



Rezoning Application: PD 23-0780

Zoning Hearing Master Date: April 15, 2024

BOCC Land Use Meeting Date: June 11, 2024

1.0 APPLICATION SUMMARY

Applicant: Tampa 92 LLC c/o Todd Pressman

FLU Category: SMU-6 and RES-2

Service Area: Rural

Site Acreage: 77.36 +/-

**Community
Plan Area:** None

Overlay: None



Introduction Summary:

The applicant requests to rezone properties zoned PD 13-0356 (as most recently modified by PRS 22-1090), PD 90-0127 (as most recently modified by PRS 20-0341) and ASC-1. The PD zoned parcels are currently developed with an RV dealership and related accessory uses. Under this application, the PDs will be combined and add in a 2.3 acre parcel zoned ASC-1.

Zoning:	Existing			Proposed
District(s)	ASC-1	PD 13-0356	PD 90-0127	PD 23-0780
Typical General Use(s)	Single-Family Residential and Agriculture	RV sales, display/inventory, service, and accessory retail	RV sales, display/inventory, service, and accessory retail	RV sales, display/inventory, service, and accessory retail
Acreage	2.3	26.4	48.9	77.36
Density/Intensity	1 u/a	0.07 FAR	0.05 FAR	0.05 FAR
Mathematical Maximum*	2 units	80,000 sf	109,900 sf	174,640 sf

*number represents a pre-development approximation

Development Standards:	Existing			Proposed
District(s)	ASC-1	PD 13-0356	PD 90-0127	PD 23-0780
Lot Size / Lot Width	1 acre/150'	n/a	n/a	n/a
Setbacks/Buffering and Screening	50' Front Yard 50' Rear Yard 15' Side Yards	Per site plan	Per site plan	Per site plan
Height	50'	50'	36'	50' /2-stories

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

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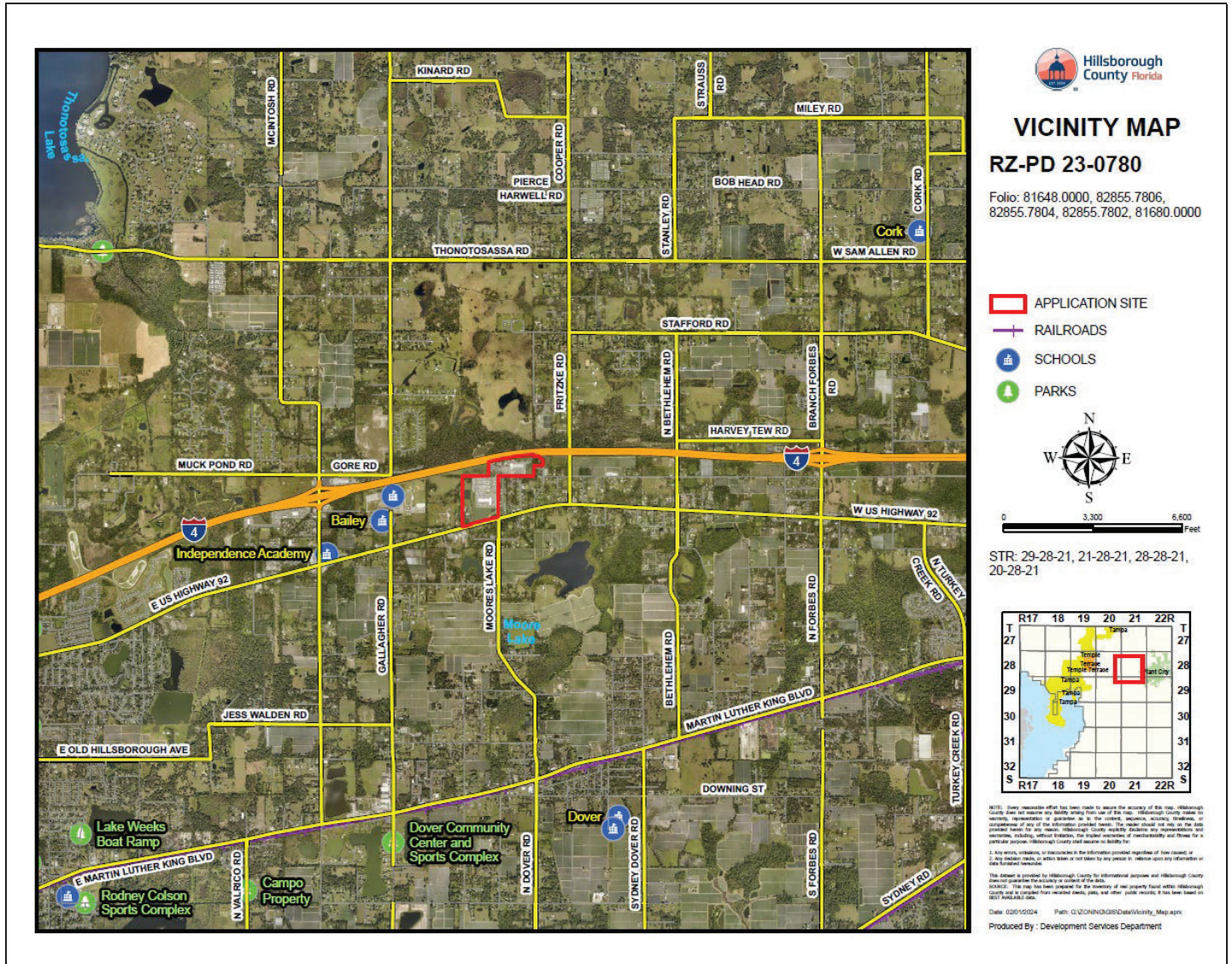
Case Reviewer: Michelle Heinrich, AICP

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

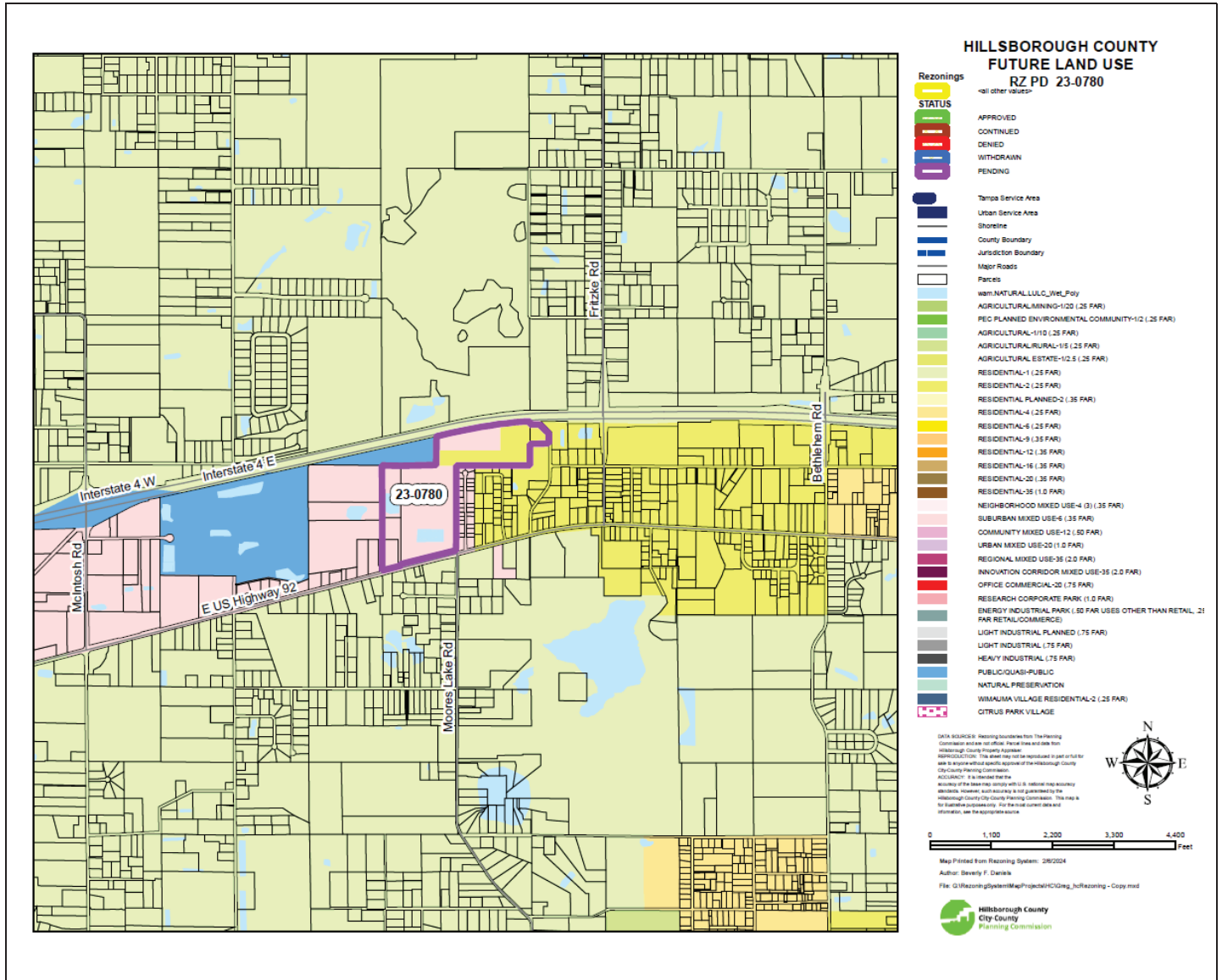


Context of Surrounding Area:

The site is located in the eastern area of Hillsborough County, directly south of Interstate 4. The area is characterized by low density residential, suburban scale residential and agricultural uses. Commercial uses are found along the north and south sides of the interstate. Strawberry Crest High School is found east of the site.

2.0 LAND USE MAP SET AND SUMMARY DATA

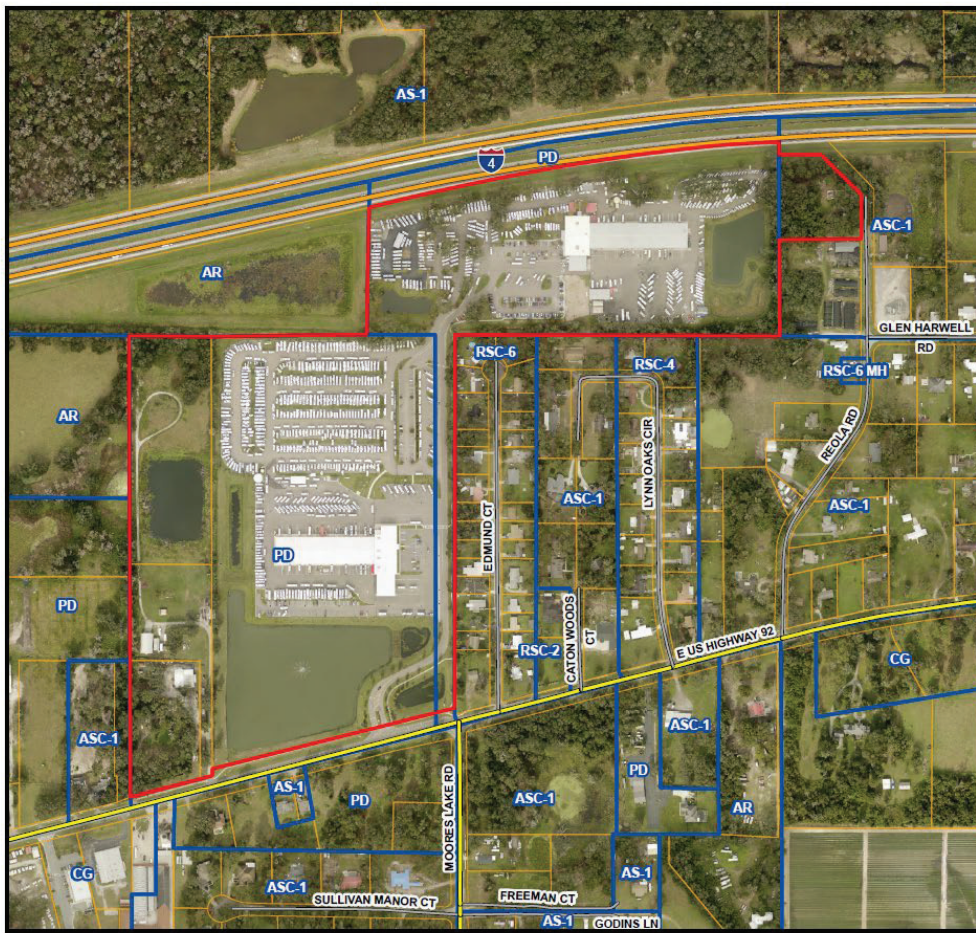
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6 and RES-2
Maximum Density/F.A.R.:	SMU-6: 6 units per acre / 0.25 FAR RES-2: 2 units per acre / 0.25 FAR
Typical Uses:	SMU-6: Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects. RES-2: Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP

RZ-PD 23-0780

Folio: 81648.0000, 82855.7806, 82855.7804, 82855.7802, 81680.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS

Scale: 0 350 700 Feet

STR: 29-28-21, 21-28-21, 28-28-21, 20-28-21

NOTICE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee, in fact or implied, regarding the accuracy, reliability, completeness or any of the information contained herein. The reader should not rely on the data provided herein for any financial, engineering, surveying, planning, or other professional and services, including, without limitation, the design, construction, maintenance and use of any project. Hillsborough County and its employees shall not be held liable for any damages or losses caused by the use of this map. This map has been prepared for the County of Hillsborough County and is not intended for use by any other entity. The map has been prepared in accordance with the provisions of the Hillsborough County Code of Ordinances, Chapter 10, Section 10.01, and the provisions of the Hillsborough County Code of Ordinances, Chapter 10, Section 10.02. The map has been prepared for the County of Hillsborough County and is not intended for use by any other entity. The map has been prepared in accordance with the provisions of the Hillsborough County Code of Ordinances, Chapter 10, Section 10.01, and the provisions of the Hillsborough County Code of Ordinances, Chapter 10, Section 10.02.

Date: 02/21/2024 Path: C:\Users\mheinch\Documents\Zoning_Map.aprx
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR ASC-1	AR: 1 u/5 ASC-1: 1 u/a	AR & ASC-1: Single-Family Residential and Agriculture	AR: Municipal ASC-1: DOT Stormwater
South	RSC-6 ASC-1 AS-1 RSC-4 PD	RSC-6: 6 u/a ASC-1: 1 u/a AS-1: 1 u/a RSC-4: 4 u/a PD: Commercial/Office	RSC-6, RSC-4: Single-Family Residential ASC-1, AS-1: Single-Family Residential and Agriculture PD: Mini-warehouse, office, convenience store	RSC-6, RSC-4, ASC-1, AS-1: Single-Family Residential PD: Undeveloped
West	AR ASC-1 PD	AR: 1 u/5 ASC-1: 1 u/a PD: 0.26	AR, ASC-1: Single-Family Residential and Agriculture PD: Industrial/Business Park	AR: DOT Stormwater ASC-1: Single-Family Residential PD: Vacant

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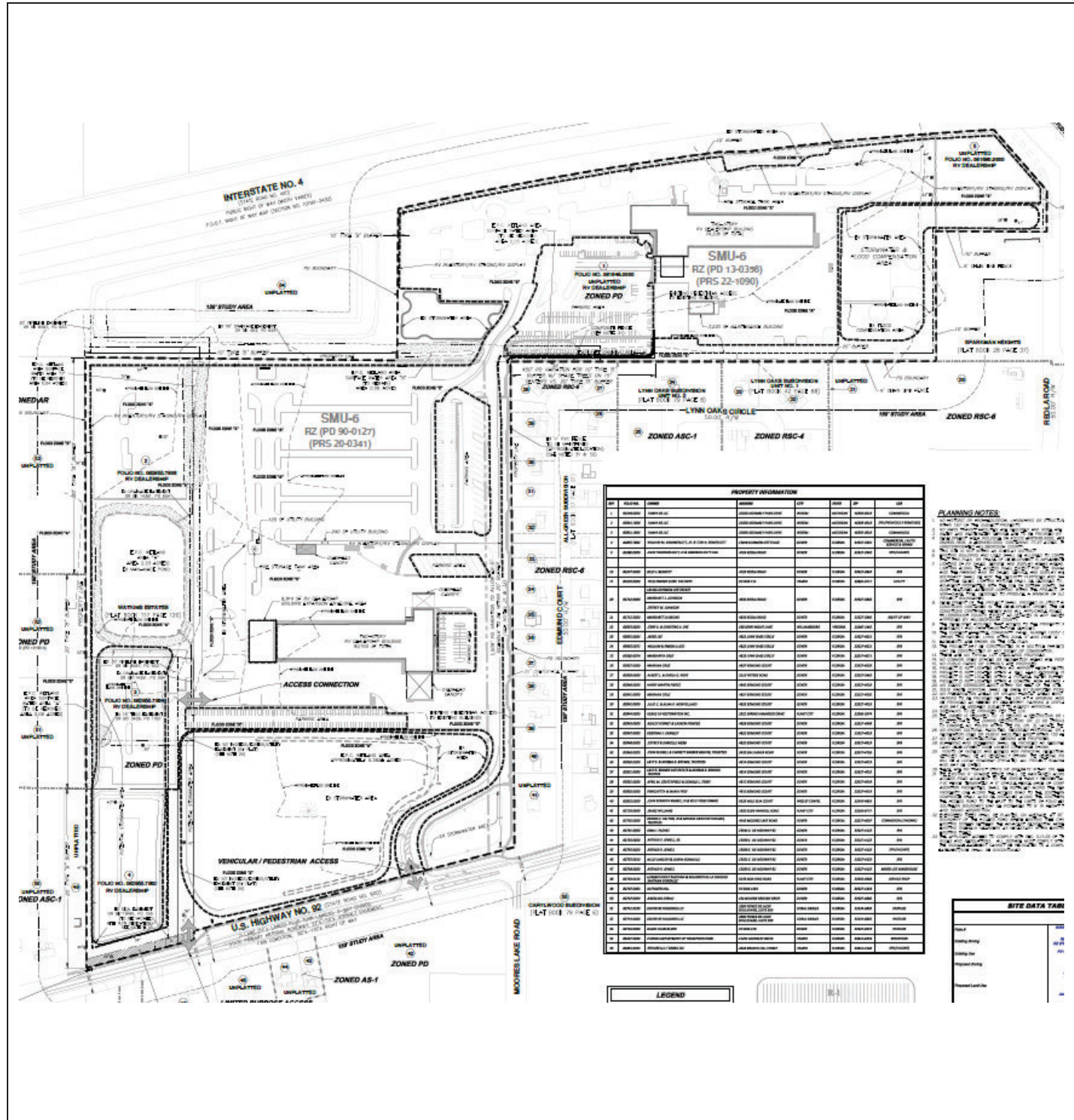
BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Michelle Heinrich, AICP

East	RSC-6 ASC-1	RSC-6: 6 u/a ASC-1: 1 ua/	RSC-6: Single-Family Residential ASC-1: Single-Family Residential and Agriculture	RSC-6: Single-Family Residential ASC-1: Agriculture
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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)



PROPERTY INFORMATION						
NO.	OWNER	ADDRESS	ZIP	AREA	AP	USE
1	SMU-6	...	...	...	...	...
2	SMU-6	...	...	...	...	...
3	SMU-6	...	...	...	...	...
4	SMU-6	...	...	...	...	...
5	SMU-6	...	...	...	...	...
6	SMU-6	...	...	...	...	...
7	SMU-6	...	...	...	...	...
8	SMU-6	...	...	...	...	...
9	SMU-6	...	...	...	...	...
10	SMU-6
11	SMU-6
12	SMU-6
13	SMU-6
14	SMU-6
15	SMU-6
16	SMU-6
17	SMU-6
18	SMU-6
19	SMU-6
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21	SMU-6
22	SMU-6
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36	SMU-6
37	SMU-6
38	SMU-6
39	SMU-6
40	SMU-6
41	SMU-6
42	SMU-6
43	SMU-6
44	SMU-6
45	SMU-6
46	SMU-6
47	SMU-6	...	...	...	...	...
48	SMU-6	...	...	...	...	...
49	SMU-6	...	...	...	...	...
50	SMU-6	...	...	...	...	...

PLANNING NOTES

1. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

2. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE ZONING DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

3. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE ENVIRONMENTAL DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

4. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

5. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE UTILITIES DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

6. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE FIRE DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

7. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE POLICE DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

8. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE HEALTH DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

9. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE SOCIAL SERVICES DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

10. THE PROPOSED SITE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE BOCC. THE BOCC WILL CONSIDER THE PROPOSED SITE PLAN AT ITS REGULAR MEETING ON JUNE 11, 2024.

SITE DATA TABLE	
Area	...
Building Area	...
Site Area	...
Impervious Surface	...
Permeable Surface	...

LEGEND

8-1

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
US 92	FDOT Principal Arterial - Rural	<input checked="" type="checkbox"/> 2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Driveway Modification(s)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,921	929	906
Proposed	1,117	103	172
Difference (+/-)	(-) 7,804	(-) 826	(-) 734

*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	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other ___presumption of a bald eagle nest on site _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Auto Sales (Per 1,000 s.f.) Mobility: \$19,374 Fire: \$313 Rural Mobility, Northeast Fire - RV Sales (unspecified size/structures)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Consistent if compliant with LDC required buffering and screening of employee parking area.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located to the south of Interstate 4, in eastern Hillsborough County. The site is comprised primarily of two existing PDs which allow an RV dealership and related accessory uses. The northern area is located within PD 13-0356 (PRS 22-1090). This area is approved for the RV's sales office, service, and related retail uses, parking, and the inventory, display and storage of RVs. The project's access drive to US 92 is also located within this PD area. Changes in this area include the addition of an employee row of parking along the south and the eastward expansion of RV display, inventory, and staging (zoned 2.3-acre ASC-1 zoned area).

The applicant has proposed a PD Variation to allow a 10 foot wide buffer with screening to consist of a 6-8 high fence and tree plantings where the new employee parking will be located adjacent to residential. An existing sidewalk meanders through the buffer. The additional parking will be limited to employees only to reduce activity throughout the day. This area is currently provided with a 25 foot wide open space buffer with fencing. The proposed employee parking area abuts three single-family homes. These homes are located 35-50 feet from the common property line and oriented away from the subject site. Staff is not supportive of this request due to the size of the project and proposed display, inventory, and staging expansion areas, located away from residential, which could accommodate the employee parking.

The central/western area of the project is currently zoned PD 90-0127 (20-0341). Changes include an expansion of the service center and expansion of the RV display, staging and inventory areas to the west. The western area is used for a sales office, repair/service and storage. Properties to the west are zoned AR, PD and ASC-1. The AR property is used for agriculture and is adjacent to I-4. The PD area is vacant, but approved for a business/industrial park. The ASC-1 zoned property is used for single-family, which is located along US Hwy 92. The residential area will abut a new stormwater pond along US Hwy 92. A 20 foot wide buffer with Type B screening will be provided along the entire western PD boundary. The existing PD is currently approved for a buffering and screening variation along its eastern boundary,

which is adjacent to single-family residential located approximately 50 feet from the property. The 20 foot wide buffer will provide screening (6-8 foot high fencing and trees on 30 foot centers). An existing sidewalk is meanders within the buffer at various distances from the boundary. Under this PD, there is not intensification in this area proposed and the previously approved variation is proposed to carry over into the new PD.



Given the above, staff finds the project compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Site plan submitted for certification per staff recommendations to revise employee parking buffering/screening notation.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 26, 2024.


1. The project shall be limited to an RV dealership to include: the sales and rental of RVs; major auto repair, body work, and painting of RVs (service); inventory, staging and display of RVs; and accessory retail (including auto parts) related to RVs. RV dealership uses which include sales and rental, major auto repair, body work and painting (service), and accessory retail are permitted in both the northern and southern dealership buildings.
2. Notwithstanding individual building sizes noted on the site plan, the project shall be limited to a maximum of 173,086 sf. No building size may exceed the square footage noted on the site plan and shall be located where generally depicted on the site plan.
3. Building heights shall be limited to a maximum of 50 feet / 2-stories.
4. Within the southern dealership building, paint and body work shall occur within the western expansion area of the southern dealership building.
5. RV inventory, staging and display areas shall be permitted where delineated on the site plan and shall maintain a minimum setback of 50 feet from the US Hwy 92 PD boundary, notwithstanding the stormwater pond depicted on the site plan.
6. Employee only parking shall occur where delineated on the site plan. This employee parking area shall not permit customer parking or the inventory, staging and display of RVs.
7. Lighting of RV sales, service, inventory, staging and display areas shall be provided per the Land Development Code. The lighting of the access road (except for the signage at the entrance off U.S. 92), parking areas and RV inventory, staging and display areas which area located south of the 74,336 sf dealership building and east of the 90,160 sf dealership building shall be for security purposes and shall not be illuminated for nighttime sales. Lighting fixtures shall be designed to minimize light trespass onto adjacent properties with the use of cutoff lights, shields, louvers, hoods or other such features.
8. Loudspeakers shall be mounted on the interior of buildings only and shall be oriented and operated in a manner to minimize off-site noise impacts.
9. The hours of operation for service (which includes major auto repair, body work, painting) is limited to Monday-Friday 9:00 am – 6:00 pm and Saturdays 9:00 am – 4:00 pm.
10. Buffering and screening shall be provided as shown on the site plan.
 - a. Per the PD Variation, a 20 foot wide buffer shall be required along the eastern PD boundary, east of the access drive. A 5 foot wide sidewalk shall be permitted within this buffer. Screening shall consist of a 6 – 8 foot high PVC fence or 6 – 8 foot high 100% opaque fence made of composite materials. A row of

evergreen shade trees which are not less than 10 feet in high at the time planting, a minimum of two-inch caliper, and are spaced no more than 30 feet apart shall be provided. Existing trees, if meeting this requirement, can be used.

