyzed using ITE data for mini warehouse uses (LUC 151). This is staff's best available method of consistent approximating open storage uses across a variety of open storage users. Data presented below is based on the institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

1 111 /0'	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
PD 17-1112, 77 bed Community Residential Home Type C (LUC 254)	200	14	18

Proposed Use:

1 111 /0'	24 Hour Two-Way	Total Peak I	Hour Trips
Land Use/Size	Volume	AM	PM
PD 24-1353, 41,893 s.f. Mini-Warehouse as Open Storage Approximation (LUC 151)	61	4	6

1 - 111 - /0'	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
Difference	(-) 139	(-) 10	(-) 12

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Cain Road is a 2-lane, undivided, local, substandard road characterized by +/- 10 to 10.5-foot-wide travel lanes in average condition. The roadway lies within a +/- 50-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks along the east side of Cain Rd. in the vicinity of the project. There are no bicycle facilities along Cain Rd. in the vicinity of the proposed project.

SITE ACCESS

The project will be served via a single vehicular access connection to Cain Rd. Access to the site is through the adjacent church parcel to the south of the project. Staff has required recordation of a perpetual access easement to memorialize this arrangement, as further described hereinabove.

Turn lanes are not required pursuant to Sec. 6.04.04.D. of the LDC.

ADMINISTRATIVE VARIANCE REQUEST - CAIN RD. SUBSTANDARD ROAD

As Cain Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance request (dated April 30, 2025) from the Sec. 6.04.03.L. requirement to improve the public roadway network, between the project access on Cain Rd. and the nearest roadway meeting an applicable standard, to County standards. Based on factors presented in the request, the County Engineer found the request approvable (on May 1, 2025).

If PD 24-1353 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Cain Rd. was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. As such, LOS information for this project cannot be provided.

Ratliff, James

From:

Williams, Michael

Sent:

Thursday, May 1, 2025 5:43 PM

To:

Sean Cashen

Cc:

todd@pressmaninc.com; Grandlienard, Christopher; Ratliff, James; Drapach, Alan; Tirado, Sheida; De

Leon, Eleonor; PW-CEIntake

Subject:

FW: RZ-PD 24-1353 - Administrative Variance Review

Attachments:

24-1353 AVReq 05-01-25.pdf

Importance:

High

Sean,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-1353 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

P: (813) 307-1851 M: (813) 614-2190 E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Thursday, May 1, 2025 4:36 PM

To: Williams, Michael < Williams M@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ-PD 24-1353 - Administrative Variance Review

Importance: High

Hello Mike,

The attached AV is Approvable to me, please include the following people in your response email:

scashen@gulfcoastconsultinginc.com todd@pressmaninc.com grandlienardc@hcfl.gov ratliffja@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: <u>TiradoS@HCFL.gov</u>

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form:	
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	➤ New Request
Submittal Number and	■1. Substandard Road - Cain Rd. 1-8-25 4.
Description/Running History (check one and complete text box	Z. Substandard Road - Cain Rd. 4-30-25 ☐5.
using instructions provided below)	□ 3. □6.
submittal number/name to each separate request number previously identified. It is critical that the a	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the
Project Name/ Phase 13320 Cain Roa	d; PD 24-1353;
	uture communications and submittals of additional/revised information relating to this variance.
003638-0000 ar	nd 003638-1000
Folio Number(s)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Sean P. Cashen, P.E.
Important: All Administrative Variances (AV) and Do State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the
Current Property Zoning Designation	PD MM23-0951
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional — 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 24-1353
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A
	er for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



Gulf Coast Consulting, Inc. Land Development Consulting

ENGINEERING TRANSPORTATION PLANNING PERMITTING

13825 ICOT Boulevard, Suite 605 Clearwater, Florida 33760

Phone: (727) 524-1818 Fax: (727) 524-6090

April 30, 2025

Mr. Michael J. Williams, P.E. Development Review Director, County Engineer Hillsborough County 601 East Kennedy Blvd., 20th Floor Tampa, Florida 33602

Dear Mr. Williams:

RE: PD 24-1353

13320 Cain Road Site – Administrative Variance for Cain Road FOLIO #'s 003638-0000 and 003638-1000.

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03. L. of the Hillsborough County Land Development Code (LDC), which states:

Sec. 6.04.03. L – Existing Facilities – Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access.