- b. A 20 foot wide buffer shall be required along the southern PD boundary, adjacent to employee only parking. A 5 foot wide sidewalk shall be permitted within this buffer. Screening shall consist of a 6 – 8 foot high PVC fence and/or a 6 – 8 foot high 100% opaque fence made of composite materials. A row of evergreen shade trees which are not less than 10 feet in high at the time planting, a minimum of two-inch caliper, and are spaced no more than 20 feet apart shall be provided.
11. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
 12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the project shall be served by, and limited to, one (1) vehicular access connection to US 92. One (1) additional limited purpose vehicular access shall be permitted as shown on the site plan. Such limited purpose access shall be gated, and shall be restricted to the use of emergency vehicles, any use related to existing or proposed utility easements, and occasional landscape/pond maintenance.
 13. The existing driveway serving folios 82855.7802 and 82747.0025 shall be modified such that it only serves as access to folio 82747.0025. No vehicular access to the proposed PD shall be permitted except as otherwise provided for herein these conditions, and all such access shall be subject to FDOT review and permitting.
 14. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
 15. As US 92 is shown on the Hillsborough County Corridor Preservation Plan, and in accordance with PD&E 435749-1-22-01 and as shown on the PD site plan, the property owner shall preserve 27 feet of right-of-way along the frontage of folios 82855.7804 and 82855.7802 (i.e. the westernmost two parcels with frontage along US 92).
 16. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to comply with Sec. 5.11.09 of the LDC and other applicable rules and regulations with respect to the right-of-way preservation area. All signage shall comply with applicable requirements, and if the signage easements shown on the PD site plan cannot be relocated to a compliant area, the signage easement/use shall be discontinued (except as may be allowed on an interim basis in accordance with Sec. 5.11.09).
 17. Prior to approval of the next increment of development, the property owner will be required to do one of the following as may be available and appropriate in order to cure discrepancies between the existing Watkins Estate Plat (Plat Book 117, Page 120) and the access restrictions described in condition 12, hereinabove:
 - a. Record a restriction and/or other documents in the Official Records of Hillsborough County as necessary to effectuate the access restrictions described in condition 12; or,
 - b. Utilize the Certified Parcel process to combine all folios within the PD (and eliminate the access easement); or,
 - c. Vacate the above referenced Watkins Estate Plat.

Nothing herein this condition shall be construed as requiring vacating of utility easements which require access through the proposed Limited Purpose Access described in condition 12.

- 18. All access to internal driveways must be a minimum of 100 feet from the edge of pavement of the existing or planned future public roadway.
- 19. 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.
- 20. 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.
- 21. 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).
- 22. 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.
- 23. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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 site development approval.
- 24. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

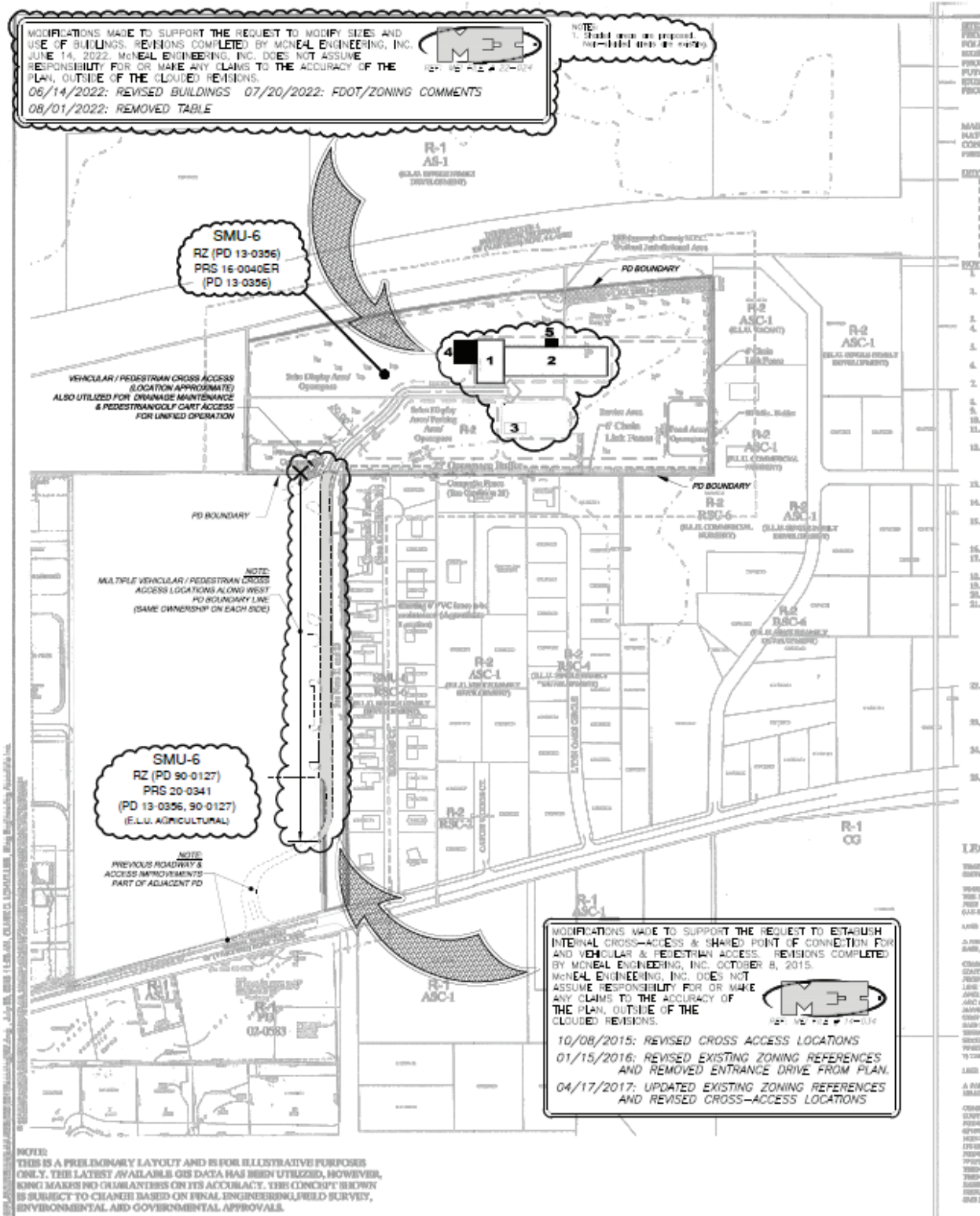
Zoning Administrator Sign Off:	 <small>J. Brian Grady Wed Apr 3 2024 16:26:57</small>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

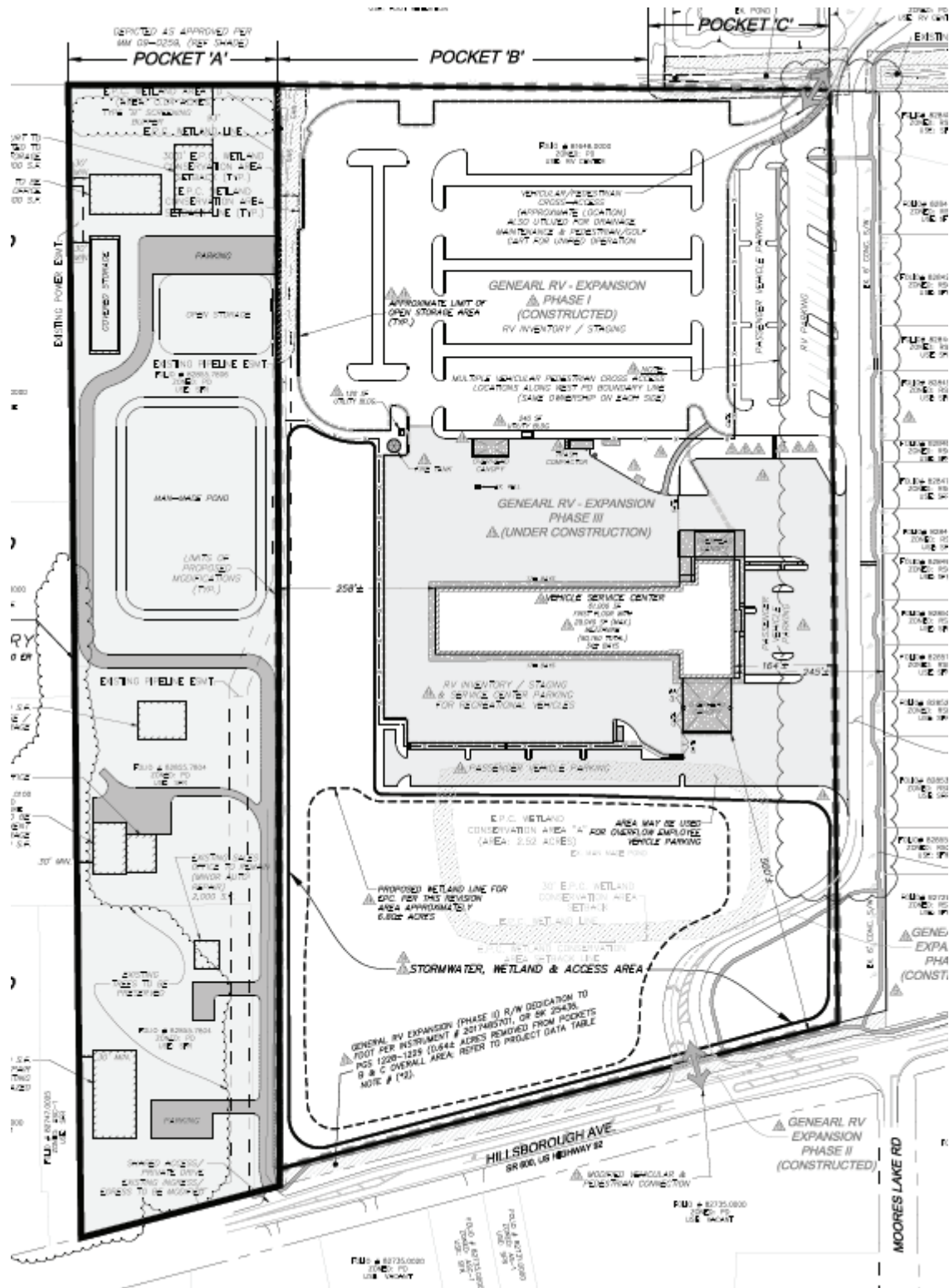
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

ADDITIONAL INFORMATION AND/OR GRAPHICS

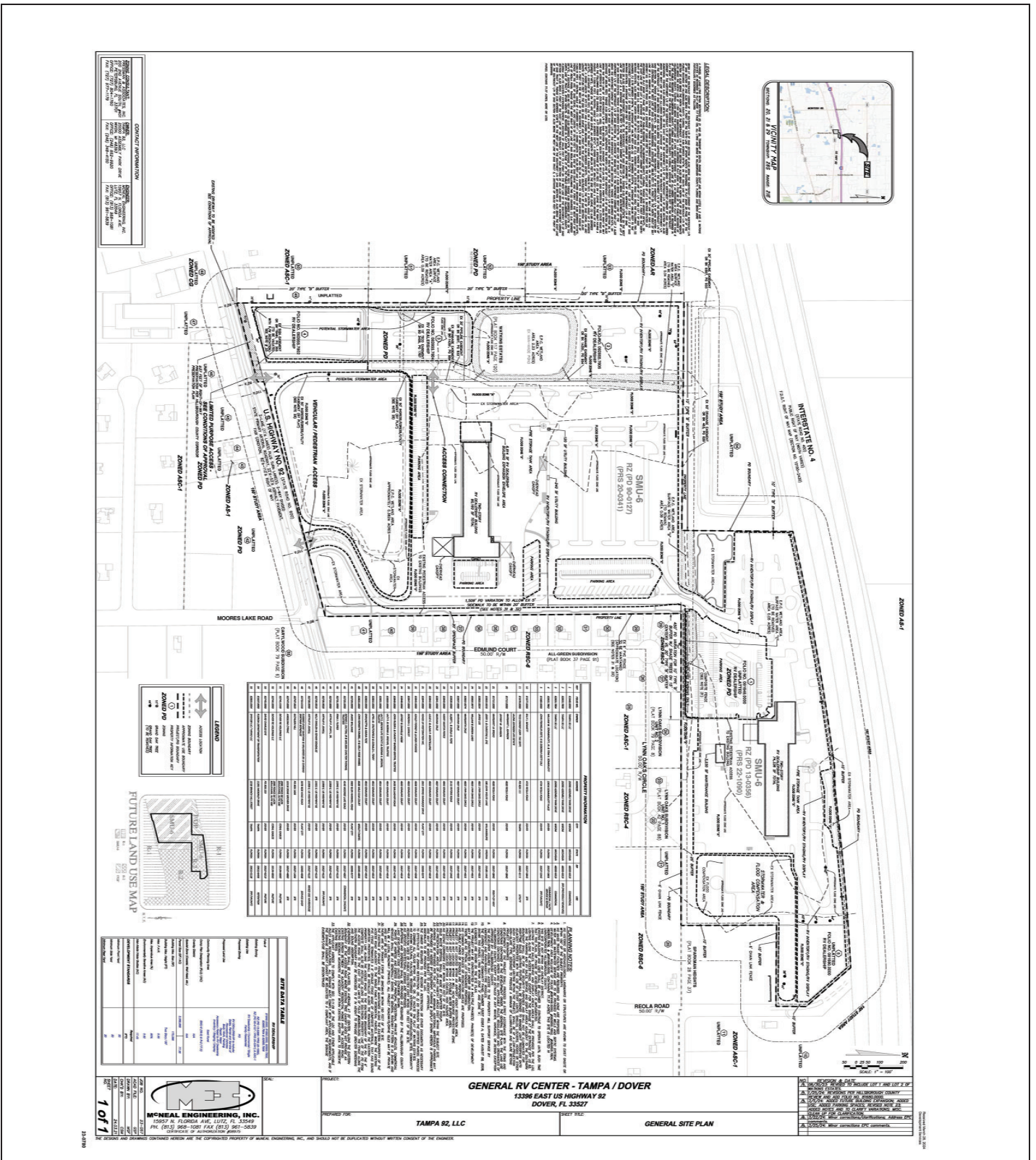
PD 13-0356 (PRS 22-1090) Certified Site Plan:



PD 90-0127 (PRS 20-0341) Certified Site Plan:



8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/28/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ER/ Central

PETITION NO: RZ 23-0780

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the project shall be served by, and limited to, one (1) vehicular access connection to US 92. One (1) additional limited purpose vehicular access shall be permitted as shown on the site plan. Such limited purpose access shall be gated, and shall be restricted to the use of emergency vehicles, any use related to existing or proposed utility easements, and occasional landscape/pond maintenance.
3. The existing driveway serving folios 82855.7802 and 82747.0025 shall be modified such that it only serves as access to folio 82474.0025. No vehicular access to the proposed PD shall be permitted except as otherwise provided for herein these conditions, and all such access shall be subject to FDOT review and permitting.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
5. As US 92 is shown on the Hillsborough County Corridor Preservation Plan, and in accordance with PD&E 435749-1-22-01 and as shown on the PD site plan, the property owner shall preserve 27 feet of right-of-way along the frontage of folios 82855.7804 and 82855.7802 (i.e. the westernmost two parcels with frontage along US 92).
6. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to comply with Sec. 5.11.09 of the LDC and other applicable rules and regulations with respect to the right-of-way preservation area. All signage shall comply with applicable requirements, and if the signage easements shown on the PD site plan cannot be relocated to a compliant area, the signage easement/use shall be discontinued (except as may be allowed on an interim basis in accordance with Sec. 5.11.09).
7. Prior to approval of the next increment of development, the property owner will be required to do one of the following as may be available and appropriate in order to cure discrepancies between

the existing Watkins Estate Plat (Plat Book 117, Page 120) and the access restrictions described in **condition 2**, hereinabove:

- a. Record a restriction and/or other documents in the Official Records of Hillsborough County as necessary to effectuate the access restrictions described in **condition 2**; or,
- b. Utilize the Certified Parcel process to combine all folios within the PD (and eliminate the access easement); or,
- c. Vacate the above referenced Watkins Estate Plat.

Nothing herein this condition shall be construed as requiring vacating of utility easements which require access through the proposed Limited Purpose Access described in **condition 2**.

8. All access to internal driveways must be a minimum of 100 feet from the edge of pavement of the existing or planned future public roadway.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone multiple parcels, totaling +/- 77.37 ac., from Planned Development (PD) 90-0127, as most recently amended via PRS 20-0341, and PD 13-0356, as most recently amended via PRS 22-1090 to a new PD.

PD 20-0341 is currently approved for two development options. Option 1 permits up to 735,000 square feet of PD-RP uses, of which a maximum of 10,000 square feet could be accessory commercial and a maximum of 15,000 square feet could be commercial vehicle sales, (i.e. Tractor sales, service and parts center). Option 2 permits up to 19,500 square feet of office, major auto repair and 41,000 square feet of open/enclosed storage in "Pocket A" as shown on the general site plan. Pockets B and C shall have 90,400 square feet of enclosed storage/office/sales prep/service. Open areas for RV inventory, staging, display, and RV and passenger vehicle parking will be a maximum of 784,301 square feet.

The proposed PD is seeking entitlements to permit up an RV dealership of up to 173,086 s.f. of the following uses:

- Sales, Rental and Service of Recreational Vehicles;
- Body Work, Painting and Repair (Major);
- Accessory Retail uses related to RV Dealership; and,
- RV Inventory/ Staging/ Display area.

Staff notes that although the Development Review Procedures Manual (DRPM) technically requires a trip generation and site access analysis to process this request, this application is a combination of two existing approved zonings with combined entitlements which far exceed the amount proposed in the current PD zoning. The applicant did submit a trip generation and site access analysis to provide basic project information regarding increased impacts from the inventory areas, as well as information required/requested by FDOT. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition except where otherwise noted. A trip adjustment due to the increase in the RV inventory area over the existing constructed uses was calculated/expressed as a percentage increase over the base rates identified by ITE based for that existing building square-footage, as agreed to at a methodology meeting with the applicant. Given the elimination of existing option 1, this rezoning request represents a significant decrease in the maximum trip generation potential of the subject parcel.

The applicant modified the application to increase total square-footage after having submitted the information to FDOT for review; however, the increased square-footage and resultant trip increase was

minimal, and FDOT staff confirmed that it would not change their previously issued comments/position on the project.

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-1090, 80,000 s.f. Recreational Vehicle Sales (ITE LUC 842)	400	37	62
PD 20-0341, 735,000 s.f. Business Park (ITE LUC 770)	8,521	892	844
Subtotal:	8,921	929	906

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 173,090 s.f. Recreational Vehicle Sales (ITE LUC 842)	865	80	133
Adjustment for Inventory Area Expansion Over Initial Development Increment (per Agreed Upon Methodology)	$(840 * .3) = 252$	$(77 * .3) = 23$	$(129 * .3) = 39$
Subtotal:	1,117	103	172

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 7,804	(-) 826	(-) 734

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy. 92 is a 2-lane, undivided, principal arterial roadway maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by +/- 12-foot-wide lanes in average condition. According to the applicant’s site plan, the roadway lies within a variable width right-of-way (between +/- 82 and +/- 110 feet) along the project’s frontage. There are +/- 5-foot-wide sidewalks along portions of the north and south sides of the roadway in the vicinity of the proposed project. There are 5-foot-wide bicycle facilities (on paved shoulders) in the vicinity of the proposed project.

US 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. FDOT staff reviewed the approved PD&E for this segment and indicated that 27 feet of right-of-way preservation is needed along the frontage of folios 82855.7804 and 82855.7802 (i.e. along the westernmost 350 feet of project frontage along US 92).

As required by the Development Review Procedures Manual (DRPM), the applicant showed and labeled easements on the PD, including a signage easement which is located within the right-of-way preservation area. Sec. 5.11.09 of the Hillsborough County Land Development Code (LDC) provides for certain interim uses of preserved lands. Sec. 5.11.09.A. states that “Uses directly related to the primary use of the project site, such as parking, entry features (e.g., signage, gatehouses, architectural features,

fountains, walls, etc.), stormwater retention facilities, or temporary sales or leasing offices, may be allowable on an interim basis pursuant to the following conditions:

1. As a condition of preliminary or final development order, the applicant must agree to relocate these uses elsewhere on the project site at the property owner's expense. Such conditions shall specify the terms and conditions of the relocation, including timing of the relocation required by this Part.
2. Relocation of approved interim uses shall be beyond the setback area.
3. Relocation sites shall be identified on the development plans submitted with the preliminary or final development order application. Sites identified for future relocation shall be reserved for that purpose.
4. The stormwater retention facility may, at the discretion of Hillsborough County, be incorporated into the design of the future transportation facility retention facilities. Should this option be chosen by the County, the developer need not relocate the stormwater retention facility provided that the property for the stormwater facility is donated to the local government, which will assume maintenance responsibility for the facility.”

The applicant included a note (#33) within the planning notes section of the PD plan which states as follows:

33. THE APPLICANT AGREES TO COMPLY WITH SEC. 5.11.09 OF THE LDC AND OTHER APPLICABLE RULES AND REGULATIONS. ALL SIGNAGE MUST COMPLY WITH APPLICABLE REQUIREMENTS, AND IF THE SIGNAGE EASEMENT CANNOT BE RELOCATED TO A COMPLIANT AREA, THE SIGNAGE EASEMENT/USE SHALL BE DISCONTINUED

Staff note that this issue will be further review at the time of site/construction plan review, and that this zoning does not grandfather or otherwise eliminate the need for compliance with Sec. 5.11.09, rules governing signage, and/or all other applicable rules and regulations, and has included a zoning condition addressing this issue.

SITE ACCESS AND CONNECTIVITY

Generally

The site is proposed to be served by one (1) full vehicular access connection to US 92 and one (1) limited purpose vehicular access connection to US 92. Although not continued in the narrative, the applicant indicated via email that the limited purpose access is proposed to be restricted to the use of emergency vehicles, any use related to existing or proposed utility easements, and occasional landscape/pond maintenance.

The applicant had previously constructed left and right turn lanes at the easternmost project access driveway. FDOT has indicated that no additional lengthening is needed to support the proposed RV dealership.

Adjacent Driveway Issue

As show below, there is an existing driveway constructed at the westernmost edge of the site to US 92 which serving folio 82855.7802 (within the PD) as well as adjacent folio 82747.0025 (to the immediate west of the PD). This PD is not authorized by an existing zoning and is not supported to remain by FDOT. As such, staff has included a condition requiring this driveway connection be modified to close that portion of the driveway serving the subject PD (staff notes that the driveway will remain open to serve the adjacent folio).



Plat Access Issue

As required by the DRPM, the applicant showed all plats within the subject PD, including the Watkins Estate Plat (Plat Book 117, Page 120). Staff notes that the lots shown within that plat are accessed via the 50-foot ingress/egress and utility easement shown on the plat (and PD site plan). This access easement grants access rights that are contrary to the access restrictions proposed by the applicant as a part of this PD approval. Staff consulted with the applicant and County survey to determine the best way to address this issue, which resulted in the options which are listed in planning note 25 on the site plan. As shown therein, the property owner will be required to either record a restriction and/or other documents in Official Records of Hillsborough County as necessary to effectuate these restrictions; or 2) go through the certified parcel process to combine all folios within the PD (and eliminate the access easement); and/or, 3) vacate the plat of Watkins estates. Additionally, staff has included a condition this effect.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the adjacent roadway section is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Morris Bridge Rd.	McIntosh Rd.	Forbes Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

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
US 92	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Driveway Modification(s)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,921	929	906
Proposed	1,117	103	172
Difference (+/-)	(-) 7,804	(-) 826	(-) 734

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-PD 23-0780
Hearing date:	April 15, 2024
Applicant:	Tampa 92, LLC; Todd Pressman
Request:	Rezone to Planned Development
Location:	North side of East U.S. Highway 92 at Moores Lake Road, east of Gallagher Road
Parcel size:	77.37 acres +/-
Existing zoning:	ASC-1, PD 13-0356, PD 90-0127
Future land use designation:	Res-2 (2 du/ga; 0.25 FAR) SMU-6 (6 du/ga; 0.5 FAR)
Service area:	Rural Services Area
Community planning area:	None

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



Rezoning Application: PD 23-0780

Zoning Hearing Master Date: April 15, 2024

BOCC Land Use Meeting Date: June 11, 2024

1.0 APPLICATION SUMMARY

Applicant: Tampa 92 LLC c/o Todd Pressman

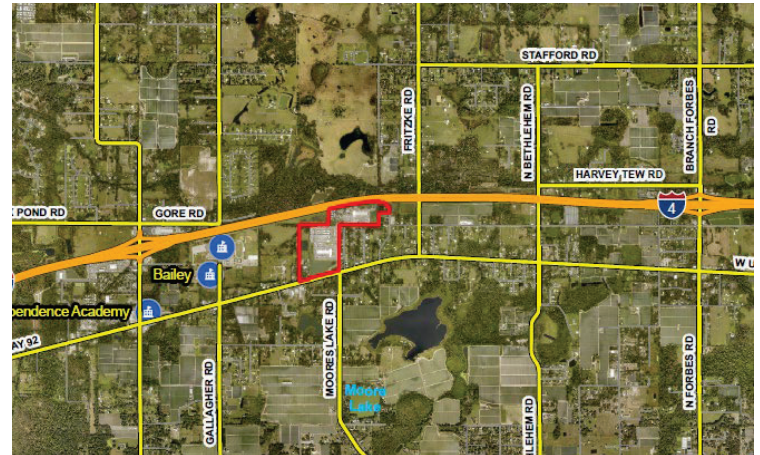
FLU Category: SMU-6 and RES-2

Service Area: Rural

Site Acreage: 77.36 +/-

Community Plan Area: None

Overlay: None



Introduction Summary:

The applicant requests to rezone properties zoned PD 13-0356 (as most recently modified by PRS 22-1090), PD 90-0127 (as most recently modified by PRS 20-0341) and ASC-1. The PD zoned parcels are currently developed with an RV dealership and related accessory uses. Under this application, the PDs will be combined and add in a 2.3 acre parcel zoned ASC-1.