L. Existing Facilities

1. Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

The subject property is in for the rezoning process, as is shown on the attached **PD Site Plan**. This variance is to request that the developer not be required to meet 6.04.03. L. criteria of improvements and upgrading of existing roadways to conform with standards for new roadways of the same access class.

This Administrative Variance is part of a rezoning request to change the existing zoning on 3.85 acres from PD MM23-0951 (previously approved May 9, 2024) to PD 24-1353. This rezoning request is mandated by the Mediated Settlement Agreement dated August 6, 2024. The PD zoning requested is for a proposed Vehicular Storage Area of approx. 35,000 sf within this parcel located just north of the existing St. Marks Episcopalian Church.

The LDC allows for relief of certain standards of Section 6.04.02 Access Management, subject to providing the following information and justifications.

- 1. Site Information: FOLIO #'s 003638-0000 and 003638-1000.
- 2. Associated Application Numbers: RZ PD 24-1353
- 3. Type of Request: Administrative variance to Section 6.02.04 B
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.L is sought.*
- 5. Description of what the LDC/zoning conditions require: *Improvements and upgrading of existing roadways to conform with standards for new roadways of the same access class.*
- 6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): Cain Road has an approximate 50-foot wide right-of-way with approximately 10-foot to 10.5-foot wide travel lanes and pavement width varies from 20 feet to 21 feet along this section of the roadway in the vicinity of this proposed PD. The existing pavement condition appears to be good. There are no paved shoulders or bike lanes. The existing grassed shoulders are approx. 6 feet in width at approx. 6% slope and appear to be adequate. Sidewalk exists on the east side of this roadway but no sidewalk on the west side / project side. There are no known or observed drainage deficiencies or vehicular off-tracking adjacent to Cain Road.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.02.04.B.3. criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

The proposed Outdoor Storage facility connects to the church driveway which connects to Cain Road which is a substandard local 2-lane road. An Administrative Variance is required for "access" to substandard Cain Road via the church driveway. No additional driveway connections to Cain Road are proposed as part of this proposed Outdoor Vehicle Storage use.

a. There is an unreasonable burden on the applicant. Due to the existing right-of-way of 50 feet, and the County standard Roadway Section for a 2-lane rural road per the TS-7 Detail with 96 feet of right-of-way, this roadway cannot be brought up to TS-7 standards due to the existing constrained right-of-way.

The Typical Section (TS) for this rural local roadway to meet county standards is the TS-7 Detail. The required right-of-way for the TS-7 is 96 feet. The observed right-of-way is 50 feet near the site. These measurements and the corresponding requirements of the TS-7 are shown in the table below (All measurements are approximate and vary along the roadway.):

Design Element	TS-7 Requirement	Observed and Proposed Conditions	
Sod area for fence/hedge clearance (Outside of sidewalk)	2 feet on both sides	Sidewalk to be provided by subject developer on west side of	
Sidewalk	5 feet on both sides	Cain Road within project site. Existing 5' sidewalk on east side	
Sod area (Inside sidewalk)	2 feet on both sides	of Cain Road. The developer we meet the requirements of 2 fer of sod on either side of the proposed five-foot wide sideway within project site on west side of road.	
Swale and clear zone and depth of swale	27 feet total each side consisting of 8' shoulder and 19' wide swale; 2 feet swale depth		
Shoulder widths	8 feet (5' paved)	6' grassed shoulder	
Right-of-Way widths	96 feet	Approx 50 feet	
Lane widths	12 feet	10 – 10.5 feet	

Therefore, proposed roadway improvements cannot meet the TS-7 requirements within this constrained 50-foot right-of-way.

- b. The variance would not be detrimental to the public health, safety, and welfare. The variance is not expected to be detrimental to the public, health, safety, and welfare because the projected traffic increase as a result of this outdoor storage use is minimal and should not adversely affect the level of service or functioning of Cain Road. The trip generation associated with this project is very low. There is no category for Outdoor Vehicle Storage as a traffic generator in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. An outdoor vehicle storage facility will result in very infrequent traffic as a result of unloading and retrieving vehicles interspersed with weeks or months of dormancy (no traffic generation) when the vehicles are stored. As a result, due to the very low and sporadic traffic generation for such a use, ITE has not studied this category as a significant traffic generator.
- c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Due to the right-of-way constraints of Cain Road it is not possible to meet the TTM TS-7 roadway standards. Thus, without the variance, reasonable access cannot be provided to the existing church driveway which connects to Cain Road.

April 30, 2025 Page 4 of 5

Enclosed for your review are the following:

Location Map Aerial; PD General Site Plan; TS-7 Detail

April 30, 2025 Page 5 of 5

If you have any questions/comments regarding this request, please call me at (727) 524-1818.

Sincerely,	Digitally	
sean p	signed by	
cashe	Sean p cashen Date: 4.30 2025.04.30	This item has been digitally signed and sealed by Sean P. Cashen, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
S [,] an ^F . Cashen, P.E. I Principal	-04'00'	
Based upon the inform	nation provided by the applicatio	n, this request is:
Disapproved		
Approved with	h Conditions	
Approved		
If there are any further (813) 276-8364.	r questions or you need clarificat	ion, please contact Sheida L. Tirado, P.E. at
Sincerely,		

Michael J. Williams, P.E. Hillsborough County Engineer

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

MEDIATED SETTLEMENT AGREEMENT

WHEREAS there currently exists a dispute between TAMMY TORRES,

ANTHONY TORRES, AND NOLAN RODRICK (hereinafter "Petitioners"),

HILLSBOROUGH COUNTY, (the "County"), and ST. MARK'S EPISCOPAL CHURCH

OF TAMPA, INC., ("Church"), which dispute includes, but is not limited to, the facts and

circumstances related to or arising out of the lawsuits styled TAMMY TORRES and

ANTHONY TORRES v. HILLSBOROUGH COUNTY, CASE NO. 24-2136CM (DIVISION

OF ADMINISTRATIVE HEARINGS) (the "DOAH Case"), and NOLAN RODRICK,

TAMMY TORRES, AND ANTHONY TORRES v. HILLSBOROUGH COUNTY, AND ST.

MARK'S ESPISCOPAL CHURCH OF TAMPA, INC., 2024 CA 005729 (13TH JUDICIAL

CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY) (the "Writ Case") and, or otherwise

arising out of the County's granting of Comprehensive Plan Amendment 23-16 and St.

Mark's rezoning application MM 23-0951 (the "Lawsuits"); and

WHEREAS the County denies any wrongdoing or unlawful acts on the part of the

County's elected officials, appointed officials, agents, employees, or others for whom the

County could be held liable; and

WHEREAS the parties have determined that their respective interests would best

be served by completely resolving, compromising, and settling the existing or possible

disputes, disagreements and controversies between them without additional delay,

litigation, or litigation of any federal, state or other cause yet unfiled; and

WHEREAS the parties are satisfied that the terms and conditions of this Mediated

Settlement Agreement set forth below are fair, reasonable, and adequate, and in

consideration of the mutual promises and covenants exchanged, and other good and

Application No. R2.24-1353
Name: Tammy Torres

Entered at Public Hearing: ZHM

Exhibit # _ _ _ Date: 6/16/2025

111

valuable consideration as set forth in this Agreement, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, hereby acknowledge and agree to the following:

- 1. Parties agree that the Church will submit the New PD reflecting the parking of RVs, boats, and travel trailers on the 13320 Cain Road Site (the "Site"), which must satisfy the limitations and conditions stated in this Agreement, to which Petitioners will not object. Petitioners will cooperate to effectuate this Agreement, including, but not limited to, Petitioners speaking in favor of the passage of the New PD at all meetings and hearings. The mechanism to allow RVs, boats, and travel trailers on the Site will be via a new PD application (the "New PD").
- 2. After the Board approves the "New PD", then the Church will withdraw the application for the small-scale land use amendment to change Res-4 to LI-P ("LI-P Application"). RES-4 will remain in place. The County will determine the process to effectuate this Agreement. Once the Church withdraws the LI-P Application, Petitioners will dismiss the DOAH case and will dismiss the Writ Case.
- 3. Parties agree that Church's requested use is limited to the parking of RVs, boats, and travel trailers on site, subject to the conditions and limitation herein. No mobile homes (as defined in Article XII of Hillsborough County Land Development Code, and also including, but not limited to, Park Models) ("Mobile Homes") are permitted on site.
- 4. The Parties stipulate to abatement of the DOAH Case and Writ Case pending approval by the Hillsborough County Board of County Commissioners (the "Board" or "BOCC") of the Settlement Agreement and the New PD. In the event the Settlement Agreement or New PD is not approved by the BOCC, Parties will meet within

thirty (30) days to discuss an alternative settlement. In the event no such alternative is found, Parties will resume litigating the Lawsuits. The County Staff will recommend this Agreement be approved by the BOCC.