Zoning:	Existing			Proposed
District(s)	ASC-1	PD 13-0356	PD 90-0127	PD 23-0780
Typical General Use(s)	Single-Family Residential and Agriculture	RV sales, display/inventory, service, and accessory retail	RV sales, display/inventory, service, and accessory retail	RV sales, display/inventory, service, and accessory retail
Acreage	2.3	26.4	48.9	77.36
Density/Intensity	1 u/a	0.07 FAR	0.05 FAR	0.05 FAR
Mathematical Maximum*	2 units	80,000 sf	109,900 sf	174,640 sf

*number represents a pre-development approximation

Development Standards:	Existing			Proposed
District(s)	ASC-1	PD 13-0356	PD 90-0127	PD 23-0780
Lot Size / Lot Width	1 acre/150'	n/a	n/a	n/a
Setbacks/Buffering and Screening	50' Front Yard 50' Rear Yard 15' Side Yards	Per site plan	Per site plan	Per site plan
Height	50'	50'	36'	50' /2-stories

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

APPLICATION NUMBER: PD 23-0780

ZHM HEARING DATE: April 15, 2024

BOCC LUM MEETING DATE: June 11, 2024

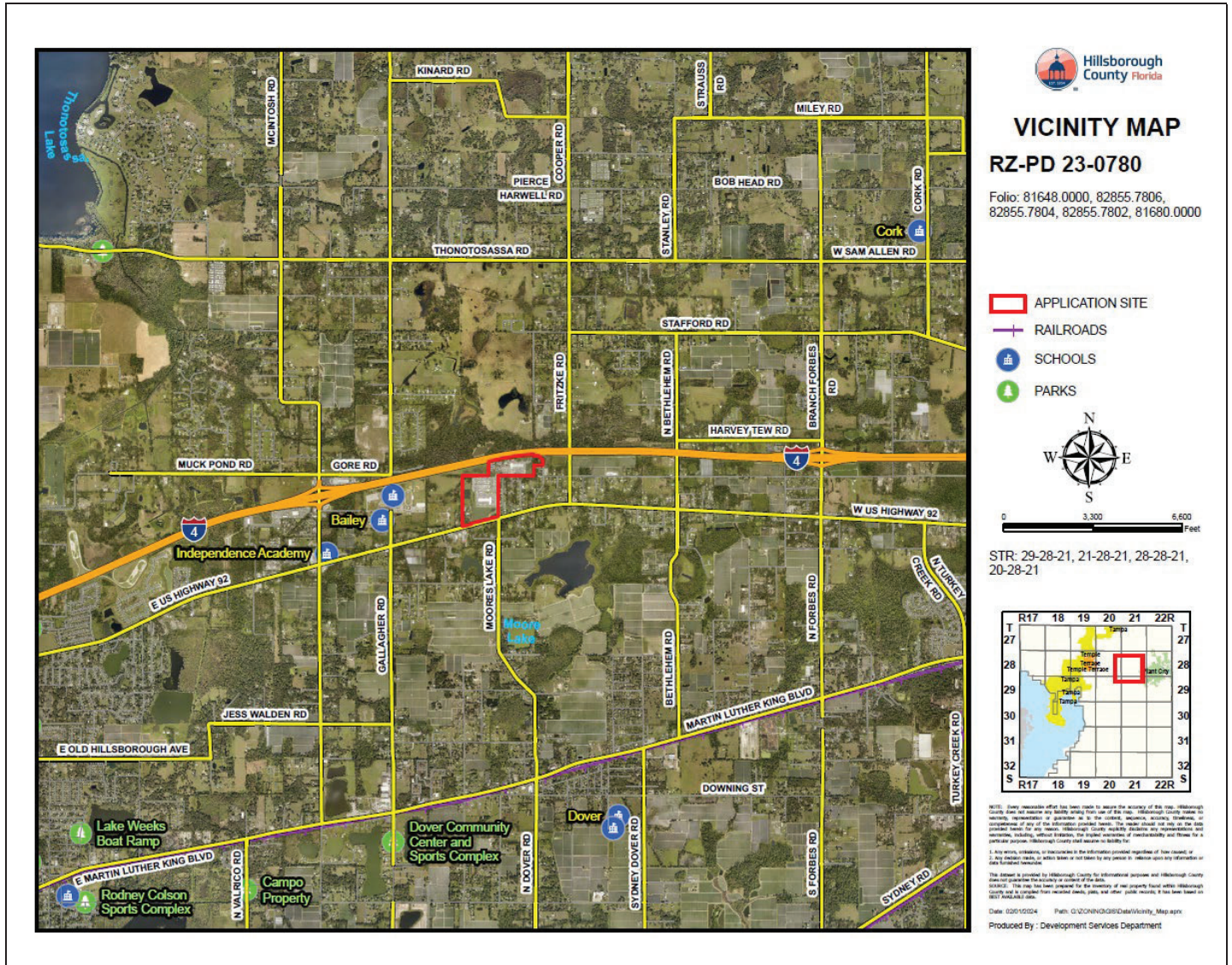
Case Reviewer: Michelle Heinrich, AICP

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

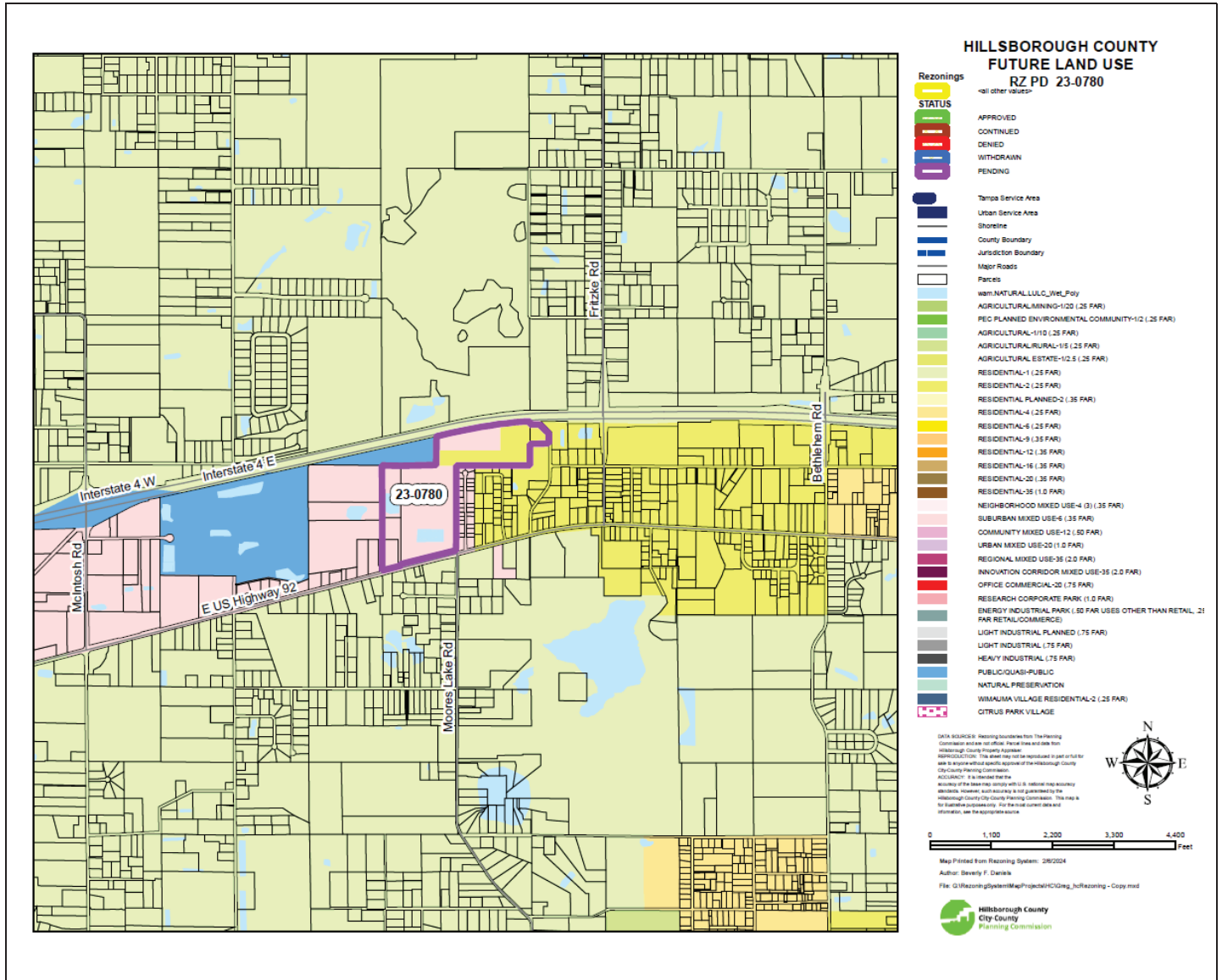


Context of Surrounding Area:

The site is located in the eastern area of Hillsborough County, directly south of Interstate 4. The area is characterized by low density residential, suburban scale residential and agricultural uses. Commercial uses are found along the north and south sides of the interstate. Strawberry Crest High School is found east of the site.

2.0 LAND USE MAP SET AND SUMMARY DATA

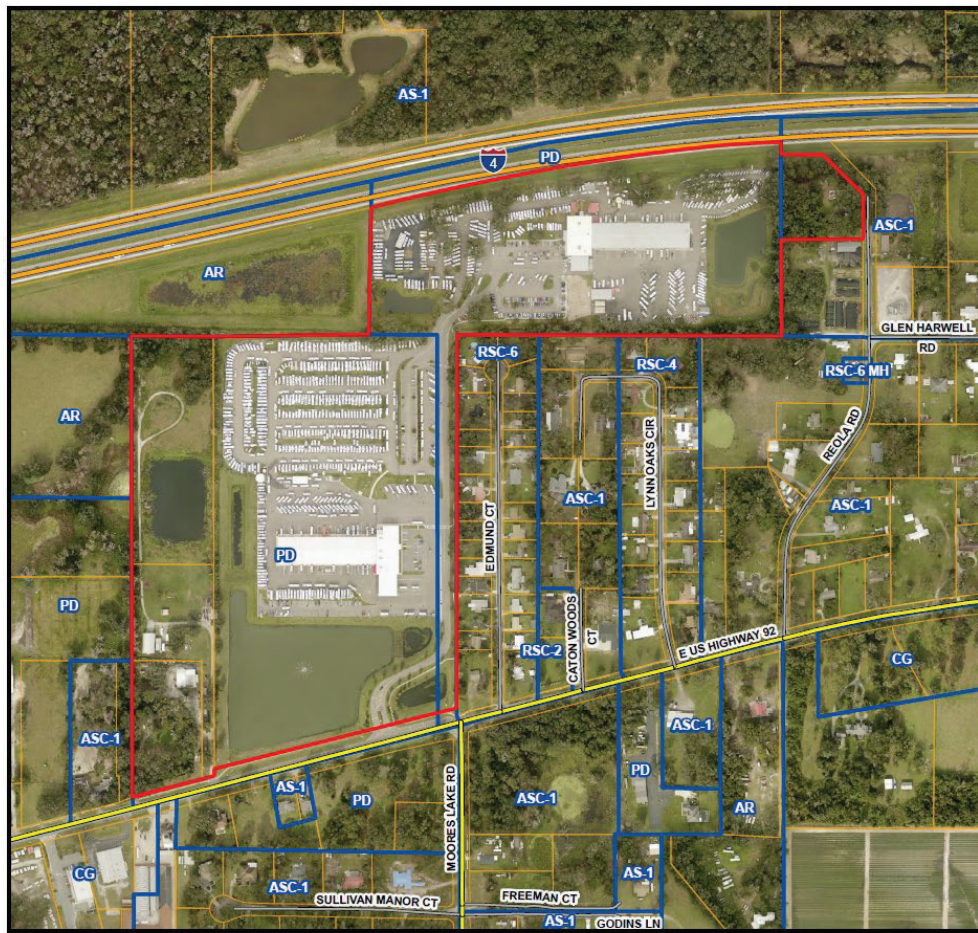
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6 and RES-2
Maximum Density/F.A.R.:	SMU-6: 6 units per acre / 0.25 FAR RES-2: 2 units per acre / 0.25 FAR
Typical Uses:	SMU-6: Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects. RES-2: Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP

RZ-PD 23-0780

Folio: 81648.0000, 82855.7806, 82855.7804, 82855.7802, 81680.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS

Scale: 0 350 700 Feet

STR: 29-28-21, 21-28-21, 28-28-21, 20-28-21

NOTES: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability for use of this map. Hillsborough County does not warrant, represent or guarantee, in any way, the accuracy, reliability, completeness or any of the information contained herein. The reader should not rely on the data provided herein for any critical engineering, surveying, planning, engineering, and other purposes. Consult with a professional engineer, surveyor, architect, or other qualified professional for a particular purpose. Hillsborough County does not warrant or guarantee for any other purpose.

This map is provided to Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy of the data. The map has been prepared for the County of Hillsborough County and is not intended for use by any other public agency. It has been based on 2023 Aerial Data.

Date: 02/01/2024 Path: C:\Users\HKS\Desktop\Zoning_Map.aprx
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR ASC-1	AR: 1 u/5 ASC-1: 1 u/a	AR & ASC-1: Single-Family Residential and Agriculture	AR: Municipal ASC-1: DOT Stormwater
South	RSC-6 ASC-1 AS-1 RSC-4 PD	RSC-6: 6 u/a ASC-1: 1 u/a AS-1: 1 u/a RSC-4: 4 u/a PD: Commercial/Office	RSC-6, RSC-4: Single-Family Residential ASC-1, AS-1: Single-Family Residential and Agriculture PD: Mini-warehouse, office, convenience store	RSC-6, RSC-4, ASC-1, AS-1: Single-Family Residential PD: Undeveloped
West	AR ASC-1 PD	AR: 1 u/5 ASC-1: 1 u/a PD: 0.26	AR, ASC-1: Single-Family Residential and Agriculture PD: Industrial/Business Park	AR: DOT Stormwater ASC-1: Single-Family Residential PD: Vacant

APPLICATION NUMBER: PD 23-0780

ZHM HEARING DATE: April 15, 2024

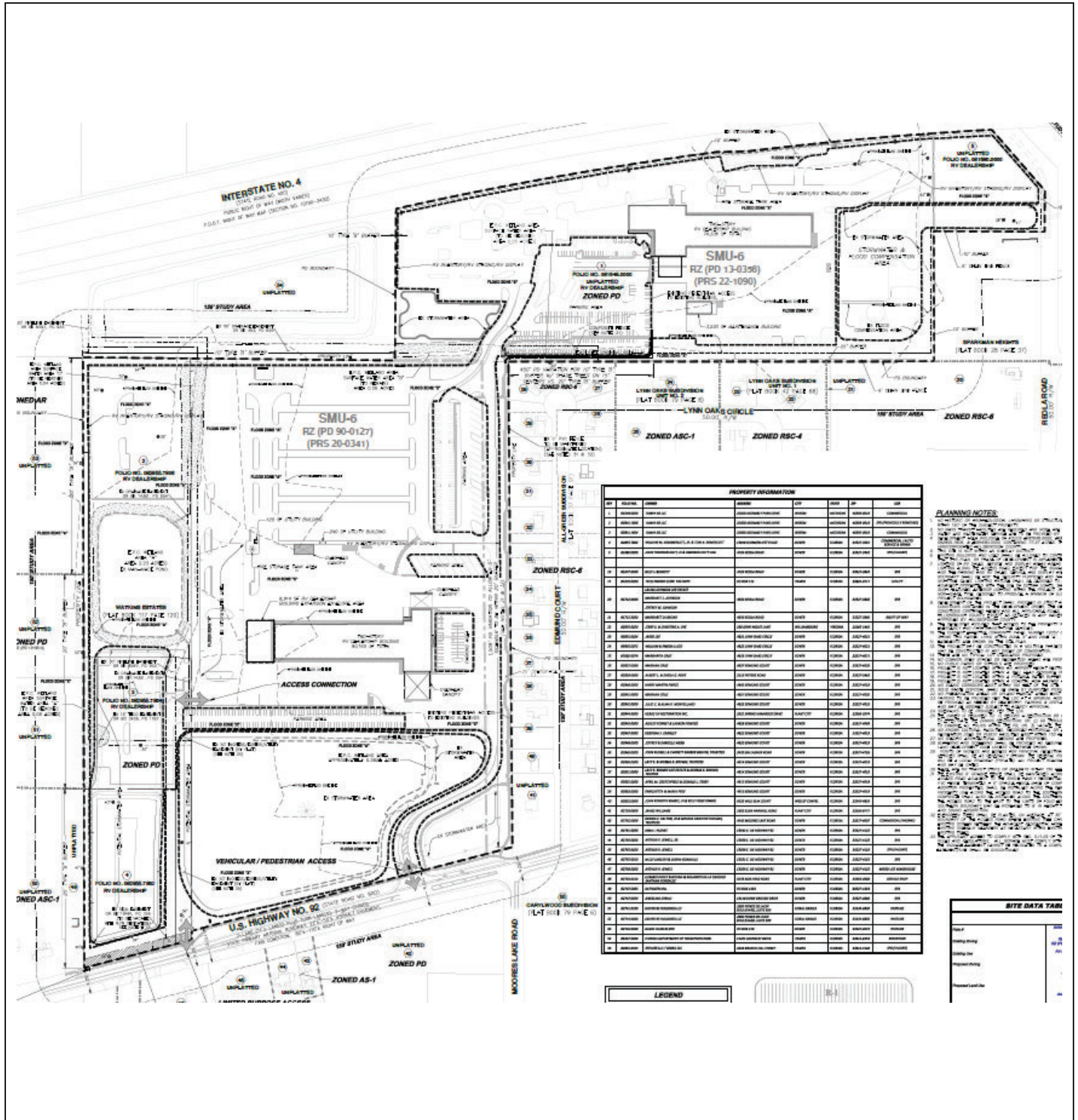
BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Michelle Heinrich, AICP

East	RSC-6 ASC-1	RSC-6: 6 u/a ASC-1: 1 ua/	RSC-6: Single-Family Residential ASC-1: Single-Family Residential and Agriculture	RSC-6: Single-Family Residential ASC-1: Agriculture
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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)



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
US 92	FDOT Principal Arterial - Rural	<input checked="" type="checkbox"/> 2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Driveway Modification(s)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,921	929	906
Proposed	1,117	103	172
Difference (+/-)	(-) 7,804	(-) 826	(-) 734

*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	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Other __presumption of a bald eagle nest on site _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater				
<input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Auto Sales (Per 1,000 s.f.) Mobility: \$19,374 Fire: \$313 Rural Mobility, Northeast Fire - RV Sales (unspecified size/structures)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Consistent if compliant with LDC required buffering and screening of employee parking area.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located to the south of Interstate 4, in eastern Hillsborough County. The site is comprised primarily of two existing PDs which allow an RV dealership and related accessory uses. The northern area is located within PD 13-0356 (PRS 22-1090). This area is approved for the RV's sales office, service, and related retail uses, parking, and the inventory, display and storage of RVs. The project's access drive to US 92 is also located within this PD area. Changes in this area include the addition of an employee row of parking along the south and the eastward expansion of RV display, inventory, and staging (zoned 2.3-acre ASC-1 zoned area).

The applicant has proposed a PD Variation to allow a 10 foot wide buffer with screening to consist of a 6-8 high fence and tree plantings where the new employee parking will be located adjacent to residential. An existing sidewalk meanders through the buffer. The additional parking will be limited to employees only to reduce activity throughout the day. This area is currently provided with a 25 foot wide open space buffer with fencing. The proposed employee parking area abuts three single-family homes. These homes are located 35-50 feet from the common property line and oriented away from the subject site. Staff is not supportive of this request due to the size of the project and proposed display, inventory, and staging expansion areas, located away from residential, which could accommodate the employee parking.

The central/western area of the project is currently zoned PD 90-0127 (20-0341). Changes include an expansion of the service center and expansion of the RV display, staging and inventory areas to the west. The western area is used for a sales office, repair/service and storage. Properties to the west are zoned AR, PD and ASC-1. The AR property is used for agriculture and is adjacent to I-4. The PD area is vacant, but approved for a business/industrial park. The ASC-1 zoned property is used for single-family, which is located along US Hwy 92. The residential area will abut a new stormwater pond along US Hwy 92. A 20 foot wide buffer with Type B screening will be provided along the entire western PD boundary. The existing PD is currently approved for a buffering and screening variation along its eastern boundary, which is adjacent to single-family residential located approximately 50 feet from the property. The 20 foot wide buffer will provide screening (6-8 foot high fencing and trees on 30 foot centers). An existing sidewalk is meanders within the buffer at various distances from the boundary. Under this PD, there is not intensification in this area proposed and the previously approved variation is proposed to carry over into the new PD.



Given the above, staff finds the project compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Site plan submitted for certification per staff recommendations to revise employee parking buffering/screening notation.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 26, 2024.

1. The project shall be limited to an RV dealership to include: the sales and rental of RVs; major auto repair, body work, and painting of RVs (service); inventory, staging and display of RVs; and accessory retail (including auto parts) related to RVs. RV dealership uses which include sales and rental, major auto repair, body work and painting (service), and accessory retail are permitted in both the northern and southern dealership buildings.
2. Notwithstanding individual building sizes noted on the site plan, the project shall be limited to a maximum of 173,086 sf. No building size may exceed the square footage noted on the site plan and shall be located where generally depicted on the site plan.
3. Building heights shall be limited to a maximum of 50 feet / 2-stories.
4. Within the southern dealership building, paint and body work shall occur within the western expansion area of the southern dealership building.
5. RV inventory, staging and display areas shall be permitted where delineated on the site plan and shall maintain a minimum setback of 50 feet from the US Hwy 92 PD boundary, notwithstanding the stormwater pond depicted on the site plan.
6. Employee only parking shall occur where delineated on the site plan. This employee parking area shall not permit customer parking or the inventory, staging and display of RVs.
7. Lighting of RV sales, service, inventory, staging and display areas shall be provided per the Land Development Code. The lighting of the access road (except for the signage at the entrance off U.S. 92), parking areas and RV inventory, staging and display areas which area located south of the 74,336 sf dealership building and east of the 90,160 sf dealership building shall be for security purposes and shall not be illuminated for nighttime sales. Lighting fixtures shall be designed to minimize light trespass onto adjacent properties with the use of cutoff lights, shields, louvers, hoods or other such features.
8. Loudspeakers shall be mounted on the interior of buildings only and shall be oriented and operated in a manner to minimize off-site noise impacts.
9. The hours of operation for service (which includes major auto repair, body work, painting) is limited to Monday-Friday 9:00 am – 6:00 pm and Saturdays 9:00 am – 4:00 pm.
10. Buffering and screening shall be provided as shown on the site plan.
 - a. Per the PD Variation, a 20 foot wide buffer shall be required along the eastern PD boundary, east of the access drive. A 5 foot wide sidewalk shall be permitted within this buffer. Screening shall consist of a 6 – 8 foot high PVC fence or 6 – 8 foot high 100% opaque fence made of composite materials. A row of

evergreen shade trees which are not less than 10 feet in high at the time planting, a minimum of two-inch caliper, and are spaced no more than 30 feet apart shall be provided. Existing trees, if meeting this requirement, can be used.


- b. A 20 foot wide buffer shall be required along the southern PD boundary, adjacent to employee only parking. A 5 foot wide sidewalk shall be permitted within this buffer. Screening shall consist of a 6 – 8 foot high PVC fence and/or a 6 – 8 foot high 100% opaque fence made of composite materials. A row of evergreen shade trees which are not less than 10 feet in high at the time planting, a minimum of two-inch caliper, and are spaced no more than 20 feet apart shall be provided.

11. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the project shall be served by, and limited to, one (1) vehicular access connection to US 92. One (1) additional limited purpose vehicular access shall be permitted as shown on the site plan. Such limited purpose access shall be gated, and shall be restricted to the use of emergency vehicles, any use related to existing or proposed utility easements, and occasional landscape/pond maintenance.
13. The existing driveway serving folios 82855.7802 and 82747.0025 shall be modified such that it only serves as access to folio 82747.0025. No vehicular access to the proposed PD shall be permitted except as otherwise provided for herein these conditions, and all such access shall be subject to FDOT review and permitting.
14. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
15. As US 92 is shown on the Hillsborough County Corridor Preservation Plan, and in accordance with PD&E 435749-1-22-01 and as shown on the PD site plan, the property owner shall preserve 27 feet of right-of-way along the frontage of folios 82855.7804 and 82855.7802 (i.e. the westernmost two parcels with frontage along US 92).
16. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to comply with Sec. 5.11.09 of the LDC and other applicable rules and regulations with respect to the right-of-way preservation area. All signage shall comply with applicable requirements, and if the signage easements shown on the PD site plan cannot be relocated to a compliant area, the signage easement/use shall be discontinued (except as may be allowed on an interim basis in accordance with Sec. 5.11.09).
17. Prior to approval of the next increment of development, the property owner will be required to do one of the following as may be available and appropriate in order to cure discrepancies between the existing Watkins Estate Plat (Plat Book 117, Page 120) and the access restrictions described in condition 12, hereinabove:
 - a. Record a restriction and/or other documents in the Official Records of Hillsborough County as necessary to effectuate the access restrictions described in condition 12; or,
 - b. Utilize the Certified Parcel process to combine all folios within the PD (and eliminate the access easement); or,
 - c. Vacate the above referenced Watkins Estate Plat.

Nothing herein this condition shall be construed as requiring vacating of utility easements which require access through the proposed Limited Purpose Access described in condition 12.

- 18. All access to internal driveways must be a minimum of 100 feet from the edge of pavement of the existing or planned future public roadway.
- 19. 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.
- 20. 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.
- 21. 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).
- 22. 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.
- 23. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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 site development approval.
- 24. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



J. Brian Grady
Wed Apr 3 2024 16:26:57

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on April 15, 2024. 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 Hearing Master's questions, and provided testimony as reflected in the hearing transcript. Mr. Pressman noted the applicant had requested a new PD variation to allow a 10-foot-wide buffer instead of the required 20-foot-wide buffer to accommodate a new employee parking area in an area adjacent to single-family residential uses; but the applicant revised its variance request to allow a 17.5-foot-wide buffer.

Development Services Department

Ms. Michelle Heinrich, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, responded to the Zoning Hearing Master's questions, and provided testimony as reflected in the hearing transcript.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

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

Applicant Rebuttal

Mr. Pressman provided rebuttal testimony and responded to the Zoning Hearing Master's questions as reflected in the hearing transcript.

Mr. Chris McNeal, McNeal Engineering, provided rebuttal testimony and responded to the Zoning Hearing Master's questions as reflected in the hearing transcript.

The hearing officer closed the hearing on RZ-PD 23-0780

C. EVIDENCE SUBMITTED

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

Ms. Rosa Timoteo, Hillsborough County Development Services, submitted to the record at the hearing a copy of the revised Planning Commission staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of five folio parcels with approximately 77.37 acres located on the north side of East U.S. Highway 92 at the Moores Lake Road intersection, east of Gallagher Road.
2. The Subject Property is zoned ASC-1, PD 13-0356, and PD 90-0127 and is designated Res-2 and SMU-6 on the comprehensive plan Future Land Use Map. The Subject Property is in the Rural Services Area and is not within the boundaries of a community plan.
3. The Subject Property folios 081648.0000, 082855.7806, 082855.7804, and 082855.7802 are zoned PD 13-0356 and PD 90-0127, and are developed with an RV dealership and service center, including RV body work and painting. The Subject Property folio 081680.0000 consists of approximately 2.3 acres and is zoned ASC-1. The Hillsborough County Property Appraiser's website shows folio 081680.0000 is developed with a small single-family home structure that was built in 1933.
4. The applicant is requesting to rezone the Subject Property to combine the PD folios and folio 081680.0000 into a new unified PD. The proposed PD site plan modifies the existing parking areas, sidewalks, stormwater ponds, and the motor vehicle body work building.
5. The general area surrounding the Subject Property consists of low density residential, suburban scale residential, agricultural uses, commercial uses, and a public high school. Adjacent properties include Interstate-4 and a parcel owned by the Department of Transportation to the north and northwest; a single-family home subdivision and properties zoned RSC-6 MH to the east and south and ASC-1 to the east; East U.S. Highway 92 to the south and properties zoned AS-1 and PD (undeveloped but approved for mini-warehouse, office, convenience store) to the south of Highway 92; properties zoned ASC-1 (single-family residential use), PD (undeveloped but approved for industrial/business park), and AR to the west .
6. The applicant requested a PD variation for a 10-foot-reduction to the required 20-foot-wide buffer, to allow a 10-foot-wide buffer, with a sidewalk within the buffer area, with screening consisting of a 6 to 8-foot-high fence and tree plantings in an area of the Subject Property adjacent to residential single-family uses on folios 082840-0000, 082839-0000, and 082855-0072. The applicant's site plan depicts

a proposed employee parking lot on the Subject Property adjacent to these residential folios. Development Services staff and Planning Commission staff do not support the PD variation request because of potential impacts to the adjacent residential uses.