5. Limitations on use and site plan:

- a. No Mobile Homes parked on Site
- b. No Mobile Homes are permitted to enter the Site
- c. Applicant must provide, as part of the New PD Application, a vehicle turning template to validate the size of the vehicles allowed to use the Site.
- d. Church will pay for any road improvements required by the BOCC or the County during the development of the New PD
- e. If allowed by the County, the Church will install at least one sign, 4 x 4, no taller than 6 feet on site identifying the parking lot entrance.
- f. Access will be on the existing northern driveway into the Church on Cain Road.
- g. Hours of operation will be between 6:30 a.m. and 9:00 p.m.
- h. Parking of the RVs, campers, travel trailers, and watercraft will be in the designated areas shown on the New PD (the "RVS"), which will be in the same footprint as the approved PD MM 23-0951. This will not restrict parking of automobiles for the Church, its patrons, vendors, or on site visitors, on the adjacent Church property.
- i. The Church will install an 8-foot fence on the eastern boundary of the RVS and a 6-foot fence on remaining three sides of the RVS. The 8-foot fence will be constructed from PVC in a shade compatible with the surrounding area. In the event the fence is damaged, Church must repair it to its prior condition within thirty (30) days. For clarity, the New PD will not include a masonry wall along the east border of Cain Road and Petitioners do not object to the removal of the requirement for a masonry wall along the east border along Cain Road.
- j. Electric gate will be installed on site.
- k. Lighting on the site will be low lighting with downlighting to not impact the surrounding neighborhood, and comply with County requirements. The intensity should be the minimum lighting needed for crime

- prevention. If there is a lamppost, it should be aesthetically pleasing and compatible with the neighborhood.
- 6. The shade of the 8-foot fence and requirement to repair the fence within thirty days referenced in Paragraph 5(i) will not be enforced by the County or required to be in the New PD.
- 7. **Cooperation:** Petitioners will cooperate to effectuate this Agreement, including, but not limited to, Petitioners speaking in favor of the passage of the New PD at any neighborhood meeting, public meeting or hearing.
- 8. **Non-Disparagement**: Church management and Petitioners will not disparage or make any negative statement regarding each other, the New PD, or this Agreement. The Parties to this Agreement agree that, unless required to do so by legal process, they will not make any disparaging statements or representations, either directly or indirectly, whether orally or in writing, by word or gesture, to any person or entity whatsoever, about the New PD, the Church or Petitioners, individually or collectively.
- 9. Restrictive Covenant: The requirements under Section 5 will be recorded in a restrictive covenant. Any and all restrictive covenants will be limited to the RVS. Enforcement of the covenant may be by any of the Petitioners, their successors or assigns, or any resident or property owner adjacent to Cain Road or in the Reserve at Woodmont, Traditions at Woodmont, and Woodmont Subdivision. The County will not be a party to the Restrictive Covenant.
- 10. The parties agree to promptly file a Notice of Settlement Agreement with Division of Administrative Hearings and the 13th Judicial Circuit Court as to the above captioned Lawsuits.

- 11. This Mediated Settlement Agreement is subject to the approval of the Board. If the Board fails to approve the Mediated Settlement Agreement, this Agreement shall be null and void.
- 12. This Mediated Settlement Agreement is entered into for the purposes of settling all claims arising from or related to the adoption of Comprehensive Plan Amendment 23-16 and rezoning application MM 23-0951, including, but not limited to those that were or could have been raised in the Lawsuits. No provision of this Agreement or the act of entering into the Agreement itself shall be construed as an admission by the parties as to the validity of the claim, or as to the validity of any defense or avoidance. No provision of this Agreement shall be admissible in any proceeding, except as to enforcement of this Agreement, and as otherwise set forth herein.
- 13. The parties will be responsible for their own attorney's fees and costs. Petitioners, the County and Church waive any claim or entitlement to attorneys' fees or costs other than as set forth herein and agree that neither party nor anyone acting on their behalf will petition any court of competent jurisdiction for an award of attorneys' fees or costs relating to any of the actions or potential actions described in this Mediated Settlement Agreement.
- 14. Notwithstanding Paragraph 4. above, prevailing party attorney's fees are recoverable for the enforcement of the terms of this Mediated Settlement Agreement. The laws of the state of the Florida will be applied to any enforcement action and venue will be exclusively in Circuit Court in Hillsborough County, Florida.

15. Petitioners, the County, fee.	and the Church will each pay 1/3 of the mediation
Dated this 6 th day of August, 2024.	
Jane Graham Counsel for Petitioners	Tammy Torres Anthony Torres
Mary J. Dorman Mary J. Dorman Sr. Assistant County Attorney	Rodrick Nolan Adam Gormly Director of Development Services Hillsborough County
Johanna Lundgren Bailey Sr. Assistant County Attorney	

The state of the s

Jason Margolin

St. Mark's Episcopal Church of Tampa, Inc.

By: ______(Print Name)

Chris Frick

5423 Pine Bay Dr. Tampa, FL 33625

June 16, 2025

To Whom It May Concern:

My name is Chris Frick, and I am a resident of 5423 Pine Bay Drive in the Woodmont neighborhood. I am writing to express my strong opposition to File #RZ-PD 24-1353 — the proposed Planned Development that would allow a portion of land at St. Mark's Church to be used as a storage lot for RVs, private pleasure crafts, and utility trailers.

This proposed development raises several serious concerns:

Visual Impact

Proposed P Foot The sight of large RVs and boats on trailers towering above the existing six-foot vinyl fence would create a significant eyesore, negatively impacting the aesthetic of our neighborhood and diminishing its residential character.

Crime and Safety

Storage lots for vehicles, like other parking facilities, are often associated with an increased risk of criminal activity, including theft and vandalism. The presence of such a facility could attract criminal elements, putting nearby homes and families at greater risk.

Traffic and Road Safety

This development would also lead to increased traffic congestion. Large vehicles towing trailers would cause bottlenecks along Cain Road and Gunn Highway. Gunn Highway is a four-lane road with a posted speed limit of 45 mph and no dedicated turning lane for vehicles turning onto Cain Road. The wide turns required by trailers would likely lead to slowdowns and potential accidents.

Cain Road itself is a narrow, two-lane residential street with no shoulders and no traffic light at the intersection with Gunn Highway. It's also the sole access point for over 250 homes in our area. An accident or overturned RV could block emergency vehicle access, delaying critical police or fire response times.

Drainage and Stormwater Runoff

Converting this land into a vehicle storage lot would require importing and compacting tons of dirt and gravel to support heavy vehicles, significantly reducing the land's ability to absorb stormwater. This would lead to increased runoff onto neighboring properties. After Hurricane Milton, the St. Mark's property experienced significant flooding, with water taking weeks to dissipate. Adding impermeable surfaces will only make the situation worse.

> Application No. 24 - 1353
> Name: Chris Frich Entered at Public Hearing: ZHM Exhibit # 4 Date: 61612025

For these reasons, my wife and I strongly oppose the proposed development. We respectfully urge the board to take these concerns into serious consideration when reviewing this application.

Sincerely, Chris Frick 5423 Pine Bay Dr. Tampa, FL 33625

6/16/2025

PARTY OF RECORD

Norris, Marylou

From: Jane Graham <jane@sunshinecitylaw.com>

Sent: Tuesday, June 10, 2025 10:37 AM

To: Hearings; Dorman, Mary; Clark, Cameron; Gormly, Adam; scott.silverman@akerman.com;

jason.margolin@akerman.com

Subject: Torres and Rodrick support for PD24-1353, June 16, 2025 ZHM hearing

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

Good morning,

I am writing on behalf of my clients Tammy Torres, Anthony Torres, and Nolan Rodrick, to express full support for PD24-1353, in compliance with the terms of the Mediated Settlement Agreement dated August 6,2024 and approved by the County Commission on September 10, 2024.

Unfortunately, I will be unable to attend the June 16 hearing to express my clients' support in person, but Mrs. Torres and Mr. Rodrick will be there.

Here is a link to the agenda materials for the September 10, 2024 BOCC approval of the mediated settlement agreement, which we are submitting into the record for PD24-1353: 2024-0080 - Torres Settlement Agenda Item We would like to ensure the case history and settlement agreement are included in the record for this item.

Thanks. Please let us know if you have any questions.

Sincerely,

Jane Graham, Esq.
Florida Bar Board Certified Attorney in City, County, and Local Government Law Attorney and Founder
Sunshine City Law
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