7. The applicant's representative testified at the hearing that the applicant has modified its PD variation to request a 2.5-foot reduction to the required 20-foot-wide buffer, to allow a 17.5-foot-wide buffer in the area adjacent to the residential single-family uses on folios 082840-0000, 082839-0000, and 082855-0072. The applicant's representative further testified that the applicant is proposing screening in the form of an existing 6-foot-high opaque fence, and a row of shade trees planted at 15-feet on center. Since the applicant announced the change in its variation request at the hearing, the Development Services and Planning Commission staff reports and findings were based on the original request of a 10-foot reduction in the required 20-foot-wide buffer rather than the modified request of a 2.5-foot reduction.
8. Ms. Heinrich, Development Services Department, acknowledged in her hearing testimony that the applicant is now proposing a 17.5-foot-wide buffer with proposed screening of a 6 to 8-foot-high fence and trees. She further testified that the area currently provides a 25-foot-wide buffer and stated Development Services staff does not support the variation request because the new PD is significantly expanding RV inventory, staging, and display areas. She stated staff found the additional parking spaces could be accommodated elsewhere on the Subject Property or could be moved back further to meet LDC requirements. She stated proposed approval conditions in the staff report require a 20-foot-wide buffer with Type B screening along this area of the Subject Property.
9. Ms. Massey, Planning Commission, testified that Planning Commission staff does not support the PD variation to reduce the buffer because the proposed parking reconfiguration and variation are too intense for the residential character of the surrounding area to the south and would not provide adequate transition of intensity and land uses. She stated the Planning Commission staff finding of consistency in this case is dependent on approval condition 10.b. set out in the Development Services staff report related to buffering.
10. In the applicant's rebuttal testimony at the hearing, Mr. Pressman stated the additional parking area is necessary for the applicant's operations. In addition, Mr. McNeal stated there are other areas on the Subject Property that might function for the additional parking spaces but those areas would also be within a buffer. Mr. McNeal further stated the 17.5-foot-wide buffer is necessary to accommodate the needed parking spaces for the large vehicles that are operated on the Subject Property.
11. The Subject Property's existing PD 90-0127 zoning includes a buffering and screening PD variation along the eastern boundary, adjacent to single-family residential uses. This area provides a 20-foot-wide buffer with screening consisting

of 6 to 8-foot-high fencing and tree plantings. Development Services staff noted there is an existing sidewalk in this area that meanders within the buffer at varying distances from the Subject Property's east boundary and the sidewalk was not specified in the prior PD zoning variation. The applicant is requesting to include the prior approved buffer and screening variation, along with the sidewalk within the buffer, in the proposed rezoning request. The applicant's representative testified that the sidewalk has existed within the buffer since the Subject Property was developed with the present use. Aerial photographs available on the Hillsborough County Property Appraiser's website show the sidewalk has existed along the Subject Property's east boundary since at least January 2016. Development Services and Planning Commission staff do not object to the variation request.

12. The Subject Property does not meet Commercial Locational Criteria, and the applicant has requested a waiver. The applicant's waiver justifications include that the existing development is well screened and buffered; the proposed changes do not alter the operation or nature of the business; and the main operation activity areas are located away from neighboring properties. Planning Commission staff support the waiver request and recommend the Board of County Commissioners approve the waiver to commercial locational criteria for the Subject Property.
13. Development Services Department staff found the proposed Planned Development compatible with the surrounding area and approvable, subject to the conditions set out in the staff report.
14. Planning Commission staff found the proposed Planned Development consistent with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department, including Condition 10.B., which requires a 20-foot-wide buffer along the Subject Property's south boundary adjacent to the proposed employee parking area where the Subject Property abuts residential uses.
15. The LDC at section 5.03.06.C.6.a. states:

The purpose of the Planned Development District is to allow flexibility in certain site development standards in order to achieve creative, innovative, and/or mixed use development. The following non-district regulations may be varied as part of a Planned Development based upon the criteria contained herein:

- (1) Part 6.05.00, Parking and Loading Requirements;
- (2) Part 6.06.00, Landscaping, Irrigation, and Buffering Requirements; and
- (3) Part 6.07.00, Fences and Walls.

(4) Requests to vary any other non-district regulations in this Code must be reviewed and approved through separate application in accordance with Part 11.04.00.

16. The LDC at section 5.03.06.C.6.d. requires the Zoning Hearing Master to include a finding on whether the requested PD variation meets certain criteria set out in LDC section 5.03.06.C.b.

17. Findings on variances pursuant to the criteria of LDC section 5.03.06.C.6.b.:

(1) The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.

PD variation for a 2.5-foot-reduction to the required 20-foot-wide buffer, to allow a 17.5-foot-wide buffer, with sidewalk within the buffer area, with screening consisting of a 6 to 8-foot-high fence and tree plantings, in an area of the Subject Property adjacent to residential single-family uses on folios 082840-0000, 082839-0000, and 082855-0072, to accommodate employee parking spaces. No. The record demonstrates the proposed variation to accommodate additional parking spaces would be adjacent to residential uses. The record further demonstrates there might be other areas on the Subject Property where the additional parking spaces could be situated that would not be adjacent to residential uses, or that the proposed additional parking could be reconfigured to comply with LDC buffering and screening requirements. The record evidence does not support a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

PD variation to allow a 5-foot-wide sidewalk within the 20-foot-wide buffer area along the eastern PD boundary east of the access drive. Yes. The record shows the sidewalk is existing, and aerial photographs show the sidewalk has existed for many years. The proposed variation addresses the existing development configuration. The record supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

(2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation.

PD variation for a 2.5-foot-reduction to the required 20-foot-wide buffer, to allow a 17.5-foot-wide buffer, with sidewalk within the buffer area, with screening consisting of a 6 to 8-foot-high fence and tree plantings, in an area of the Subject Property adjacent to residential single-family uses on folios 082840-0000, 082839-0000, and 082855-0072, to accommodate

employee parking spaces. No. The record demonstrates the proposed variation to accommodate additional parking spaces would be adjacent to residential uses, and the proposed parking reconfiguration and variation are too intense for the residential character of the surrounding area to the south and would not provide adequate transition of intensity and land uses. The record further demonstrates there might be other areas on the Subject Property where the additional parking spaces could be situated that would not be adjacent to residential uses, or that the proposed additional parking could be reconfigured to comply with LDC buffering and screening requirements. The record evidence does not support a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

PD variation to allow a 5-foot-wide sidewalk within the 20-foot-wide buffer area along the eastern PD boundary east of the access drive. Yes. The record shows the sidewalk is existing, and aerial photographs show the sidewalk has existed for many years. The proposed variation addresses the existing development configuration. The record supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

(3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.

PD variation for a 2.5-foot-reduction to the required 20-foot-wide buffer, to allow a 17.5-foot-wide buffer, with sidewalk within the buffer area, with screening consisting of a 6 to 8-foot-high fence and tree plantings, in an area of the Subject Property adjacent to residential single-family uses on folios 082840-0000, 082839-0000, and 082855-0072, to accommodate employee parking spaces. No. The record demonstrates the proposed variation to accommodate additional parking spaces would be adjacent to residential uses, and the proposed parking reconfiguration and variation are too intense for the residential character of the surrounding area to the south and would not provide adequate transition of intensity and land uses. The record further demonstrates there might be other areas on the Subject Property where the additional parking spaces could be situated that would not be adjacent to residential uses, or that the proposed additional parking could be reconfigured to comply with LDC buffering and screening requirements. The record evidence does not support a finding that the variation is in harmony with the purpose and intent of the LDC.

PD variation to allow a 5-foot-wide sidewalk within the 20-foot-wide buffer area along the eastern PD boundary east of the access drive. Yes. The record shows the sidewalk is existing, and aerial photographs show the sidewalk has existed for many years. The proposed variation addresses the existing development configuration. The record supports a finding that the variation is in harmony with the purpose and intent of the LDC.

(4) The variation will not substantially interfere with or injure the rights of adjacent property owners.

PD variation for a 2.5-foot-reduction to the required 20-foot-wide buffer, to allow a 17.5-foot-wide buffer, with sidewalk within the buffer area, with screening consisting of a 6 to 8-foot-high fence and tree plantings, in an area of the Subject Property adjacent to residential single-family uses on folios 082840-0000, 082839-0000, and 082855-0072, to accommodate employee parking spaces. No. The record demonstrates the proposed variation to accommodate additional parking spaces would be adjacent to residential uses, and the proposed parking reconfiguration and variation are too intense for the residential character of the surrounding area to the south and would not provide adequate transition of intensity and land uses. The record evidence does not support a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

PD variation to allow a 5-foot-wide sidewalk within the 20-foot-wide buffer area along the eastern PD boundary east of the access drive. Yes. The record shows the sidewalk is existing, and aerial photographs show the sidewalk has existed for many years. The proposed variation addresses the existing development configuration. The record supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

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

Considering the record as a whole, the evidence demonstrates the proposed Planned Development is in compliance with and does further the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions set out in the Development Services staff report based on the applicant's general site plan submitted March 26, 2024, including specifically condition 10.b. related to buffering and screening.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code subject to the conditions set out in the Development Services staff report based on

the applicant's general site plan submitted March 26, 2024, including specifically condition 10.b. related to buffering and screening.

G. SUMMARY

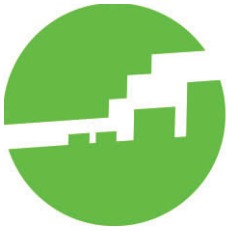
The applicant is requesting to rezone the Subject Property to a unified Planned Development to combine the existing two PDs and add folio 081680.0000, which consists of approximately 2.3 acres. The proposed PD site plan modifies the existing parking areas, sidewalks, stormwater ponds, and the motor vehicle body work building. The applicant is requesting a PD variation for a 2.5-foot-reduction to the required 20-foot-wide buffer, to allow a 17.5-foot-wide buffer, with a sidewalk within the buffer area, with screening consisting of a 6 to 8-foot-high fence and tree plantings in an area of the Subject Property adjacent to residential single-family uses on folios 082840-0000, 082839-0000, and 082855-0072. The applicant is requesting to include a prior approved buffer and screening variation, along with a sidewalk within the buffer, along the Subject Property's east boundary running northward from U.S. Highway 92.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning subject to the conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted March 26, 2024, including specifically condition 10.b. related to buffering and screening.

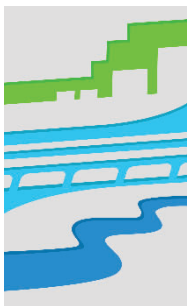
Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

May 6, 2024
Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 25, 2024 Report Prepared: March 13, 2024	Petition: PD 23-0780 Folios 81648.0000, 82855.7806, 82855.7804, 82855.7802, & 81680.0000 <i>On the north side of U.S. Highway 92, south of Interstate-4 and west of Reola Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR) Suburban Mixed Use-6 (6 du/ga; 0.5 FAR)
Service Area	Rural
Community Plan	None
Request	Rezoning to a Planned Development to unify the subject sites multiple PDs (91-0127 & 13-0356) and to modify parking, sidewalks, stormwater ponds and motor vehicle body work building
Parcel Size	77.37 +/- acres
Street Functional Classification	U.S. Highway 92 – Arterial Edmund Court – Local Lynn Oaks Drive – Local Reola Road – Local
Locational Criteria	Does not meet; waiver submitted
Evacuation Zone	None



Context

- The approximately 77.37 +/- acre subject site is located on the north side of U.S. Highway 92, south of Interstate-4 and west of Reola Road.
- The subject site is located within the Rural Area and is not located within the limits of a Community Plan.
- The subject site is designated as Residential-2 (RES-2) and Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map (FLUM). RES-2 can consider up to a maximum of 2 dwelling units per gross acre and a maximum intensity of 0.25 FAR or 110,000 square feet, whichever is less intense. The intent of the RES-2 Future Land Use category is to designate areas that are best suited for non-urban density residential development requiring a limited level of urban services, included in appropriate locations, lots large enough to safely accommodate private wells and septic tanks or a combination of septic tanks and public water. Typical uses include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet locational criteria for non-residential land uses. SMU-6 can consider up to a maximum of 6 dwelling units per gross acre and a maximum intensity of 0.5 FAR for light industrial uses. The intent of the SMU-6 category is to designate areas that are urban and suburban in their intensity of uses. Typical uses include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential uses must meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- SMU-6 abuts the western and eastern boundary of the subject site. Public/Quasi-Public (P/Q-P) abuts the northwestern corner of the site. RES-2 abuts the northeastern boundary of the site and extends east. To the north, across Interstate-4, is the Residential-1 (RES-1) Future Land Use category. RES-1 is also located to the south across US Highway 92.
- The subject site currently contains heavy commercial, light commercial, light industrial and vacant uses. Public institutional uses are located directly to the northwest. Vacant, agricultural, and single family uses are located directly to the west. There are several single family dwelling units located adjacent to the site's central inner corner and extend to the east. There is one folio with agricultural uses that abuts the site's eastern corner as well. Vacant and single family uses extend east across U.S. Highway 92. Public institutional uses extend to the north across Interstate-4.
- The subject site is currently zoned as multiple Planned Developments (91-0127 & 13-0356). Residential Single Family Conventional (RSC-4 & RSC-6) and Agricultural Single Family Conventional (ASC-1) abut the site's eastern central boundary. The ASC-1 district extends to the east. The Agricultural Rural (AR) district is abuts the northwest corner of the site. PD and ASC-1 zoning districts abut the western boundary. To the south, across U.S. Highway 92, are the PD, ASC-1, Agricultural Single Family (AS-1), and Commercial General (CG) zoning districts. To the north, across I-4, is the AS-1 zoning district.
- The applicant is requesting to rezone the subject site to a unified Planned Development to modify the site parking, sidewalks, stormwater ponds, and motor vehicle body work building.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

RURAL AREA

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

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.*

Policy 8.2: *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

Policy 8.5: Calculating Floor Area Ratio

For purposes of calculating the maximum permitted gross building square footage for non-residential uses within a development proposal the following procedure shall apply:

In applying floor area ratios (FAR) to acreage, all residential land use types that fall within a project's boundaries are excluded (except as allowed in the Innovation Corridor Mixed Use-35 land use category). Also, only those lands specifically within a project's boundaries may be used for calculating maximum permitted gross building square footage. Except in accordance with the County's transferable development rights regulations, intensity cannot be transferred from one parcel of land to another when such parcels are physically separated from each other unless the separation is created by a roadway, wetlands, stream, river, lake or railway.

Gross non-residential intensity refers to gross building square footage of non-residential land use types within a given project or, in the case of mixed use projects, portion(s) of a project. A project's total non-residential acreage, for purposes of calculating its gross non-residential land uses to which the owner or owner's agent or developer has surface development rights, includes the following land within the non-residential portion(s) of the project to be used for: planned and unconstructed roads and road rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and public facilities such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

Policy 8.8: For projects whose boundaries encompass more than one land use category, density and intensity calculations will allow for the blending of those categories across the entire project. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted across improved public roadways or between the Urban Service Area (USA) and Rural Service Area (RSA) boundary. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a ceiling for review purposes. This provides maximum design flexibility for those projects, because the location or clustering of those units on the project site need not conform to the land use category boundary on the site as long as the maximum number of dwelling units permitted for the entire project are not exceeded

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

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

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

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

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

Commercial-Locational Criteria

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

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

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

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

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

Policy 22.8: 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.

Community Design Component

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.5: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy 3.5.1 Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

3.5.2 Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

3.5.4 Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

3.5.6 All wetland and/or other surface water mitigation projects must comply with the State Uniform Mitigation Assessment Method (UMAM). Mitigation projects must demonstrate the restoration of the ecological values provided by the functions performed by impacted wetlands and/or other surface waters unless a previous evaluation method was authorized by the appropriate regulatory agencies.

3.5.7 Wetlands and/or other surface waters shall be designated as conservation or preservation on all development plans and plats.

Staff Analysis of Goals, Objectives and Policies

The approximately 77.36 +/- acre subject site is located on the north side of U.S. Highway 92, south of Interstate-4 and west of Reola Road. The site is located within the Rural Area and is not within the limits of a Community Plan boundary. The applicant is requesting a Planned Development to unify the subject site's multiple PDs (91-0127 & 13-0356) and to modify parking, sidewalks, stormwater ponds and the motor vehicle body work building. The subject site is located in the Rural Area, where Objective 4 of the Future Land Use Element states that areas should be reserved for long term agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment.

FLUE Objective 8 and Policies 8.1 and 8.2 require potential uses to be evaluated with their respective assigned Future Land Use categories. Similarly, FLUE Policy 8.8 allows for the blending of intensity calculations for sites that encompass more than one Future Land Use category. Approximately 59.9 acres of the site are located within SMU-6 and approximately 17.5 acres of the site are located within RES-2. The total building square footage for the

site (187,706 sq. ft.) calculates to an FAR of approximately 0.06 which is within the maximum allowable intensity for each Future Land Use category. Each proposed use and the proposed FAR for the project is allowable for consideration under each of the site's designated Future Land Use categories.

FLUE Objective 9 and Policy 9.2 require new developments to 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. The Hillsborough County Environmental Protection Commission (EPC) issued comments on August 2, 2023, stating that the proposal would result in multiple wetland impacts and recommended that the applicant resubmit a site plan that avoids wetland areas. The applicant has subsequently made multiple resubmissions and EPC has provided updated comments stating that in its current configuration, the site plan does not need to be resubmitted. Given that there is a separate approval process for wetland impacts and that EPC does not object at this time, Planning Commission staff finds this request consistent with FLUE Objective 13 and associated policies as well as Objective 3.5 and associated policies in the Environmental and Sustainability Section of the Comprehensive Plan.

FLUE Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms. FLUE Policy 16.1 states that established and planned neighborhoods and communities shall be protected by implementing buffering and screening techniques between unlike land uses. The current site plan (dated 03-26-2024) shows a Planned Development (PD) variation to the buffer along the southern edge of the property north of the existing residential neighborhood located along Edmund Court. This variation request is to allow for a 10' type B buffer on the central southern boundary of the site (approximately 450 feet in length) rather than the 20' type B buffer that is required.

The requested PD variation would not be in line with policy direction outlined in FLUE Policy 16.1, as the purpose of the required buffering and screening is to mitigate for the proposed employee parking in this area. Planning Commission staff are not supportive of the waiver, as it would result in employee parking being located directly adjacent to single-family homes to the south of the subject site. Even with the trees that the applicant proposes, it would still result in adverse impacts on the neighborhood to the south. Similarly, Policies 16.2 and 16.3 seek to ensure that uses are complementary to each other and that there are gradual transitions between unlike uses. The proposed parking refiguration and variation is too intense for the residential character of the surrounding area to the south and does not provide an adequate transition of intensity in land use throughout the area. Hillsborough County Development Services staff is not supportive of the requested PD variation and therefore have added a Condition of Approval (Condition #11b) that specifically outlines the buffering and screening required by the Land Development Code and reads as follows:

b. A 20 foot wide buffer shall be required along the southern PD boundary, adjacent to employee only parking. A 5 foot wide sidewalk shall be permitted within this buffer. Screening shall consist of a 6 – 8 foot high PVC fence and/or a 6 – 8 foot high 100% opaque fence made of composite materials. A row of evergreen shade trees which are not less than 10 feet in high at the time planting, a minimum of two-inch caliper, and are spaced no more than 20 feet apart shall be provided.

Planning Commission staff's finding of consistent is dependent on this condition of approval to ensure compatibility with the residential properties to the south.

The subject site does not meet Commercial Locational Criteria (CLC) as outlined in FLUE Objective 22 and FLUE Policy 22.2. Approximately 65% of its front facing boundary along U.S. Highway 92 falls within the 900-foot distance from the qualifying intersection node of U.S. Highway 92 and Moores Lake Road. On January 25, 2024, the applicant submitted a waiver request to CLC, stating that the use is well screened and well buffered and that the proposed changes do not alter the operation or nature of the business on site. It also states that the main operational and activity areas are located away from neighboring areas. Planning Commission staff have reviewed the waiver request. Because the proposed uses mirror the existing and approved activities onsite and overall, the changes to the site plan are minimal in nature (with the exception of the PD variation that is not supported by Development Services or Planning Commission staff), Planning Commission staff supports the waiver request and respectfully recommends the Board of County Commissioners approve the waiver to Commercial Locational Criteria for the subject site.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department, including but not limited to Conditions of Approval #11b relating to the buffering and screening required along the southern boundary adjacent to the employee parking.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0780

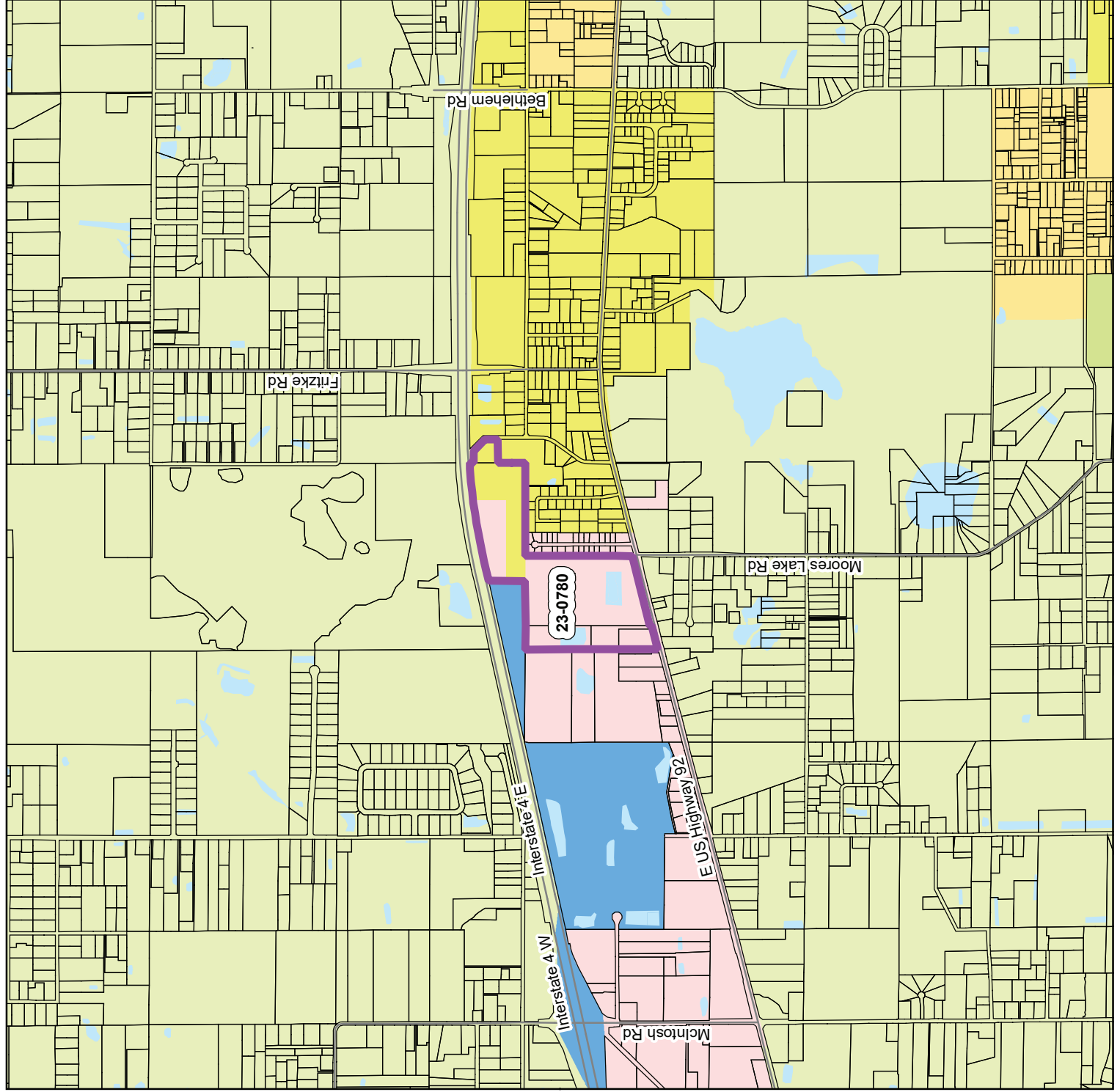
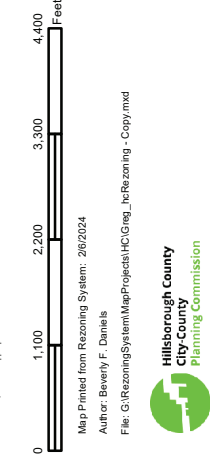
- Rezonings
STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (0.1, .35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only. It is not intended for use as a basis for any legal action. The user assumes all responsibility for the accuracy of the information. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate resource.

Map Printed from Rezoning System: 2/6/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\Map\Projects\HC\Reg_16\Rezoning - Copy.mxd





**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**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: GENERAL RV CENTER - TAMPA/DOVER

Zoning File: PD 23-0780 Modification: None

Atlas Page: None Submitted: 05/13/2024

To Planner for Review: 05/13/2024 Date Due: 05/20/2024

Contact Person: Christopher S. McNeal Phone: 813.968.1081/permitting@mcnealengineering.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

MM 23-0780 Site Plan A with required buffering and screening of employee parking area

Reviewed by: Michelle Heinrich Date: 5/16/24

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/28/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ER/ Central

PETITION NO: RZ 23-0780

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the project shall be served by, and limited to, one (1) vehicular access connection to US 92. One (1) additional limited purpose vehicular access shall be permitted as shown on the site plan. Such limited purpose access shall be gated, and shall be restricted to the use of emergency vehicles, any use related to existing or proposed utility easements, and occasional landscape/pond maintenance.
3. The existing driveway serving folios 82855.7802 and 82747.0025 shall be modified such that it only serves as access to folio 82474.0025. No vehicular access to the proposed PD shall be permitted except as otherwise provided for herein these conditions, and all such access shall be subject to FDOT review and permitting.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
5. As US 92 is shown on the Hillsborough County Corridor Preservation Plan, and in accordance with PD&E 435749-1-22-01 and as shown on the PD site plan, the property owner shall preserve 27 feet of right-of-way along the frontage of folios 82855.7804 and 82855.7802 (i.e. the westernmost two parcels with frontage along US 92).
6. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be required to comply with Sec. 5.11.09 of the LDC and other applicable rules and regulations with respect to the right-of-way preservation area. All signage shall comply with applicable requirements, and if the signage easements shown on the PD site plan cannot be relocated to a compliant area, the signage easement/use shall be discontinued (except as may be allowed on an interim basis in accordance with Sec. 5.11.09).
7. Prior to approval of the next increment of development, the property owner will be required to do one of the following as may be available and appropriate in order to cure discrepancies between

the existing Watkins Estate Plat (Plat Book 117, Page 120) and the access restrictions described in **condition 2**, hereinabove:

- a. Record a restriction and/or other documents in the Official Records of Hillsborough County as necessary to effectuate the access restrictions described in **condition 2**; or,
- b. Utilize the Certified Parcel process to combine all folios within the PD (and eliminate the access easement); or,
- c. Vacate the above referenced Watkins Estate Plat.

Nothing herein this condition shall be construed as requiring vacating of utility easements which require access through the proposed Limited Purpose Access described in **condition 2**.

8. All access to internal driveways must be a minimum of 100 feet from the edge of pavement of the existing or planned future public roadway.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone multiple parcels, totaling +/- 77.37 ac., from Planned Development (PD) 90-0127, as most recently amended via PRS 20-0341, and PD 13-0356, as most recently amended via PRS 22-1090 to a new PD.

PD 20-0341 is currently approved for two development options. Option 1 permits up to 735,000 square feet of PD-RP uses, of which a maximum of 10,000 square feet could be accessory commercial and a maximum of 15,000 square feet could be commercial vehicle sales, (i.e. Tractor sales, service and parts center). Option 2 permits up to 19,500 square feet of office, major auto repair and 41,000 square feet of open/enclosed storage in "Pocket A" as shown on the general site plan. Pockets B and C shall have 90,400 square feet of enclosed storage/office/sales prep/service. Open areas for RV inventory, staging, display, and RV and passenger vehicle parking will be a maximum of 784,301 square feet.

The proposed PD is seeking entitlements to permit up an RV dealership of up to 173,086 s.f. of the following uses:

- Sales, Rental and Service of Recreational Vehicles;
- Body Work, Painting and Repair (Major);
- Accessory Retail uses related to RV Dealership; and,
- RV Inventory/ Staging/ Display area.

Staff notes that although the Development Review Procedures Manual (DRPM) technically requires a trip generation and site access analysis to process this request, this application is a combination of two existing approved zonings with combined entitlements which far exceed the amount proposed in the current PD zoning. The applicant did submit a trip generation and site access analysis to provide basic project information regarding increased impacts from the inventory areas, as well as information required/requested by FDOT. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition except where otherwise noted. A trip adjustment due to the increase in the RV inventory area over the existing constructed uses was calculated/expressed as a percentage increase over the base rates identified by ITE based for that existing building square-footage, as agreed to at a methodology meeting with the applicant. Given the elimination of existing option 1, this rezoning request represents a significant decrease in the maximum trip generation potential of the subject parcel.

The applicant modified the application to increase total square-footage after having submitted the information to FDOT for review; however, the increased square-footage and resultant trip increase was

minimal, and FDOT staff confirmed that it would not change their previously issued comments/position on the project.

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-1090, 80,000 s.f. Recreational Vehicle Sales (ITE LUC 842)	400	37	62
PD 20-0341, 735,000 s.f. Business Park (ITE LUC 770)	8,521	892	844
Subtotal:	8,921	929	906

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 173,090 s.f. Recreational Vehicle Sales (ITE LUC 842)	865	80	133
Adjustment for Inventory Area Expansion Over Initial Development Increment (per Agreed Upon Methodology)	$(840 * .3) = 252$	$(77 * .3) = 23$	$(129 * .3) = 39$
Subtotal:	1,117	103	172

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 7,804	(-) 826	(-) 734

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy. 92 is a 2-lane, undivided, principal arterial roadway maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by +/- 12-foot-wide lanes in average condition. According to the applicant’s site plan, the roadway lies within a variable width right-of-way (between +/- 82 and +/- 110 feet) along the project’s frontage. There are +/- 5-foot-wide sidewalks along portions of the north and south sides of the roadway in the vicinity of the proposed project. There are 5-foot-wide bicycle facilities (on paved shoulders) in the vicinity of the proposed project.

US 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. FDOT staff reviewed the approved PD&E for this segment and indicated that 27 feet of right-of-way preservation is needed along the frontage of folios 82855.7804 and 82855.7802 (i.e. along the westernmost 350 feet of project frontage along US 92).

As required by the Development Review Procedures Manual (DRPM), the applicant showed and labeled easements on the PD, including a signage easement which is located within the right-of-way preservation area. Sec. 5.11.09 of the Hillsborough County Land Development Code (LDC) provides for certain interim uses of preserved lands. Sec. 5.11.09.A. states that “Uses directly related to the primary use of the project site, such as parking, entry features (e.g., signage, gatehouses, architectural features,

fountains, walls, etc.), stormwater retention facilities, or temporary sales or leasing offices, may be allowable on an interim basis pursuant to the following conditions:

1. As a condition of preliminary or final development order, the applicant must agree to relocate these uses elsewhere on the project site at the property owner's expense. Such conditions shall specify the terms and conditions of the relocation, including timing of the relocation required by this Part.
2. Relocation of approved interim uses shall be beyond the setback area.
3. Relocation sites shall be identified on the development plans submitted with the preliminary or final development order application. Sites identified for future relocation shall be reserved for that purpose.
4. The stormwater retention facility may, at the discretion of Hillsborough County, be incorporated into the design of the future transportation facility retention facilities. Should this option be chosen by the County, the developer need not relocate the stormwater retention facility provided that the property for the stormwater facility is donated to the local government, which will assume maintenance responsibility for the facility.”

The applicant included a note (#33) within the planning notes section of the PD plan which states as follows:

33. THE APPLICANT AGREES TO COMPLY WITH SEC. 5.11.09 OF THE LDC AND OTHER APPLICABLE RULES AND REGULATIONS. ALL SIGNAGE MUST COMPLY WITH APPLICABLE REQUIREMENTS, AND IF THE SIGNAGE EASEMENT CANNOT BE RELOCATED TO A COMPLIANT AREA, THE SIGNAGE EASEMENT/USE SHALL BE DISCONTINUED

Staff note that this issue will be further review at the time of site/construction plan review, and that this zoning does not grandfather or otherwise eliminate the need for compliance with Sec. 5.11.09, rules governing signage, and/or all other applicable rules and regulations, and has included a zoning condition addressing this issue.

SITE ACCESS AND CONNECTIVITY

Generally

The site is proposed to be served by one (1) full vehicular access connection to US 92 and one (1) limited purpose vehicular access connection to US 92. Although not continued in the narrative, the applicant indicated via email that the limited purpose access is proposed to be restricted to the use of emergency vehicles, any use related to existing or proposed utility easements, and occasional landscape/pond maintenance.

The applicant had previously constructed left and right turn lanes at the easternmost project access driveway. FDOT has indicated that no additional lengthening is needed to support the proposed RV dealership.

Adjacent Driveway Issue

As show below, there is an existing driveway constructed at the westernmost edge of the site to US 92 which serving folio 82855.7802 (within the PD) as well as adjacent folio 82747.0025 (to the immediate west of the PD). This PD is not authorized by an existing zoning and is not supported to remain by FDOT. As such, staff has included a condition requiring this driveway connection be modified to close that portion of the driveway serving the subject PD (staff notes that the driveway will remain open to serve the adjacent folio).



Plat Access Issue

As required by the DRPM, the applicant showed all plats within the subject PD, including the Watkins Estate Plat (Plat Book 117, Page 120). Staff notes that the lots shown within that plat are accessed via the 50-foot ingress/egress and utility easement shown on the plat (and PD site plan). This access easement grants access rights that are contrary to the access restrictions proposed by the applicant as a part of this PD approval. Staff consulted with the applicant and County survey to determine the best way to address this issue, which resulted in the options which are listed in planning note 25 on the site plan. As shown therein, the property owner will be required to either record a restriction and/or other documents in Official Records of Hillsborough County as necessary to effectuate these restrictions; or 2) go through the certified parcel process to combine all folios within the PD (and eliminate the access easement); and/or, 3) vacate the plat of Watkins estates. Additionally, staff has included a condition this effect.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the adjacent roadway section is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Morris Bridge Rd.	McIntosh Rd.	Forbes Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

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
US 92	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Driveway Modification(s)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,921	929	906
Proposed	1,117	103	172
Difference (+/-)	(-) 7,804	(-) 826	(-) 734

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

February 20th, 2024

General RV Center Revisit Pre App Meeting

13396 US 92

SR 600

10 030 000

MP 14.128

Class 5 @ 55 MPH

Connection/signal spacing – 440'/2640'

Directional/full median opening spacing – 660'/2640'

Folio # 081648-0000, 082855-7806

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND ARE NOT BINDING ON THE DEPARTMENT OR THE APPLICANT.

Attendees:

Guests: Chris McNeal, Dan Rhodes, Mike Flowers, James Ratliff

FDOT: Mecale' Roth, Todd Croft, Allison Carroll, Tom Allen, Selena Gonzalez, Leanna Schail, Lindsey Mineer, Dan Santos, Luis Mejia, and Justin An

Proposed Conditions:

The existing General RV Center-Tampa/Dover dealership currently spans two PD's (PD 22-1090 and PD 20-0341). The applicant proposes to combine the commonly owned dealership into one PD. An additional portion of PD 20-0341 previously under separate ownership is now owned by the dealership and will be added to the overall limits of the new PD. No additional building improvements and/or employees are proposed. The additional land being added to the dealership will be used to expand the display area and stormwater areas.



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The applicant will present updated traffic counts and turn lane requirements at the Revisit meeting.

SR 600 is a class 5 roadway with a posted speed limit of 55 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 660' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.

FDOT Recommendations:

1. SR 600 is a class 5 55 MPH roadway.
2. The proposed development will be required to submit a safety upgrade application for the improvements at the driveway shown on the plans.
3. Access is intended for maintenance only.
4. The driveway is to be constructed to the existing width with 35' radius on both the ingress and egress, with 100' throat depth.
5. Close the western driveway and restore ROW to original condition.
 - a. Leave a 12" wide apron for the western neighboring driveway.
 - b. Adjust MES and culvert as necessary.
6. Bring eastern driveway up to current standard per FDM.
7. The Department will not require any additional traffic or trip generation material and does not consider this development as a significant change to the parcel.
8. Please ensure the submitted application includes sufficient documentation that all internal parcels are under single ownership and have been acquired by the developer prior to issuance of the approved permit.
9. The Department will access cross access agreements in lieu of updated (redacted) proof of purchase documents to demonstrate adjacent property owners have not been landlocked and their historical connections severed by this modification.
10. Please include improvements to the western most access connection to parcel proposed to be acquired. This will include reducing the parcel width to a minimum of 12' wide to allow for maintenance access to the adjacent property owner Folio # 082747-0025.
11. Please submit a complete application package for review and approval via the Department's One Stop Permitting website.
12. Bring sidewalk up to current ADA standards at driveway.
13. Drainage Comments:
 - a. Submit a DCP application.



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- b. Include full set of plans, stormwater report and pre/post drainage maps with elevations and flow arrows to verify the drainage patterns. Ditch calculations will also be needed.
 - c. Provide photos of the site.
 - d. Provide approved SWFWMD permit/exception.
 - e. Ponds need to show 100-yr/critical duration (or SWFWMD 100 yr/24hr) freeboard of 1'.
 - f. See the DCP checklist for additional requirements.
14. Please note there are existing FDOT Projects in design/construction for this section of US 92. Please reach out to the FDOT Project Manager directly to obtain the most recent information on this project.
- a. FPID 450399-1 (Resurfacing) Construction underway.
Jason Jordan, Jason.Jordan@dot.state.fl.us, 813-975-6169
 - b. FPID 448121-1 (Boardwalk Replacement) Pre-construction underway.
Eyra Cash, Eyra.Cash@dot.state.fl.us , 813-975-6164
15. If a utility permit is needed, please refer to the Utility Accommodation Manual (UAM) or contact William Gregory at william.gregory@dot.state.fl.us or 813-612-3200.
16. Contact Leanna Schaille or Tammer Al-Turk for any traffic or access related questions at leanna.schaille@dot.state.fl.us, tammer.alturk@dot.state.fl.us, or at 813-975-6000.
17. Contact Nancy Porter or Mecale' (makayla) Roth for permit, pre app, or general questions at nancy.porter@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.

Summary:

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

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

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

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



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

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
 - or
 - drainage exception
 - construction agreement
 - utility
 - general Use
 - other _____

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

Respectfully,

Nancy Porter

Permit Coordinator II
2822 Leslie Rd.
Tampa, FL 33619
Office - 813-612-3205
M-F 7:30 AM – 4:00 PM





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Additional Comments/Standard Information:

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

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



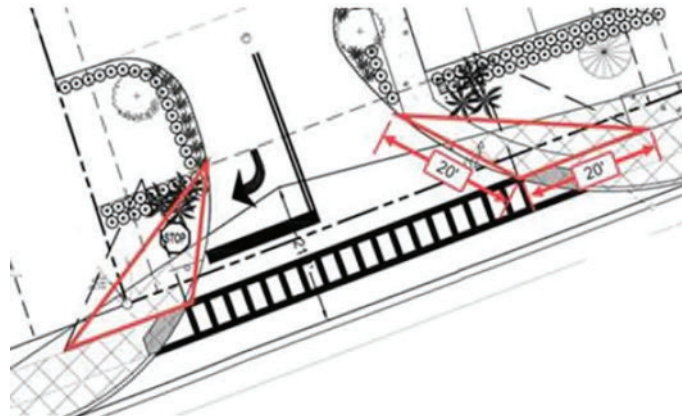


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9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>



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Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35bf_2



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Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION		
<ul style="list-style-type: none"> All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center. The pre-application meeting is a courtesy and intended to be advisory only; the results of this meeting are not binding on the Department or the Applicant. The Department shall not be obligated to permit or approve any connection, traffic control feature or device, or any other site related improvement that has been specified in a development approval process separate from the official connection approval process described in this rule chapter. Staff recommendations and determination of traffic impact areas will be provided at the Pre-Application meeting to expedite the review of the permit submittal in One Stop Permitting. <p>FDOT - One Stop Permitting</p> <p>The permit submittal in OSP must include a complete set of signed and sealed plans, a signed and sealed Traffic Study, and the required project-related information in accordance with Florida Administrative Code 14-96.</p>	<p>PROJECT INFORMATION:</p> <p>General RV Dover Florida 13396 US 92 Dover</p> <p>US 92 10 030 000 MP 14.128 Class 5 @ 55 MPH Connection/signal spacing – 440'/2640' Directional/full median opening spacing – 660'/ 2640' Folio # 081648-0000, 082855-7806</p>	
GENERAL INFORMATION		
<input checked="" type="checkbox"/>	The Department does not permit development in phases.	All property under ownership is to be included in the complete submittal. Entire property to be included in both plans and traffic study. New phases of an existing development requiring a new permit will have their fee based on the development in the individual phase.
<input checked="" type="checkbox"/>	Access and Drainage permits are reviewed and approved simultaneously.	<ul style="list-style-type: none"> Ensure all permit submittals are made simultaneously via the OSP website. Plans for drainage, access permits, and construction agreements are required to match.
<input checked="" type="checkbox"/>	Off-system Improvements	<ul style="list-style-type: none"> Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.
<input checked="" type="checkbox"/>	Drainage permits	<ul style="list-style-type: none"> Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage application per F.A.C. 14-86.
PLANS		

<input checked="" type="checkbox"/>	Cover Sheet	<ul style="list-style-type: none"> • Include Location • Include vicinity map. • Include permit application numbers.
<input checked="" type="checkbox"/>	Existing Conditions	<ul style="list-style-type: none"> • Include entire property under ownership. • Include all existing buildings. • Include all existing driveways. • Include all parking and internal site circulation plan.
<input type="checkbox"/>	Proposed Site plan	<ul style="list-style-type: none"> • Include entire property under ownership. • Include all proposed buildings. • Include all proposed driveways. • Include all parcels to be served with requested access. • Include all parking and internal site circulation plan.
<input type="checkbox"/>	Roadway Improvements	<ul style="list-style-type: none"> • Roadway Improvement Plans • All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc. • Cross sections every 50-feet (FDM 905.2) • All existing and proposed connections are to be called out. • Must be designed in accordance with Florida Design Manual (FDM).
<input type="checkbox"/>	Truck turning template	<ul style="list-style-type: none"> • Utilize FDOT-approved software. • Utilize the largest anticipated vehicle. • Provide ingress and egress to all connection locations. • Provide internal site circulation. • The truck turning shall not illustrate movements in the through lanes.
<input checked="" type="checkbox"/>	Driveway Detail Sheet	<ul style="list-style-type: none"> • Driveway geometrics (lane widths, radii, etc. (standards 16'inbound, 12'outbound, and 35' radii) • Centerline profile(s) with elevation and slope percentage from the centerline of State Road to 50' beyond the property line.
<input checked="" type="checkbox"/>	Aerial Exhibit	<ul style="list-style-type: none"> • Show all connection and median features along property frontage(s) and within 660' of the property lines for a roadway with a speed of 45 mph or less. • Show all connection and median features along property frontage(s) and within 1320' of the property lines for a roadway with a speed greater than 45 mph.
<input checked="" type="checkbox"/>	Boundary Survey	<ul style="list-style-type: none"> • Show adjacent parcels, label ownership, and all known easements. • Show location of all property boundaries. • Provide a copy of the Warranty Deed.

NON-CONFORMING ACCESS		
<input type="checkbox"/>	Draft cross-access agreement	<ul style="list-style-type: none"> Submitted via OSP in conjunction with the permit application. Subject to review and approval by FDOT Legal and Surveying and Mapping.
<input type="checkbox"/>	Court recorded Cross Access agreement required by Access Management Staff prior to permit approval.	<ul style="list-style-type: none"> <u>Permit will not be approved prior to the provision of the Court Recorded cross access agreement.</u> The complete and final copy of the Agreement will be included in the permit record set in OSP.
EXISTING MEDIAN OPENINGS		
<input type="checkbox"/>	Existing median openings	<ul style="list-style-type: none"> Existing median openings which are non-conforming impacted by the proposed development are required to be brought into current standards per F.A.C. 14-97.
<input type="checkbox"/>	Proposed median modifications	<ul style="list-style-type: none"> Impacts to adjacent median openings are to be evaluated for turn lane and queue storage requirements. Any additional impacts are to be mitigated by the applicant.
TRAFFIC STUDY		
<input type="checkbox"/>	Background and project description	<ul style="list-style-type: none"> Project location map and site plan Type of proposed uses Size - building square footages, units, etc. Construction schedule – opening and build-out years. The study needs to include posted and planned speed limits, design speeds for major roadways, context classification, and access classification. Include spacing requirements for Access Class. The cover page includes FDOT Section and MP numbers from FDOT Straight Line Diagram: https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.
<input type="checkbox"/>	Existing Conditions	<ul style="list-style-type: none"> Document field review of existing conditions, including turn lane lengths and queueing conditions during peak hours. Include Aerial of intersections. Signal timings - for the study area Multimodal accommodations including transit, pedestrians, and bicyclists. AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles. Show graphically. Include any discussions/agreements with the local entity. Account for other planned developments in the area

		<ul style="list-style-type: none"> Document programmed improvements on state and local roads in the study area
<input type="checkbox"/>	Traffic Forecasts: <i>Utilize the most recent version of the ITE Trip Generation (currently 11th Edition).</i>	<ul style="list-style-type: none"> Daily/AM/PM Peak hours. Provide source, trip rates, and table of calculations by land-use. Trip Distribution - Include model data and historical data. Show Graphically. FDOT Planning assists in the approval of trip distributions and growth rates. Show graphic of percent distribution and trips. Use ITE-approved internal capture rates, where applicable. Passer-by trips are not to exceed 10% Background traffic - adjust appropriately. Show graphically. Background plus project trips. Show graphically.
<input type="checkbox"/>	Traffic Analysis	<ul style="list-style-type: none"> Capacity analysis- project driveways and impacted intersections AM and PM peak hours analyses - unless special circumstances require mid-day/weekends. Analysis volumes match graphics, and truck percentages match TMC. Multimodal evaluation Reasonable signal timings Existing analysis results match field conditions Intersection impact evaluation for intersections for both adjacent median openings. Include input and output data sheets. Summarize LOS/Delay - with and without project results. Signal warrant analysis - provide signed and sealed based on FDOT D7 procedures. If warrants met – separate ICE required. Access spacing - meet agency access spacing guidelines. Turn lane analysis. Mitigation measures result in acceptable operations
SIGNAL WARRANT ANALYSIS Manual on Uniform Traffic Control Devices (MUTCD) - FHWA (dot.gov)		
<input type="checkbox"/>	To be provided if signal warrants are met in accordance with MUTCD.	<ul style="list-style-type: none"> Submitted upon approval of Traffic Study Only Complete document in PDF format Document to be signed and sealed. Future signal installation will be required to meet criteria contained in the attached document. See Access Connection Permit Future Traffic Signal Installation process.

INTERSECTION CONTROL 'ICE' ANALYSIS Intersection Operations and Safety (fdot.gov)		
<input type="checkbox"/>	ICE Analysis required	<ul style="list-style-type: none"> Proposed signal locations Reconstruction of existing intersections Driveway Access Category E and above Complete document in PDF format Document to be signed and sealed

Access Control Classification

Class	Medians	Median Openings		Signal	Connection		
		Full	Directional		More than 45MPH Posted Speed	45 MPH and less Posted Speed	
<input type="checkbox"/>	2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
<input type="checkbox"/>	3	Restrictive	2,640	1,320	2,640	660	440
<input type="checkbox"/>	4	Non-Restrictive			2,640	660	440
<input checked="" type="checkbox"/>	5	Restrictive	2,640 <small>at greater than 45 MPH Posted Speed</small> 1,320 <small>At 45 MPH or less Posted Speed</small>	660	2,640 <small>at greater than 45 MPH Posted Speed</small> 1,320 <small>At 45 MPH or less Posted Speed</small>	440	245
<input type="checkbox"/>	6	Non-Restrictive			1,320	440	245
<input type="checkbox"/>	7	Both Median Types	660	330	1,320	125	125

Project specific requirements:

Class 5, 55MPH roadway.

The proposed development will be required to submit a safety upgrade application for the improvements at the driveway shown on the plans.

The driveway is to be constructed to the existing width with 35' radius on both the ingress and egress.

The Department will not require any additional traffic or trip generation material and does not consider this development as a significant change to the parcel.

Please ensure the submitted application includes sufficient documentation that all internal parcels are under single ownership and have been acquired by the developer prior to issuance of the approved permit.

The Department will access cross access agreements in lieu of updated (redacted) proof of purchase documents to demonstrate adjacent property owners have not been landlocked and their historical connections severed by this modification.

Please include improvements to the western most access connection to parcel proposed to be acquired. This will include reducing the parcel width to a minimum of 12' wide to allow for maintenance access to the adjacent property owner Folio #: 082747-0025.

Please submit a complete application package for review and approval via the Departments One Stop Permitting Website.

Any proposed signal request will require the provision of the TIA, SWA and ICE Analysis to determine the impacts to US 301 and the needed improvements on the state roadway. The Department will work with the applicant to develop a phasing timeline or plan to determine when warrants are met, and the improvements needed on US 301 will be constructed.

These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

12-06-2023

FDOT District & - Traffic Operations:

Access Connection Permit Future Traffic Signal Installation Process.

For those applicants seeking an Access Connection Permit or Construction Agreement from FDOT whose impacts have been determined to meet signal warrants, the following will be required:

1. A complete permit application package in accordance with F.A.C. 14-96 is required to be submitted and reviewed by Traffic Operations.
2. The Access Connection Permit submittal is to include 60% (minimum) signalization plans. Final (100%) signal design plans will be provided for review and approval in conjunction with the Construction Agreement to install the traffic signal when required.
3. The Access Connection Permit submittal is to include the approved Traffic Impact Analysis, Signal Warrant Analysis, and Intersection Control Evaluation (ICE) Analysis. The included information will clearly define the signal warrant thresholds at which the applicant is required to install the traffic signal.
4. The Access Connection Permit package is required to include a letter from Permittee/Applicant acknowledging 100% responsibility for acquisition and installation of the required traffic signal when the warrant threshold has been met or a safety and operational concern has been identified by FDOT which requires the installation of the signal.
5. The approved Access Connection Permit Form 850-040-18 will include special provisions outlined on Page 3 defining the signal warrant threshold, minimum requirements for the signal installation, and all other project specific requirements.
6. The Notice of Intent to Issue Permit (NOI) is required to be court recorded with complete permit package by the applicant. A copy of the recorded document provided to FDOT via the One Stop Permitting website, prior to permit issuance.

Please reach out to District 7 Traffic Operations with any questions or for any additional information.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE:</p> <p>PETITION NO.: 23-0780</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: March 26, 2024</p> <p>PROPERTY ADDRESS: 13360 and 13396 E Hwy 92, Dover</p> <p>FOLIO #: 0816480000 and 0828557806</p> <p>STR: 20-28S-21E</p>
<p>REQUESTED ZONING: New PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Open water body in the western portion of the project area
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland 	

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

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

INFORMATIONAL COMMENTS:

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

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

kmh /

ec: Todd Pressman, Agent - todd@pressmaninc.com

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Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



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:** 2/26/2024
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/1/2024
PROPERTY OWNER: Tampa 92 LLC **PID:** 23-780
APPLICANT: Tampa 92 LLC
LOCATION: 13360 East 92 Hwy Dover, FL 33527
13396 East 92 Hwy Dover, FL 33527
FOLIO NO.: 81648.0000, 82855.7806

AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site appears to be located within a Potable Water Wellfield Protection Area (PWWPA) and subject to restrictions and prohibitions, as defined in [Part 3.05.00](#) of the Hillsborough County Land Development Code (LDC) and [Rule 62-521.400](#), Florida Administrative Code. The two non-transient noncommunity drinking water wells are located on Folio 81648.0000, as depicted on the attached map.

Rule 62-521.0400, F.A.C. states, but not limited to, the following:

(i) New generators of hazardous waste, as regulated under [Chapter 62-730, F.A.C.](#), which excludes household hazardous waste as defined in 40 C.F.R. Part 261.4(b)(1) (1994), hereby incorporated and adopted by reference, shall comply with the secondary containment requirements of 40 C.F.R. Part 264 Subpart I (1994), hereby incorporated and adopted by reference.

(j) New hazardous waste treatment, storage, disposal, and transfer facilities requiring permits under Chapter 62-730, F.A.C., are prohibited.

If there are any applicable restrictions or prohibitions within 500 feet of the two nontransient noncommunity drinking water wellheads, then Operating and Closure Permits are required and shall comply with requirements of [Section 3.05.08](#) of the LDC.



**Hillsborough
County** Florida

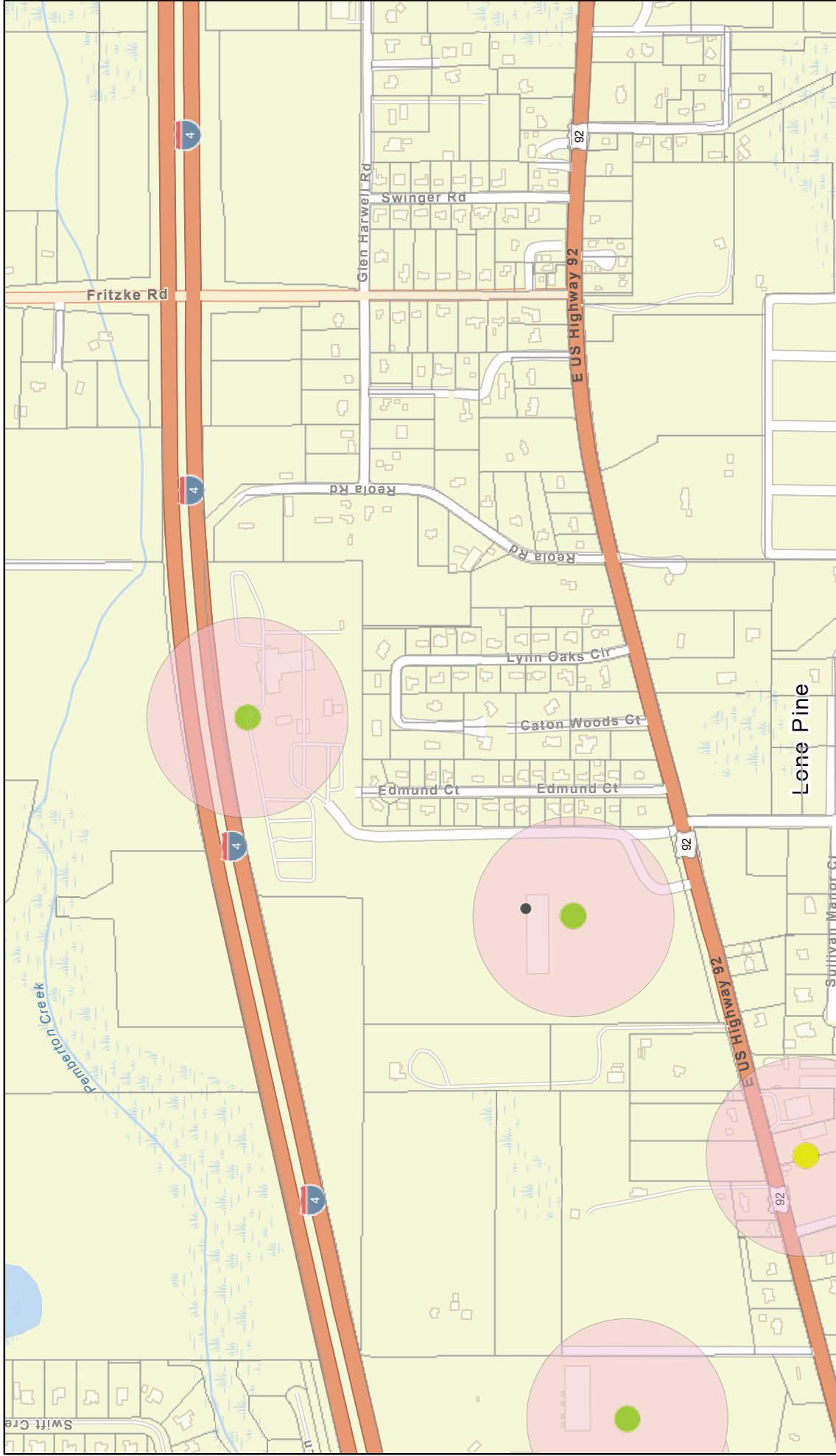
ENVIRONMENTAL SERVICES DIVISION

PO Box 1110

Tampa, FL 33601-1110

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

23-0780 PWWPA



3/13/2024, 10:53:21 AM

Public Water Supply Wells Non Federal

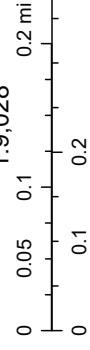
Noncommunity (NC)

Nontransient Noncommunity (NTNC)

Public Water Supply Wells Non Federal

Parcels

1:9,028



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Hillsborough County



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: 10/06/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Tampa 92, LLC

PETITION NO: 23-0780

LOCATION: 13360/13396 E 92 Hwy

FOLIO NO: 82855.7806 81648.0000

Estimated Fees:

Auto Sales

(Per 1,000 s.f.)

Mobility: \$19,374

Fire: \$313

Project Summary/Description:

Rural Mobility, Northeast Fire - RV Sales (unspecified size/structures)

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

PETITION NO.: RZ-PD 23-0780 REVIEWED BY: Clay Walker, E.I. DATE: 8/1/2023

FOLIO NO.: 82855.7806 & 81648.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- 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.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- 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 site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 24 Jul. 2023

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: RZ-PD 23-0780

LOCATION: E 92nd. Hwy., Dover, FL 33527

FOLIO NO: 81648.0000

SEC: 20 TWN: 28 RNG: 21

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

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: PAMELA JO HARTLEY
Land Use Hearing Master

DATE: Monday, April 15, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:38 p.m.

LOCATION: Frederick B. Karl County Center
601 East Kennedy Boulevard
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 going to put it into -- just continue it until later, and we'll
2 reopen the hearing on this item.

3 Okay. So, for now, we're going to move on to the next
4 case.

5 MS. HEINRICH: Our next item is Item D.1, PD 23-0780.
6 The applicant is Tampa, 92, LLC, rezoning property Zone ASC-1
7 and PD to PD.

8 I've reviewed this for Development Services and will
9 present staff findings.

10 MS. HATLEY: All right. Applicant for this item, are
11 you here?

12 MR. PRESSMAN: Thank you.

13 Good evening, Hearing Officer. Todd Pressman, 200 2nd
14 Avenue South, Number 451 in St. Petersburg. I am with Chris
15 McNeal, who's the engineer on the project. This is PD 23-0780.
16 This originates from 90-0127, which is an RV dealership and
17 accessory uses located at 77.36 acres.

18 The big picture here is that the several PDs that we
19 dealt with many, many times are to be combined, adding 2.3
20 acres. And there's some other smaller, minor detail
21 modifications that I'll go through with you. And up front to
22 know all the agencies reckoning -- or recommending authorities
23 with support, except for one point, which I will address and
24 modify for you in detail.

25 So we're located out in the on the Dover area. It's

1 close to McIntosh 94, as you can see on the location map. And
2 it is currently under the SMU-6 category, which is an intensive
3 category, of course. The long-time user is General RV. They
4 have a long-term presence at the site. They're a vast
5 organization at the site, 205 employees. Some are very
6 high-paid employees. Some are more moderate-level paid
7 employees. They have over 900 RVs on site. They maintain 37
8 bays for maintenance and repairs for all their customers. And
9 they deal with a wide variety of RV type of vehicle. So they're
10 a full operation and been in operation since about 2014.

11 So this is the aerial view as the property appraiser
12 has, and you can see the significant intensity and significant
13 activity on the site.

14 This is just another view just to get your arms around
15 it so you can see what we're dealing with.

16 Now, what you have here is a color-coded PD plan. And
17 this is the record for you to review as you look through the
18 case. And the key on this page takes you through a number of
19 issues. The blue item, as you can see, is a small additional
20 building. It's a small building expansion, about 5,000 square
21 feet. The yellow are two parking areas for employees. The one
22 area up by I-4 is the one that staff has concerns about. And
23 I'll talk about that more in detail.

24 MS. HATLEY: And before you move on, just a quick
25 question. There are one, two, three, four blue areas -- oh, no.

1 I see. There's sort of a gray-blue area --

2 MR. PRESSMAN: Right.

3 MS. HATLEY: -- new building expansion. So are
4 there -- are those retention ponds or are those --

5 MR. PRESSMAN: Yeah. Those are potentially new
6 modified storm water areas. Yes.

7 MS. HATLEY: Okay. And so, then the different colored
8 blue area, that's the expansion of the building; is that
9 correct?

10 MR. PRESSMAN: Correct.

11 MS. HATLEY: Okay. Thank you.

12 MR. PRESSMAN: So we -- I wanted to present this to
13 you so you have a breath of what's being brought forward, so
14 you'll be able to review it in detail if you choose, which I'm
15 sure you will. And then highlighting the one yellow park area
16 that's further up by I-4, which I'm going to review with you in
17 detail. And that's this area here. That's the one issue of
18 discussion from the staffs that we look closely at, and we have
19 modified for you tonight.

20 So this is a very zoomed in close up of that one area
21 which is proposed to employee parking only. There's a PD
22 variation for that. And this is a photo of that area. You'll
23 see there's a 6-foot foot opaque fence. You see there's a good
24 amount of existing forestation, and roughly showing you where
25 the employee parking would be proposed.

1 So this is a schematic. Starting from the left, which
2 is where the residential would be, further on the other side of
3 the fence, there would be a 6-foot high opaque fence. There
4 would then be a row of shade trees at 15 feet on center. Now,
5 we've increased that to 15 feet on center so we have a stronger
6 screening along with the existing forestation that you saw. And
7 then there is a concrete sidewalk. So, from the edge of
8 pavement, where the employee parking would be on the right, to
9 the parking line is 17.5 feet. Now, this is a modification
10 because we got the staff reports. Because it always great to
11 work with the staff. It's always great to work with. We were
12 previously proposing 15 feet. But Mr. McNeal put a pencil to
13 paper, and we eck out -- or etch out 2 1/2 more feet. So we are
14 proposing tonight 17.5-foot buffer, where 20 feet is required,
15 in the manner of the schematic that's being presented to you.

16 Any questions on this?

17 MS. HATLEY: Yes. Why is the variation necessary?

18 MR. PRESSMAN: Next frame, if I may move forward. To
19 add one point before that, which I think is important, is that
20 on the services notes, that the homes are located 35 to 50 feet
21 from the common property line and are oriented away from the
22 employee parking. And, of course, employee parking is very
23 frequently used, very little activity. It's just employees
24 coming and going.

25 Now, to answer your question, what I wanted to show

1 you on the aerial is that this is a very integrated site. So
2 what you have at the bottom of the slide is the Area of Proposed
3 Employee Parking. Right behind that is the customer service and
4 night drop-off or service overflow because the RV service drop,
5 as you can see, comes in specifically at the intake point. So,
6 as I indicated, they have 900 days here. So this has always
7 been -- this has been the dedicated place where a lot of
8 vehicles, and large vehicles like RVs, are pulling in, waiting
9 in line, and they get organized for service. They take orders.
10 They inspect the vehicles. And then they move them in. So it's
11 a very dedicated site in regard to a large structure that is
12 taking the vehicles in for maintenance and repair, as well as an
13 area next to it that is very well used for customer overflow for
14 the same purposes and for a night drop off. So it's a stacking
15 up of uses of the very integrated site.

16 So, if we look at the site and where the employee
17 parking has to be, for employees who are working, to be in a
18 reasonable distance or in an area that is conducive towards it,
19 we are backed up on main integral uses of the site. So that
20 left us, where 20 feet was required, at 17.5. We felt with that
21 we met the sphere of what that code section is, particularly,
22 with the added landscaping, with the existing forestation and
23 with the residential homes were in their way.

24 I think what's also important with that is that we
25 have sent out seven separate public notices for a total of 469

1 notice letters by certified mail, seven public or seven large
2 yellow posted signs. And we have, as of this morning, when I
3 check the record, there was not a single communication or
4 consider opposition from anyone in the neighborhood. I will
5 tell you that, because you imagine what the site's (inaudible)
6 over the years, we've been through a number, quite a number of
7 modifications. And the General RV folks maintain a really good
8 relationship with the abutting residents. And we've always had
9 a very good, positive ability to move forward with these kind of
10 requests.

11 So I would suggest to you that, clearly, those
12 residents who are closest have been noticed multiple times as
13 well as public notice by the large yellow signs. And we have no
14 feedback from them.

15 MS. HATLEY: All right. Let's back up. Make sure I
16 understand what you're requesting.

17 MR. PRESSMAN: Okay.

18 MS. HATLEY: So, if you could back up and show me that
19 aerial again that has the area in yellow highlight, I guess,
20 where the proposed parking is.

21 MR. PRESSMAN: Oh, there you go. I got it. I think
22 this is the slide you want?

23 MS. HATLEY: Go back in another two slides, I think.
24 One more. Well, let's start there. Okay. So, on -- I'm
25 looking at the overhead that's in the staff report. I'm sorry.

1 I'm (inaudible) when I say the overhead -- the aerial view that
2 is in the staff report, that's what I'm looking at. It's an
3 aerial view. Looks like it's pulled from the property
4 appraiser's website. Maybe --

5 MR. PRESSMAN: Is this what you're looking for?

6 MS. HATLEY: Yeah. So I'm looking at that.

7 MR. PRESSMAN: Yeah.

8 MS. HATLEY: Where on that is this proposed parking?
9 Is it in the north so that it abuts that subdivision to the
10 south?

11 MR. PRESSMAN: Yes. So the yellow line --

12 MS. HATLEY: Yeah.

13 MR. PRESSMAN: Actually, I'll show you what's --
14 (Simultaneous speaking.)

15 MS. HATLEY: -- is it just --

16 MR. PRESSMAN: That's the area. That's it.

17 MS. HATLEY: Okay. So is it just that yellow line?

18 MR. PRESSMAN: Yes.

19 MS. HATLEY: And so it doesn't go all the way across
20 the property --

21 MR. PRESSMAN: No.

22 MS. HATLEY: -- boundary there? Just that yellow line.

23 MR. PRESSMAN: Correct.

24 MS. HATLEY: And that area abuts, it looks like,
25 two -- or three really --

1 MR. PRESSMAN: It would be two homes it -- as I
2 understand it, it's two homes on the cul-de-sac.

3 MS. HATLEY: Okay. And then that other property, is
4 that not a residential lot as well?

5 MR. PRESSMAN: Oh, to the right?

6 MS. HATLEY: Uh-huh.

7 MR. PRESSMAN: Yeah. It actually does come over a
8 bit. So, yes, that's correct. So, yeah, I stand corrected on
9 that --

10 MS. HATLEY: Okay. So just a couple -- two lots and
11 then maybe a portion of another lot?

12 MR. PRESSMAN: Yes. Correct.

13 MS. HATLEY: Okay. And then what the code requires is
14 for you to have a 20-foot-wide buffer; is that correct?

15 MR. PRESSMAN: That's correct.

16 MS. HATLEY: And you are requesting a 17 1/2-foot
17 buffer.

18 MR. PRESSMAN: That's correct.

19 MS. HATLEY: And within that buffer, there will be,
20 under this illustration, a sidewalk?

21 MR. PRESSMAN: Yes.

22 MS. HATLEY: And then some landscaping?

23 MR. PRESSMAN: Yes.

24 MS. HATLEY: Trees and then a 6-foot high fence?

25 MR. PRESSMAN: Correct.

1 MS. HATLEY: And then a little after the fence is the
2 property boundary?

3 MR. PRESSMAN: Correct.

4 MS. HATLEY: Okay. So that -- all in that area is 17
5 1/2 feet wide?

6 MR. PRESSMAN: Correct.

7 MS. HATLEY: Okay. Is there any way that this parking
8 lot could be built without that variance?

9 MR. PRESSMAN: No. We have put pencil to paper many,
10 many times and worked with the General RV folks.

11 MS. HATLEY: Okay. I can understand we've got a
12 little echo in the room, so we'll wait just a second. Let's see
13 if that could be resolved.

14 MR. PRESSMAN: Test. I think we're good.

15 MS. HATLEY: Okay. Thank you. Want to continue then?

16 MR. PRESSMAN: You're in charge.

17 MS. HATLEY: Is that the only variance that you're
18 requesting?

19 MR. PRESSMAN: Yes.

20 MS. HATLEY: So really, the variance is about 2 1/2
21 feet; is that right, 2 1/2 feet?

22 MR. PRESSMAN: Correct. No. There is a second one.
23 Oh, yeah, there is a second one. I'm sorry. There is a second
24 one. And as you look which the staff members, which there's no
25 objection to, the sidewalk that runs all the way from 92, which

1 was built, at construction time, in 2014, is inside the buffer.

2 So there's a variation to that as well. And --

3 MS. HATLEY: Is that in the same place, or is that
4 down on 92?

5 MR. PRESSMAN: That runs from 92 down to I-4. And
6 unfortunately, the cursor doesn't work.

7 MS. HATLEY: Oh, okay. But it's -- is that the north
8 and south boundary line there --

9 MR. PRESSMAN: Yes. That would --

10 MS. HATLEY: -- adjacent to the --

11 MR. PRESSMAN: -- that's the residential, yes. That's
12 residential, correct. Yes.

13 MS. HATLEY: Okay.

14 MR. PRESSMAN: So it's the variation from the side.

15 MS. HATLEY: All right. We need your testimony on the
16 record. If your witness needs to speak, have him come on up if
17 they need to clarify some things.

18 MR. PRESSMAN: I think they're -- thank you.

19 MS. HATLEY: Okay. So that -- there -- as I'm looking
20 at the item you have up on the screen, then, there's a sidewalk
21 along that because it would be the east property boundary
22 adjacent to the subdivision?

23 MR. PRESSMAN: Correct?

24 MS. HATLEY: Okay. So what is the variance being
25 requested there?

1 MR. PRESSMAN: Variance is to allow sidewalk in that
2 buffer, which, of course, is bisected by driveway. And then
3 there's a buffer on the other side of the driveway. And it's
4 been present since the construction of the site.

5 MS. HATLEY: It's been that way since the construction
6 of the site. So why is there a variance being requested at this
7 time for that?

8 MR. PRESSMAN: Because, quite frankly, the staff
9 picked it up. At this cycle, we weren't aware of it. But the
10 staff, being very dutiful and looking at details of plans,
11 flagged it, and we were-- wanted to go ahead and include it at
12 this hearing, which, again, there was no objection to that
13 sidewalk being in the buffer.

14 MS. HATLEY: Okay. All right. And is there anything
15 else?

16 MR. PRESSMAN: No. That's it. Thank you.

17 MS. HATLEY: All right. Thank you, Mr. Pressman. Be
18 sure and sign in.

19 All right. County Development Services.

20 MS. HEINRICH: Good evening. Michelle Heinrich,
21 Development Services. Staff reviewed the rezoning application
22 that involves the combination of two existing PDs with the
23 addition of around zoned parcel into the new PD. The site is
24 currently operated as an RV dealership, which also involves the
25 accessory uses of retail and service, which includes body work

1 and painting.

2 The northern area will expand RV sales inventory and
3 display along I-4 with the inclusion of the around zoned parcel.
4 A previously approved PD variation to buffering and screening is
5 re-requested under this application. The area is to the -- the
6 area which is -- has already been approved for a PD variance
7 that is being re-requested is to the east of the access drive on
8 92. And this area is not proposed to be intensified, and the
9 previously buffered and screening would remain.

10 The area borders an existing single-family
11 neighborhood. And as you heard, the 20 feet is able to be
12 provided; however, there's a sidewalk that meanders through that
13 buffer. Otherwise, it is occupied by screening and which
14 consists of a fence and a row of trees. And staff has no
15 objection to that request.

16 A new PD variation with the PD is proposed along the
17 southern boundary of the northern development area, which abuts
18 a single-family neighborhood. A row of employee parking is
19 proposed and will provide a 10-foot rather the 20-foot wide
20 buffer. And then, as you heard tonight, the applicant has
21 reduced that and is proposing 17 1/2 feet.

22 Proposed screening will include a 6- to 8-foot high
23 fence and trees. This area was previously provided with a
24 20-foot by -- 25-foot-wide buffer. Staff is not supportive of
25 the request given that the new PD is significantly expanding RV

1 inventory staging, display areas. And staff feels this parking
2 could either be accommodated elsewhere on the 77-acre site or to
3 meet, at the time that we wrote our staff report, 10 feet
4 further back. And this would be 3 feet further back to be
5 compliant LBC. Proposed conditions of approval are written to
6 require the 20-foot buffer with the Type B screening along this
7 boundary.

8 The central and western existing PD would provide
9 additional service center were footage and expansion of RV
10 display inventory and station area to the west boundary and 30
11 feet from the southern boundary.

12 The new PD proposes no changes to the previously
13 required hours of operation, lighting, and noise conditions.
14 Staff found the request to be compatible and received no
15 objections from reviewing agencies. Therefore, staff recommends
16 approval subject to proposed conditions of approval.

17 Thank you.

18 MS. HATLEY: Okay. Ms. Heinrich, I had just a couple
19 of questions. And it occurred to me -- and I should have asked
20 the applicant this -- but it occurred to me that the 17 1/2-foot
21 buffer that was described in the applicant's presentation, that
22 also includes the sidewalk within the buffer, doesn't it?

23 MR. PRESSMAN: Correct.

24 MS. HEINRICH: Correct.

25 MS. HATLEY: Okay. So is that an additional variance?

1 MS. HEINRICH: It would be all part of the same
2 variance. Because the sidewalk meanders, it was difficult for
3 us to pinpoint an exact distance. So, instead, it was phrased
4 to be, you know, a 2010, 17 1/2-foot wide buffer, with the only
5 thing being allowed in there was the existing sidewalk and
6 screen.

7 MS. HATLEY: Okay. Thank you for that. And also, I
8 should have asked the applicant this question. But the
9 additional 2 or 2.3 acres, where exactly is that on the site?
10 Is that up at the north on the east or --

11 MS. HEINRICH: It's -- yes. It's at the northeastern
12 port --

13 MS. HATLEY: Okay. I see it.

14 MS. HEINRICH: -- along I-4.

15 MS. HATLEY: Okay.

16 MS. HEINRICH: It's a small parcel right there along
17 I-4.

18 MS. HATLEY: All right. That's what I thought. Thank
19 you for that. That's all the questions I have for you.

20 All right. Planning Commission?

21 MS. MASSEY: Jillian Massey with Planning Commission
22 staff. The subject site has approximately 59.9 acres located
23 within in the Suburban Mixed Use-6 Future Land Use designation
24 and approximately 17.5 acres in the Residential-2 Future Land
25 Use designation. The site is in a oral area, and it's not in

1 the limit of the community plan boundary. Each of the proposed
2 uses and the proposed floor area ratio for the project is
3 allowable for consideration under each of the site's designated
4 Future Land Use categories.

5 The requested offer variation would not be in line
6 with policy direction outlined in the Future Land Use element,
7 police 16.1 as the purpose of the required buffering and
8 screening is to mitigate for the proposed employee parking in
9 this area.

10 Planning Commission staff are not supportive of the
11 waiver request as it would result in employee parking being
12 located directly adjacent to single-family homes to the south at
13 the subject site. The proposed parking reconfiguration and
14 variation is too intense for the residential character of the
15 surrounding area to the south. It does not provide adequate
16 transition of intensity and land uses throughout the area.
17 Therefore, the condition of approval that's been added,
18 specifically outlines the buffering and screening requirement
19 required by the land development code. And that's outlined in
20 Condition of Approval #10b. And it's important to note that
21 Planning Commission's staff's finding of consistency of this
22 case is dependent on its condition of approval to ensure
23 compatibility with the residential properties to south.

24 The site does not meet commercial locational criteria
25 as outlined in Future Land Use Element Objective 22. The

1 applicant has submitted a waiver request, and Planning
2 Commission staff has reviewed that request. Because of proposed
3 changes of -- on the site plan are near the existing and
4 approved activities on site, and overall, the changes are
5 minimal in nature, staff recommends that the waiver request be
6 approved by the board.

7 And based on these considerations, Planning Commission
8 staff finds that the proposed plan development is consistent
9 with the unincorporated county, Hillsborough County
10 Comprehensive Plan, subject to the conditions proposed by the
11 Development Services Department, including, but not limited to,
12 Conditions of Approval No. 10b relating to the buffering and
13 screening requirement required along the southern boundary
14 adjacent to the employee parking.

15 Thank you.

16 MS. HATLEY: All right. Thank you. Do we know
17 whether we have the issue worked out online for any -- if there
18 are any speakers online?

19 STAFF: I know they're still trying to fix it, but I'm
20 trying to figure out if anyone is online.

21 MS. HATLEY: All right. So we're still working on
22 that issue, and we're trying to determine whether anyone has
23 signed up online to speak to this item.

24 Meanwhile, I will ask, are there any -- is there
25 anyone here in the room or anyone online who's able to speak and

1 who would wish to speak in support of this application?

2 Okay. They're saying no one is online. And I don't
3 hear anyone in the room.

4 Is there anyone here in the room or online who wishes
5 to speak in opposition to this application?

6 All right.

7 I do not hear anyone. And I'm told there's no one
8 online. Okay.

9 Development Services, anything further?

10 MS. HEINRICH: No, ma'am.

11 MS. HATLEY: Thank you.

12 Applicant? And I know you're going to address this,
13 but I just want to ask anyway. Please address staff's comments
14 regarding the parking that staff's opinion is that the parking
15 area could be placed elsewhere or could be moved to meet the
16 buffer requirements.

17 MR. PRESSMAN: I believe one slide that I showed you,
18 which would be this slide, the one element I would add beyond
19 having to deal every day with hundreds of large vehicles that
20 require large areas for maneuvering, coming in from a lot of
21 different directions, that this area here is a very busy area
22 and requires a lot of room. What's there now is the minimum to
23 be able to functionally be able to move these vehicles to where
24 they need to go in a reasonable and considerable manner and safe
25 manner.

1 MS. HATLEY: Well, can I ask to just -- this picture
2 right here that you're displaying on the screen, where exactly
3 is that in the site plan? It's kind of hard to tell.

4 MR. PRESSMAN: That is this area here.

5 MS. HATLEY: Okay.

6 MR. PRESSMAN: So the yellow strip is noted as employ
7 parking only. And when you go back to that slide, at the bottom
8 of the slide, noted area proposed employee parking would be on
9 the bottom of the slide.

10 MS. HATLEY: And it is there employee parking there
11 already? I mean, there appears to be parking.

12 MR. PRESSMAN: No. That's general parking. That's
13 not designated employee parking. That's part of the ability for
14 folks who are bringing vehicles in-- they have another
15 vehicle -- to come and get them or to park there. They come
16 with their partner, spouts, or whatever.

17 MS. HATLEY: So what's being done right now, then, is
18 that existing parking, is that being extended to the east? Is
19 that's what is being done?

20 MR. PRESSMAN: This -- go ahead.

21 MR. MCNEAL: Chris McNeal, McNeal Engineering, 15957
22 North Florida Avenue, 33549.

23 Just to provide some clarification on this slide. The
24 actual area of proposed (inaudible) just south of this existing.
25 As you know, that existing area is, in fact existing. So as

1 Todd has shown on his previous slide, it's just south of that.
2 So the -- and part of the reasoning for justification that --
3 not providing buffer, those are the alignments of where they're
4 receiving those RVs, as Todd's explaining, they're very specific
5 on the widths. The units that are coming in there are very
6 wide. We're trying to do it safely. You got people coming in
7 out of the vehicles, you know, trailering back and forth. So
8 everything is really hinged off the building and the spacing in
9 between those. And then, of course, those spaces on the south
10 side for receiving, and those are for RVs coming in for
11 services, and also service, being picked up. And so that
12 framework in that aisle is what stood to be possible to be able
13 to make that movement functional. Those things are really set.

14 And then we step into that parking area, which is kind
15 of right there where he's got the word "area." And those are
16 18-foot parking spaces, 24-foot odds. And as you work through
17 there, the spacing just worked out, the most that we can squeeze
18 out of them is that 17 1/2.

19 We did look at trying to do something else to try to
20 get it another 2 feet even, even tried to squeeze a little more.
21 But to do that, we've got to take space out of those aisles
22 before we got to take it out of the parking, neither of which is
23 good for trying to move a large vehicle around.

24 MS. HATLEY: Okay.

25 MR. MCNEAL: And then on the parking side for the

1 employee parking, those are still -- most of those people still
2 in the RV lifestyle, and they're -- they drive big vehicles as
3 well, and so making those compact length doesn't make sense.

4 MS. HATLEY: Okay. So couple of questions here then.
5 This picture that is being displayed on the screen, it states
6 that -- the yellow writing at the bottom states -- or the yellow
7 print says Area of Proposed Employee Parking. But that's not
8 really accurate as I heard you say. It's really south of there.
9 But this is an existing area.

10 MR. MCNEAL: That's correct. This is existing.
11 It's --

12 MS. HATLEY: Okay. So what's going to happen to this
13 area? Is it going to be more RV parking space?

14 MR. MCNEAL: No, ma'am. No. It's going to stay like
15 it is.

16 MS. HATLEY: It's going to stay.

17 MR. MCNEAL: There's an efficiency of parking. And
18 part of that, you know, just from the normal, general I.T. code
19 and the Land Development code for required parking spaces is
20 just sufficient for (inaudible).

21 MS. HATLEY: All right. And so, then, I think what I
22 understood from your testimony and also, Mr. Pressman's, is that
23 there are so many RVs being brought and dropped off in this
24 area, and employees are needed in this area, and they -- if they
25 aren't elsewhere, they just have a long way walk to get there;

1 is that correct?

2 MR. PRESSMAN: Well, it's that and also, it's an area
3 for -- let me see. Let me put it this way. When we go in for
4 auto repair, we have typically -- sometimes people come with us
5 to pick us up. Sometimes they give you a vehicle. So this is
6 an area that serves both purposes where people have a vehicle
7 that they'll be getting into after dropping off their large
8 vehicle, or, at the same time, it's is for the back and forth by
9 repair technicians and employees who are working at the repair
10 facility.

11 MS. HATLEY: So it's not just employee parking. It's
12 customer and employee parking?

13 MR. PRESSMAN: Yes. It's also for night dropoffs. So
14 there's vehicles that are sitting there as well that are left
15 there for the evening for morning pickup or for morning to --
16 the vehicles then be entered into, they do a key drop. So it
17 serves many purposes, both large and small vehicles, for
18 different reasons integral with the repair facility. Again,
19 this is a repair facility. It has 900 days.

20 MS. HATLEY: Okay. Then, just, I need to ask you a
21 question, Mr. Pressman. Then, in your opinion, knowing what you
22 know of the -- your client's operation and their needs, there,
23 is this additional parking that is necessary for their
24 operation; is that correct?

25 MR. PRESSMAN: That's absolutely correct, yes.

1 MS. HATLEY: Okay. Then, Mr. McNeal, is it your
2 testimony that there's no other place on site that will work
3 for -- or that will function for parking that is needed for this
4 operation? Is that -- that's one question. Is there no other
5 place on site that would be function able for this?

6 MR. MCNEAL: I would say no other area that would not
7 be in a buffer. I mean, there's other buffer areas that we
8 could look at. This is closest to the proximity where the
9 employee would be working and it would be safe for them to get
10 there.

11 MS. HATLEY: All right. So it would still be in a
12 buffer, and it would still require a variance?

13 MR. MCNEAL: Yes, ma'am.

14 MS. HATLEY: Okay. And then, finally -- and I think
15 you said this, but is it your opinion that, all things
16 considered, this 17 1/2-foot buffer is all you can squeeze out
17 of it? You can't get to 20 feet; is that correct?

18 MR. MCNEAL: Yes, ma'am. I believe it is. We started
19 at 15. I thought that was all we could get, but we were
20 (inaudible).

21 MS. HATLEY: Okay. Thank you. I think that's all my
22 questions for you. Do you have anything further, Mr. Pressman
23 or Mr. McNeal?

24 MR. PRESSMAN: No. We appreciate your attention.
25 Thank you.

1 MS. HATLEY: All right. Thank you.

2 All right. That was the applicant's rebuttal. And
3 that will close the hearing on Rezoning PD 23-0780.

4 Do we have those online issues resolved yet?

5 Not yet. Okay. All right. Well, then we'll move on
6 to the next case.

7 MS. HEINRICH: Our next application is under D.2, PD
8 23-0848. The applicant is Avid Group LLC requesting a PD
9 rezoning from ASC-1 zone property. Jared Follin with
10 Development Services provides staff findings after the
11 applicant's presentation.

12 MR. PENSA: Good evening. I was not here at the
13 beginning of the meeting, so I have not been sworn in.

14 MS. HATLEY: All right. Would you raise your hand,
15 please, to be sworn in.

16 Do you swear or affirm that the testimony you are
17 about to give is the truth, the whole truth, and nothing but the
18 truth?

19 (Witness sworn.)

20 MR. PENSA: I do.

21 MS. HATLEY: All right. Thank you. We need your name
22 and address.

23 MR. PENSA: Okay. My name is Peter Pensa. I'm a AICP
24 certified planner with AVID Group. I'm the representative for
25 the property owner as well.

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
 Land Use Hearing Master

DATE: Monday, March 25, 2024

TIME: Commencing at 6:00 p.m.
 Concluding at 10:24 p.m.

LOCATION: Hillsborough County BOCC
 601 East Kennedy Boulevard
 Second Floor Boardroom
 Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 May 14, 2024 Zoning Hearing Master Hearing at 6:00 p.m.

2 MS. HEINRICH: And now we'll go over the published
3 withdrawals and continuances for tonight.

4 The first one is Item A.1, PD 23-0618. This
5 application is being withdrawn by the zoning administrator in
6 accordance with LDC Section 10.03.02.C.2.

7 Item A.2, Major Mod 23-0768. This application is out
8 of order to be heard and is being continued to the
9 April 15, 2024 ZHM Hearing.

10 Item A.3, PD 23-0780. This application is being
11 continued by the applicant to the April 15, 2024 ZHM Hearing.

12 Item A.4, PD 23-0848. This application is out of
13 order to be heard and is being continued to the April 15, 2024
14 ZHM Hearing.

15 Item A.5, Major Mod 23-0904. This application is out
16 of order to be heard and is being continued to be April 15, 2024
17 ZhM Hearing.

18 Item A.6, PD 23-0997. This application is being
19 continued by the applicant to the April 15, 2024 ZHM Hearing.

20 Item A.7, Major Mod 24-0034. This application is out
21 of order to be heard and is being continued to the
22 April 15, 2024 ZHM Hearing.

23 Item A.8, PD 24-0044. This application is being
24 continued by the applicant to the April 15, 2024 ZHM Hearing.

25 Item A.9, PD 24-0141. This application is out of

ZHM Hearing
February 20, 2024

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, February 20, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 11:46 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 ZHM Hearing.

2 Item A.4, Standard Rezoning 23-0771. This application
3 is being withdrawn from the ZHM process.

4 Item A.5, PD 23-0778. This application is being
5 continued by the applicant to the March 25, 2024 ZHM Hearing.

6 Item A.6, PD 23-0780. This application is out of
7 order to be heard and is being continued to the March 25, 2024
8 ZHM Hearing.

9 Item A.7, PD 23-0781. This application is being
10 withdrawn from the ZHM process.

11 Item A.8, PD 23-0848. This application is out of
12 order to be heard and is being continued to March 25, 2024
13 ZHM Hearing.

14 Item A.9, Major Mod 23-0887. This application is
15 being continued by the applicant to the March 25, 2024 ZHM
16 Hearing.

17 Item A.10, Major Mod 23-0904. This application is
18 being continued by the applicant to the March 25, 2024 ZHM
19 Hearing.

20 Item A.11, Special Use General 23-0955. This
21 application is being continued by the applicant to the
22 March 25, 2024 ZHM Hearing.

23 Item A.12, PD 23-0994. This application is being
24 continued by Staff to the March 25, 2024 ZHM Hearing.

25 Item A.13, PD 23-0997. This application is being

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and Pamela Jo Hatley
Land Use Hearing Master

DATE: Tuesday, January 16, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 7:48 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654

1 is being continued by the -- by the applicant to the
2 February 2024 Zoning Hearing Master Hearing.

3 Item A.8, Rezoning PD 23-0774. This application is
4 being continued by the applicant to the February 20, 2024 Zoning
5 Hearing Master Hearing.

6 Item A.9, Rezoning PD 23-0776. This application is
7 being continued by the Staff to the February 20, 2024 Zoning
8 Hearing Master Hearing.

9 Item A.10, Rezoning PD 23-0780. This application is
10 out of order to be heard and is being continued to the
11 February 20, 2024 Zoning Hearing Master Hearing.

12 Item A.11, Rezoning PD 23-0783. This application is
13 being continued -- is being continued by Staff to the
14 February 20, 2024 Zoning Hearing Master Hearing.

15 Item A.12, Rezoning PD 23-0785. This application is
16 out of order to be heard and is being continued to the
17 February 20, 2024 Zoning Hearing Master Hearing.

18 I'm A.13, Rezoning PD 23-0848. This application is
19 out of order to be heard and is being continued to the
20 February 20, 2024 Zoning Hearing Master Hearing.

21 Item A.14, Major Mod Application 23-0887. This
22 application is out of order to be heard and is being continued
23 to the February 20, 2024 Zoning Hearing Master Hearing.

24 Item A.15, Major Mod Application 23-0904. This
25 application is out of order to be head and is being continued to

Transcript of Proceedings
December 18, 2023

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
 Land Use Hearing Master

DATE: Monday, December 18, 2023

TIME: Commencing at 6:00 p.m.
 Concluding at 8:18 p.m.

LOCATION: Hillsborough County BOCC
 601 East Kennedy Boulevard
 26th Floor Boardroom
 Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654

1 Item A.7, Major Mod 23-0617. This application is out
2 of order to be heard and is being continued to the January 16,
3 2024 ZHM hearing.

4 Item A.8, Major Mod 23-0768. This application is out
5 of order to be heard and is being continued to the January 16,
6 2024 ZHM hearing.

7 Item A.9, Standard Rezoning 23-0771. This application
8 is out of order to be heard and is being continued to the
9 January 16, 2024 ZHM hearing.

10 Item A.10, PD 23-0774. This application is out of
11 order to be heard and is being continued to the January 16, 2024
12 ZHM hearing.

13 Item A.11 was already addressed in our previous
14 unpublished changes. I'll go ahead and announce it again.
15 PD 23-0775. This application is being withdrawn from the ZHM
16 process.

17 Item A.12, PD 23-0776. This application is out of
18 order to be heard and is being continued to the January 16, 2024
19 ZHM hearing.

20 Item A.13, PD 23-0778. This application is out of
21 order to be heard and is being continued to the February 20,
22 2024 ZHM hearing.

23 Item A.14, PD 23-0780. This application is out of
24 order to be heard and is being continued to the January 16, 2024
25 ZHM hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, November 13, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654

1 application is out of order to be heard and is being continued
2 to the December 18, 2023 ZHM hearing.

3 Item A.12, Standard Rezoning 23-0771. This
4 application is being continued by the applicant to the
5 December 18, 2023 ZHM hearing.

6 Item A.13, PD 23-0774. This application is out of
7 order to be heard and is being continued to the
8 December 18, 2023 ZHM hearing.

9 Item A.14, PD 23-0775. This application is out of
10 order to be heard and is being continued to the
11 December 18, 2023 ZHM hearing.

12 Item A.15, PD 23-0776. This application is out of
13 order to be heard and is being continued to the
14 December 18, 2023 ZHM hearing.

15 Item A.16, PD 23-0780. This application is out of
16 order to be heard and is being continued to the
17 December 18, 2023 ZHM hearing.

18 Item A.17, PD 23-0781. This application is out of
19 order to be heard and is being continued to the
20 December 18, 2023 ZHM hearing.

21 Item A.18, 23-0783. This application is out of order
22 be heard and is being continued to the December 18, 2023 ZHM
23 hearing.

24 Item A.19, PD 23-0785. This applicant -- application
25 is out of order to be heard and is con -- being continued to the

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
 Land Use Hearing Master

DATE: Monday, October 16, 2023

TIME: Commencing at 6:00 p.m.
 Concluding at 10:13 p.m.

LOCATION: Hillsborough County BOCC
 601 East Kennedy Boulevard
 Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654

1 Item A.18, PD 23-0776. This application is out of
2 order to be heard and is being continued to the
3 November 13, 2023 ZHM Hearing.

4 Item A.19, PD 23-0777. This applicant -- application
5 is being continued by the applicant to the November 13,2023 ZHM
6 Hearing.

7 Item A.20, PD 23-0778. This application is out of
8 order to be heard and is being continued to the
9 December 18, 2023 ZHM Hearing.

10 Item A.21, PD 23-0779. This application is being
11 withdrawn from the ZHM process.

12 Item A.22, PD 23-0780. This application is being
13 continued by the applicant to the November 13, 2023 ZHM Hearing.

14 Item A.23, PD 23-0781. This application is out of
15 order to be heard and is being continued to the
16 November 13, 2023 ZHM Hearing.

17 Item A.24, Standard Rezoning 23-0782. This
18 application is out of order to be heard and is being continued
19 to the November 13, 2023 ZHM Hearing.

20 Item A.25, PD 23-0783. This application is out of
21 order to be heard and is being continued to the
22 November 13, 2023 ZHM Hearing.

23 Item A.26, PD 23-0785. This application is out of
24 order to be heard and is being continued to the
25 November 13, 2023 ZHM hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>24-0273</u></p>	<p>PLEASE PRINT NAME <u>Ali Mansour</u></p> <p>MAILING ADDRESS <u>9219 Knights Branch Dr</u></p> <p>CITY <u>Temple Terrace</u> STATE <u>TN</u> ZIP <u>33637</u> PHONE <u>313 4825418</u></p>
<p>APPLICATION # <u>23-0780</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd St N. #201</u></p> <p>CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1700</u></p>
<p>APPLICATION # <u>23-0780</u></p>	<p>PLEASE PRINT NAME <u>CHRISTOPHER S MENEZ</u></p> <p>MAILING ADDRESS <u>15957 N. FLORIDA AVE</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 205 2564</u></p>
<p>APPLICATION # <u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>PETER PENSA, AICP</u></p> <p>MAILING ADDRESS <u>2300 CURLEW RD, STE 201</u></p> <p>CITY <u>PALM HARBOR</u> STATE <u>FL</u> ZIP <u>34683</u> PHONE <u>727-234-8015</u></p>
<p>APPLICATION # <u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>Sara Chavez</u></p> <p>MAILING ADDRESS <u>1106 33rd St SE</u></p> <p>CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>(626) 242-3024</u></p>
<p>APPLICATION # <u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>Rachel Vasquez</u></p> <p>MAILING ADDRESS <u>2712 11th Ave SE</u></p> <p>CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813 713 4112</u></p>

DATE/TIME: 4/15/2024 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0848</u>	PLEASE PRINT NAME <u>Rebecca Carlin</u> MAILING ADDRESS <u>1110 33rd</u> CITY <u>Buckin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813 516-9249</u>
APPLICATION # <u>24-0183</u>	PLEASE PRINT NAME <u>Daniel Bergen</u> MAILING ADDRESS <u>15436 N Florida Ave Suite 101</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>(813) 434-5744</u>
APPLICATION # <u>24-0183</u>	PLEASE PRINT NAME <u>TUAN DANG NGUYEN</u> MAILING ADDRESS <u>4005 GARDEN LN.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-777-9632</u>
APPLICATION # <u>24-0242</u>	PLEASE PRINT NAME <u>Nicole Neugebauer MacInnes</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5016</u>
APPLICATION # <u>24-0295</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 827842</u>
APPLICATION # <u>24-0295</u>	PLEASE PRINT NAME <u>Eugene Stutzman</u> MAILING ADDRESS <u>13617 N Florida Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-476-4469</u>

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

PAGE 3 OF 3

DATE/TIME: 4/15/2024 6:00PM HEARING MASTER: Pamela Jo Hatley

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<p>APPLICATION # <u>24-0295</u></p>	<p>PLEASE PRINT NAME <u>Braulio Grajales</u> MAILING ADDRESS <u>5005 W. Laurel street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>(813)644-8333</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
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<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: **ZHM** , PHM, VRH, LUHO

DATE: 4/15/2024


HEARING MASTER: Pamela Jo Hatley

PAGE: 1 of 1


APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0273	Ali Mansour	1. Applicant Presentation Packet	No
RZ 23-0780	Rosa Timoteo	1. Revised Staff Report - email	No
RZ 23-0780	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 23-0848	Peter Pensa	1. Applicant Presentation Packet	No
RZ 24-0183	Rosa Timoteo	1. Revised Staff Report - email	No
RZ 24-0183	Daniel Bergin	2. Applicant Presentation Packet	No
RZ 24-0295	Rosa Timoteo	1. Revised Staff Report - email	No
RZ 24-0295	Kami Corbett	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0295	Braulio Grajales	3. Applicant Presentation Packet	No

APRIL 15, 2024 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 15, 2024, 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., led in the pledge of allegiance to the flag, and introduction.


A. WITHDRAWALS AND CONTINUANCES


 Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.


 Pamela Jo Hatley, ZHM, recessed.

 Pamela Jo Hatley, ZHM, resumed.

 Michelle Heinrich, DS, continued review of changes to the agenda.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

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


 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0273

 Michelle Heinrich, DS, called RZ 24-0273.

 Testimony provided.

 Pamela Jo Hatley, ZHM, continued RZ 24-0273.

 Pamela Jo Hatley, ZHM, recalled RZ 24-0273.

 Pamela Jo Hatley, ZHM, closed RZ 24-0273.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 23-0780

 Michelle Heinrich, DS, called RZ 23-0780.

MONDAY, APRIL 15, 2024

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 23-0780.

D.2. RZ 23-0848

 Michelle Heinrich, DS, called RZ 23-0848.

 Testimony provided.


 Pamela Jo Hatley, ZHM, closed RZ 23-0848.

D.3. RZ 24-0183

 Michelle Heinrich, DS, called RZ 24-0183.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0183.

 Pamela Jo Hatley, ZHM, break.

 Pamela Jo Hatley, ZHM, resumed.

D.4. RZ 24-0242

 Michelle Heinrich, DS, called RZ 24-0242.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0242.

D.5. RZ 24-0295

 Michelle Heinrich, DS, called RZ 24-0295.

 Testimony provided.

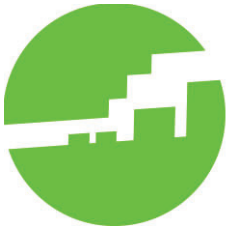
 Pamela Jo Hatley, ZHM, closed RZ 24-0295.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

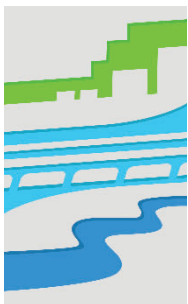
 Pamela Jo Hatley, ZHM, adjourned the meeting at 8:38 p.m.

Application No.	RZ 23-0780
Name:	Rosa Timoteo
Entered at Public Hearing:	ZHM
Exhibit #	1
Date	4/15/2024



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 15, 2024 Report Prepared: April 3, 2024	Petition: PD 23-0780 Folios 81648.0000, 82855.7806, 82855.7804, 82855.7802, & 81680.0000 <i>On the north side of U.S. Highway 92, south of Interstate-4 and west of Reola Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR) Suburban Mixed Use-6 (6 du/ga; 0.5 FAR)
Service Area	Rural
Community Plan	None
Request	Rezoning to a Planned Development to unify the subject sites multiple PDs (91-0127 & 13-0356) and to modify parking, sidewalks, stormwater ponds and motor vehicle body work building
Parcel Size	77.37 +/- acres
Street Functional Classification	U.S. Highway 92 – Arterial Edmund Court – Local Lynn Oaks Drive – Local Reola Road – Local
Locational Criteria	Does not meet; waiver submitted
Evacuation Zone	None



Context

- The approximately 77.37 +/- acre subject site is located on the north side of U.S. Highway 92, south of Interstate-4 and west of Reola Road.
- The subject site is located within the Rural Area and is not located within the limits of a Community Plan.
- The subject site is designated as Residential-2 (RES-2) and Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map (FLUM). RES-2 can consider up to a maximum of 2 dwelling units per gross acre and a maximum intensity of 0.25 FAR or 110,000 square feet, whichever is less intense. The intent of the RES-2 Future Land Use category is to designate areas that are best suited for non-urban density residential development requiring a limited level of urban services, included in appropriate locations, lots large enough to safely accommodate private wells and septic tanks or a combination of septic tanks and public water. Typical uses include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet locational criteria for non-residential land uses. SMU-6 can consider up to a maximum of 6 dwelling units per gross acre and a maximum intensity of 0.5 FAR for light industrial uses. The intent of the SMU-6 category is to designate areas that are urban and suburban in their intensity of uses. Typical uses include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential uses must meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- SMU-6 abuts the western and eastern boundary of the subject site. Public/Quasi-Public (P/Q-P) abuts the northwestern corner of the site. RES-2 abuts the northeastern boundary of the site and extends east. To the north, across Interstate-4, is the Residential-1 (RES-1) Future Land Use category. RES-1 is also located to the south across US Highway 92.
- The subject site currently contains heavy commercial, light commercial, light industrial and vacant uses. Public institutional uses are located directly to the northwest. Vacant, agricultural, and single family uses are located directly to the west. There are several single family dwelling units located adjacent to the site's central inner corner and extend to the east. There is one folio with agricultural uses that abuts the site's eastern corner as well. Vacant and single family uses extend east across U.S. Highway 92. Public institutional uses extend to the north across Interstate-4.
- The subject site is currently zoned as multiple Planned Developments (91-0127 & 13-0356). Residential Single Family Conventional (RSC-4 & RSC-6) and Agricultural Single Family Conventional (ASC-1) abut the site's eastern central boundary. The ASC-1 district extends to the east. The Agricultural Rural (AR) district is abuts the northwest corner of the site. PD and ASC-1 zoning districts abut the western boundary. To the south, across U.S. Highway 92, are the PD, ASC-1, Agricultural Single Family (AS-1), and Commercial General (CG) zoning districts. To the north, across I-4, is the AS-1 zoning district.
- The applicant is requesting to rezone the subject site to a unified Planned Development to modify the site parking, sidewalks, stormwater ponds, and motor vehicle body work building.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

RURAL AREA

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

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.*

Policy 8.2: *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

Policy 8.5: Calculating Floor Area Ratio

For purposes of calculating the maximum permitted gross building square footage for non-residential uses within a development proposal the following procedure shall apply:

In applying floor area ratios (FAR) to acreage, all residential land use types that fall within a project's boundaries are excluded (except as allowed in the Innovation Corridor Mixed Use-35 land use category). Also, only those lands specifically within a project's boundaries may be used for calculating maximum permitted gross building square footage. Except in accordance with the County's transferable development rights regulations, intensity cannot be transferred from one parcel of land to another when such parcels are physically separated from each other unless the separation is created by a roadway, wetlands, stream, river, lake or railway.

Gross non-residential intensity refers to gross building square footage of non-residential land use types within a given project or, in the case of mixed use projects, portion(s) of a project. A project's total non-residential acreage, for purposes of calculating its gross non-residential land uses to which the owner or owner's agent or developer has surface development rights, includes the following land within the non-residential portion(s) of the project to be used for: planned and unconstructed roads and road rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and public facilities such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

Policy 8.8: For projects whose boundaries encompass more than one land use category, density and intensity calculations will allow for the blending of those categories across the entire project. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted across improved public roadways or between the Urban Service Area (USA) and Rural Service Area (RSA) boundary. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a ceiling for review purposes. This provides maximum design flexibility for those projects, because the location or clustering of those units on the project site need not conform to the land use category boundary on the site as long as the maximum number of dwelling units permitted for the entire project are not exceeded

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

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

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

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

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

Commercial-Locational Criteria

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

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

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

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

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

Policy 22.8: *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.*

Community Design Component

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.5: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy 3.5.1 Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

3.5.2 Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

3.5.4 Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

3.5.6 All wetland and/or other surface water mitigation projects must comply with the State Uniform Mitigation Assessment Method (UMAM). Mitigation projects must demonstrate the restoration of the ecological values provided by the functions performed by impacted wetlands and/or other surface waters unless a previous evaluation method was authorized by the appropriate regulatory agencies.

3.5.7 Wetlands and/or other surface waters shall be designated as conservation or preservation on all development plans and plats.

Staff Analysis of Goals, Objectives and Policies

The approximately 77.36 +/- acre subject site is located on the north side of U.S. Highway 92, south of Interstate-4 and west of Reola Road. The site is located within the Rural Area and is not within the limits of a Community Plan boundary. The applicant is requesting a Planned Development to unify the subject site's multiple PDs (91-0127 & 13-0356) and to modify parking, sidewalks, stormwater ponds and the motor vehicle body work building. The subject site is located in the Rural Area, where Objective 4 of the Future Land Use Element states that areas should be reserved for long term agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment.

FLUE Objective 8 and Policies 8.1 and 8.2 require potential uses to be evaluated with their respective assigned Future Land Use categories. Similarly, FLUE Policy 8.8 allows for the blending of intensity calculations for sites that encompass more than one Future Land Use category. Approximately 59.9 acres of the site are located within SMU-6 and approximately 17.5 acres of the site are located within RES-2. The total building square footage for the

site (187,706 sq. ft.) calculates to an FAR of approximately 0.06 which is within the maximum allowable intensity for each Future Land Use category. Each proposed use and the proposed FAR for the project is allowable for consideration under each of the site's designated Future Land Use categories.

FLUE Objective 9 and Policy 9.2 require new developments to 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. The Hillsborough County Environmental Protection Commission (EPC) issued comments on August 2, 2023, stating that the proposal would result in multiple wetland impacts and recommended that the applicant resubmit a site plan that avoids wetland areas. The applicant has subsequently made multiple resubmissions and EPC has provided updated comments stating that in its current configuration, the site plan does not need to be resubmitted. Given that there is a separate approval process for wetland impacts and that EPC does not object at this time, Planning Commission staff finds this request consistent with FLUE Objective 13 and associated policies as well as Objective 3.5 and associated policies in the Environmental and Sustainability Section of the Comprehensive Plan.

FLUE Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms. FLUE Policy 16.1 states that established and planned neighborhoods and communities shall be protected by implementing buffering and screening techniques between unlike land uses. The current site plan (dated 03-26-2024) shows a Planned Development (PD) variation to the buffer along the southern edge of the property north of the existing residential neighborhood located along Edmund Court. This variation request is to allow for a 10' type B buffer on the central southern boundary of the site (approximately 450 feet in length) rather than the 20' type B buffer that is required.

The requested PD variation would not be in line with policy direction outlined in FLUE Policy 16.1, as the purpose of the required buffering and screening is to mitigate for the proposed employee parking in this area. Planning Commission staff are not supportive of the waiver, as it would result in employee parking being located directly adjacent to single-family homes to the south of the subject site. Even with the trees that the applicant proposes, it would still result in adverse impacts on the neighborhood to the south. Similarly, Policies 16.2 and 16.3 seek to ensure that uses are complementary to each other and that there are gradual transitions between unlike uses. The proposed parking refiguration and variation is too intense for the residential character of the surrounding area to the south and does not provide an adequate transition of intensity in land use throughout the area. Hillsborough County Development Services staff is not supportive of the requested PD variation and therefore have added a Condition of Approval (Condition #10b) that specifically outlines the buffering and screening required by the Land Development Code and reads as follows:

b. A 20 foot wide buffer shall be required along the southern PD boundary, adjacent to employee only parking. A 5 foot wide sidewalk shall be permitted within this buffer. Screening shall consist of a 6 – 8 foot high PVC fence and/or a 6 – 8 foot high 100% opaque fence made of composite materials. A row of evergreen shade trees which are not less than 10 feet in high at the time planting, a minimum of two-inch caliper, and are spaced no more than 20 feet apart shall be provided.

Planning Commission staff's finding of consistent is dependent on this condition of approval to ensure compatibility with the residential properties to the south.

The subject site does not meet Commercial Locational Criteria (CLC) as outlined in FLUE Objective 22 and FLUE Policy 22.2. Approximately 65% of its front facing boundary along U.S. Highway 92 falls within the 900-foot distance from the qualifying intersection node of U.S. Highway 92 and Moores Lake Road. On January 25, 2024, the applicant submitted a waiver request to CLC, stating that the use is well screened and well buffered and that the proposed changes do not alter the operation or nature of the business on site. It also states that the main operational and activity areas are located away from neighboring areas. Planning Commission staff have reviewed the waiver request. Because the proposed uses mirror the existing and approved activities onsite and overall, the changes to the site plan are minimal in nature (with the exception of the PD variation that is not supported by Development Services or Planning Commission staff), Planning Commission staff supports the waiver request and respectfully recommends the Board of County Commissioners approve the waiver to Commercial Locational Criteria for the subject site.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department, including but not limited to Conditions of Approval #10b relating to the buffering and screening required along the southern boundary adjacent to the employee parking.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0780

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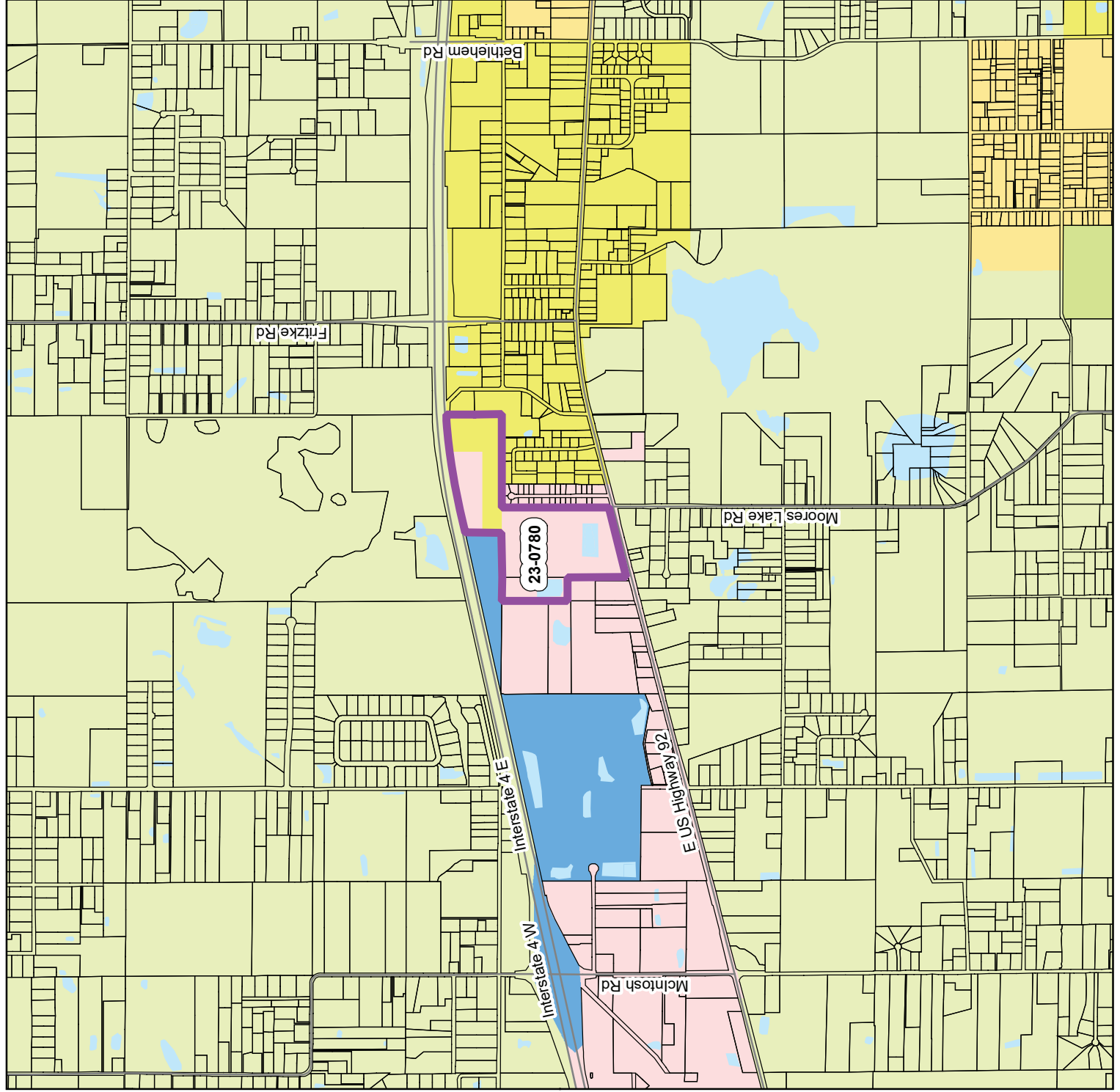
- Rezoning**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- STATUS**
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Major Roads
 - Parcels
 - WATER NATURAL LULC_Wee_Poly
 - AGRICULTURAL/MINING-120 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
 - OFFICE COMMERCIAL-20 (.75 FAR)
 - RESEARCH CORPORATE PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.75 FAR)
 - LIGHT INDUSTRIAL (.75 FAR)
 - HEAVY INDUSTRIAL (.75 FAR)
 - PUBLIC/QUASH-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning boundaries are subject to change without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that this map be used for general information only. The map is not intended to be used for any legal or financial purposes. Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 7/26/2023
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HC\Reg_Land_Rezoning - Copy.mxd

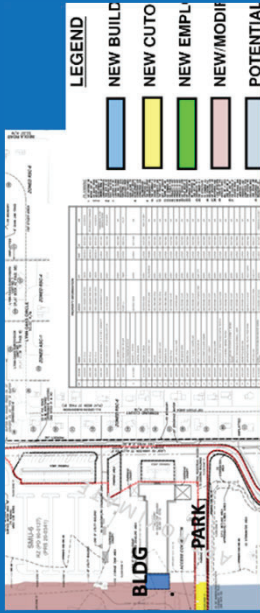


Application No.	RZ 23-0780
Name:	Todd Pressman
Entered at Public Hearing:	ZHM
Exhibit #	2
Date	4/15/2024



PD 23-0780

General RV



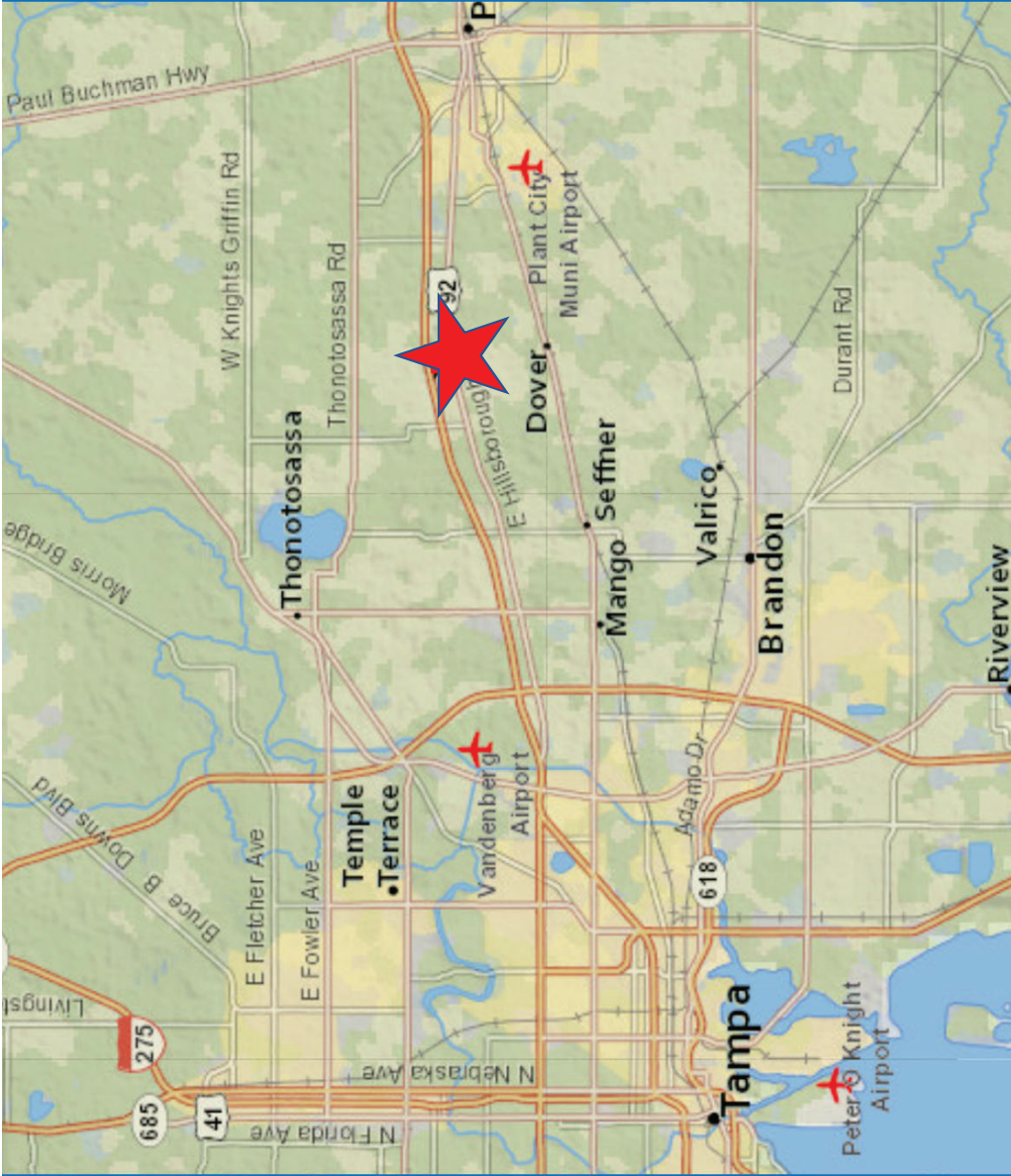
Originating from 90-0127

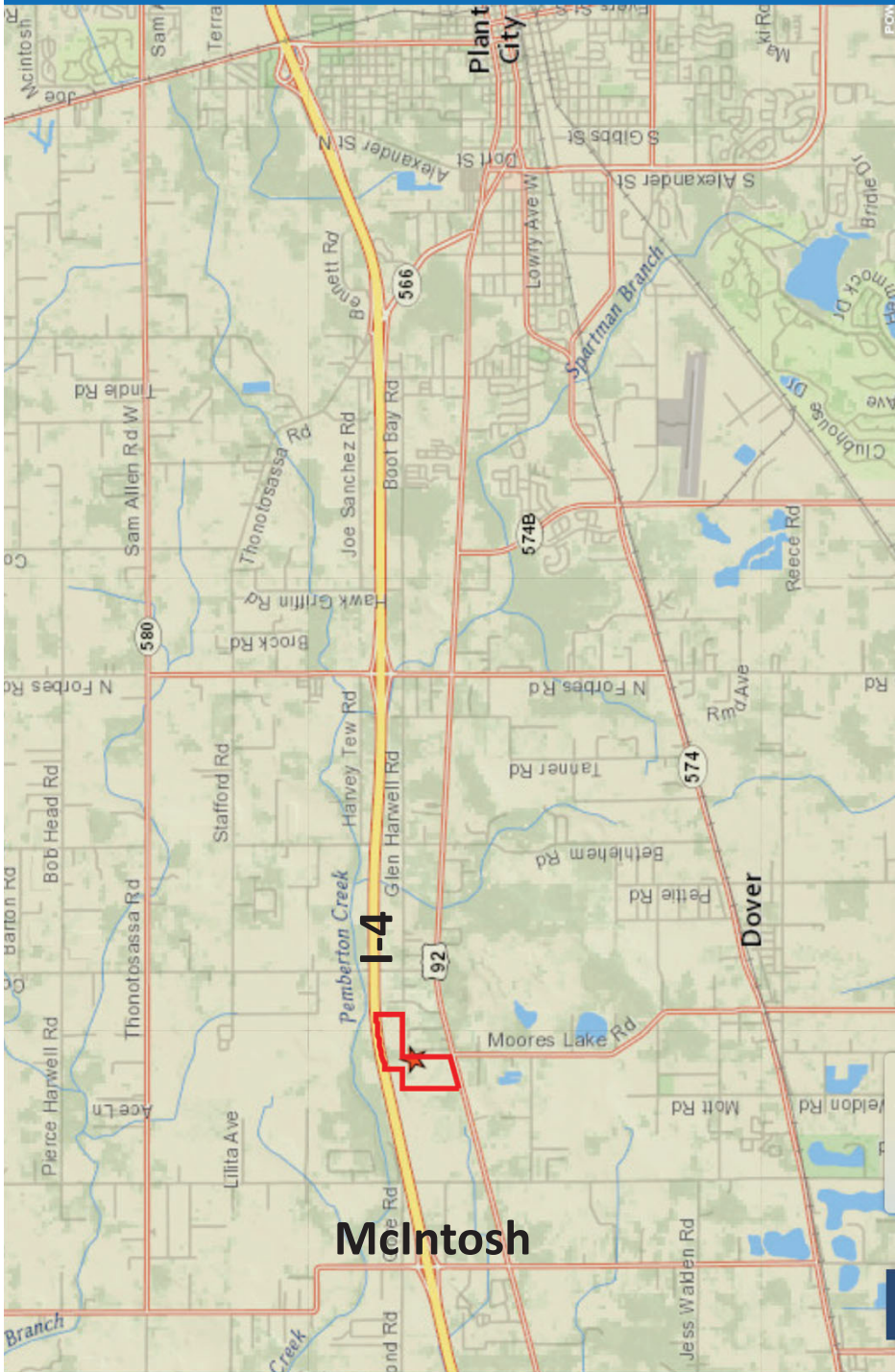
RV Dealership and accessory uses.

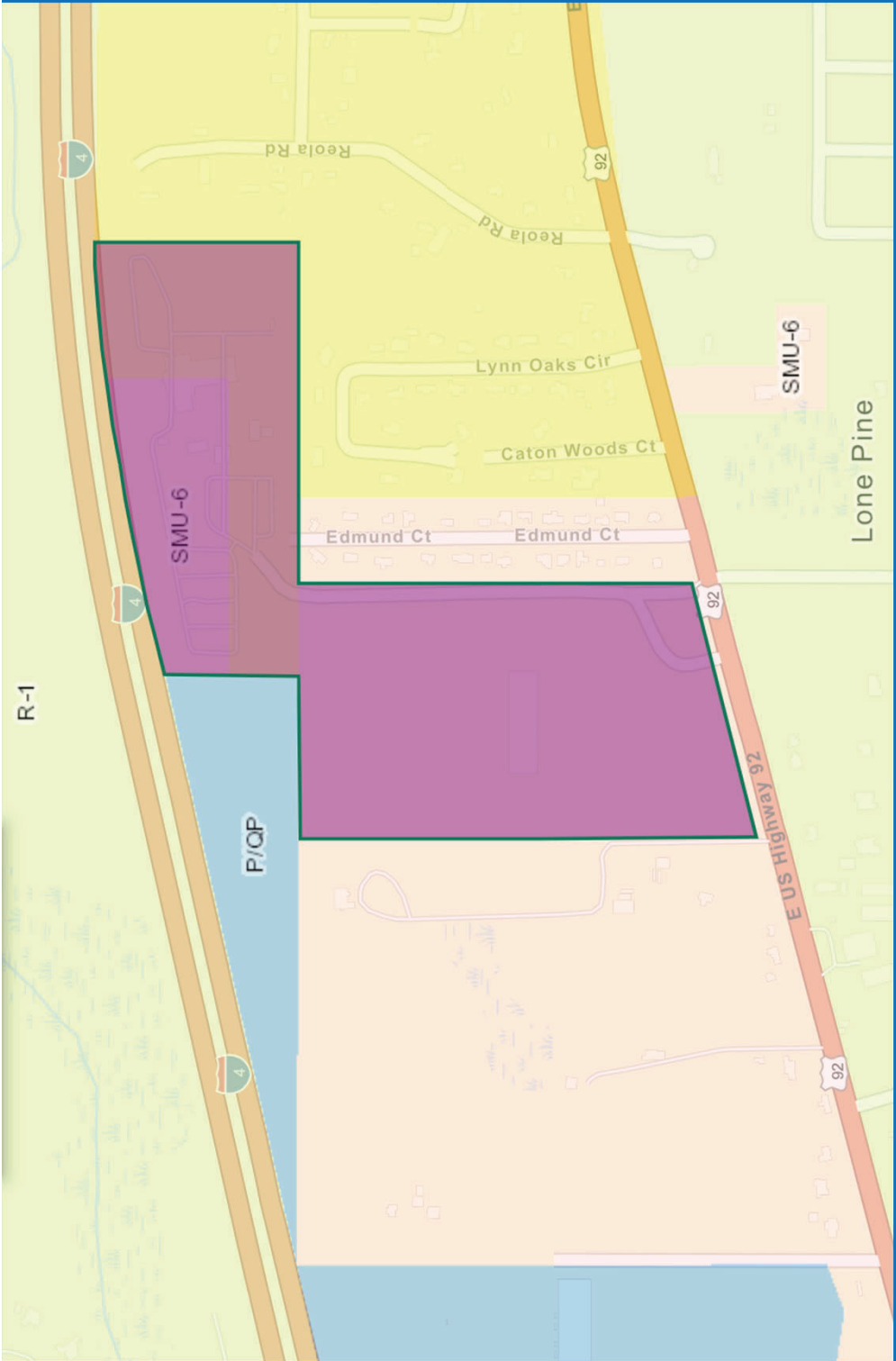
77 .36 acres

PD's will be combined, add 2.3 acres, other detailed modifications

All agencies and recommending authorities are in support except 1 point;
address and modified









2014

General RV opens new RV Center in Dover, FI



Up to 900 RVs
on-site and ready for you



37 BAYS
to service your RV



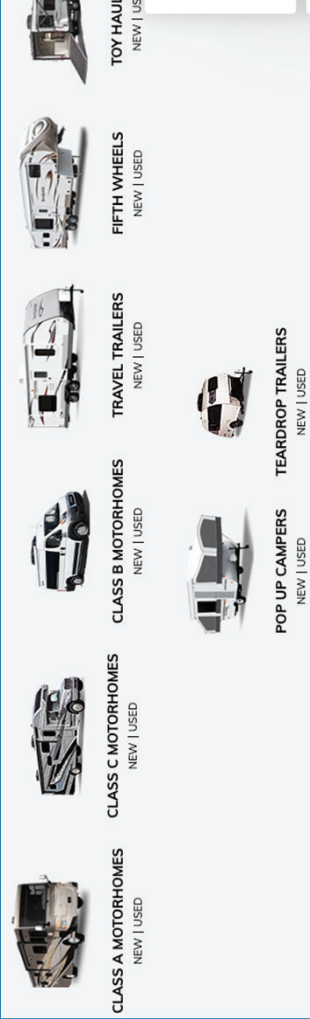
RV DEALER
in the state of Florida



4.0 STARS
out of 5 Google rating

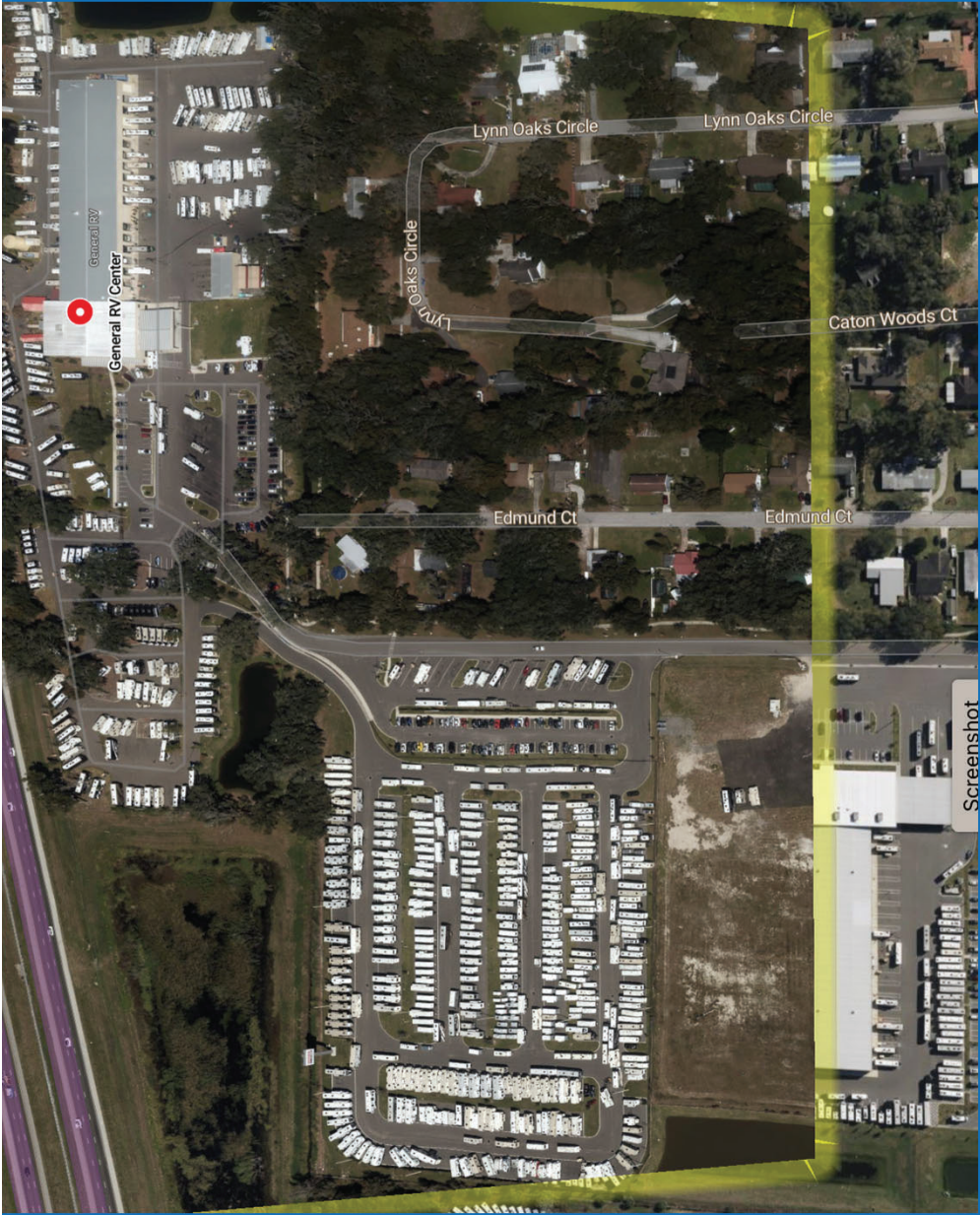
205 Employees

RV REPAIR & SERVICE IN TAMPA, FL



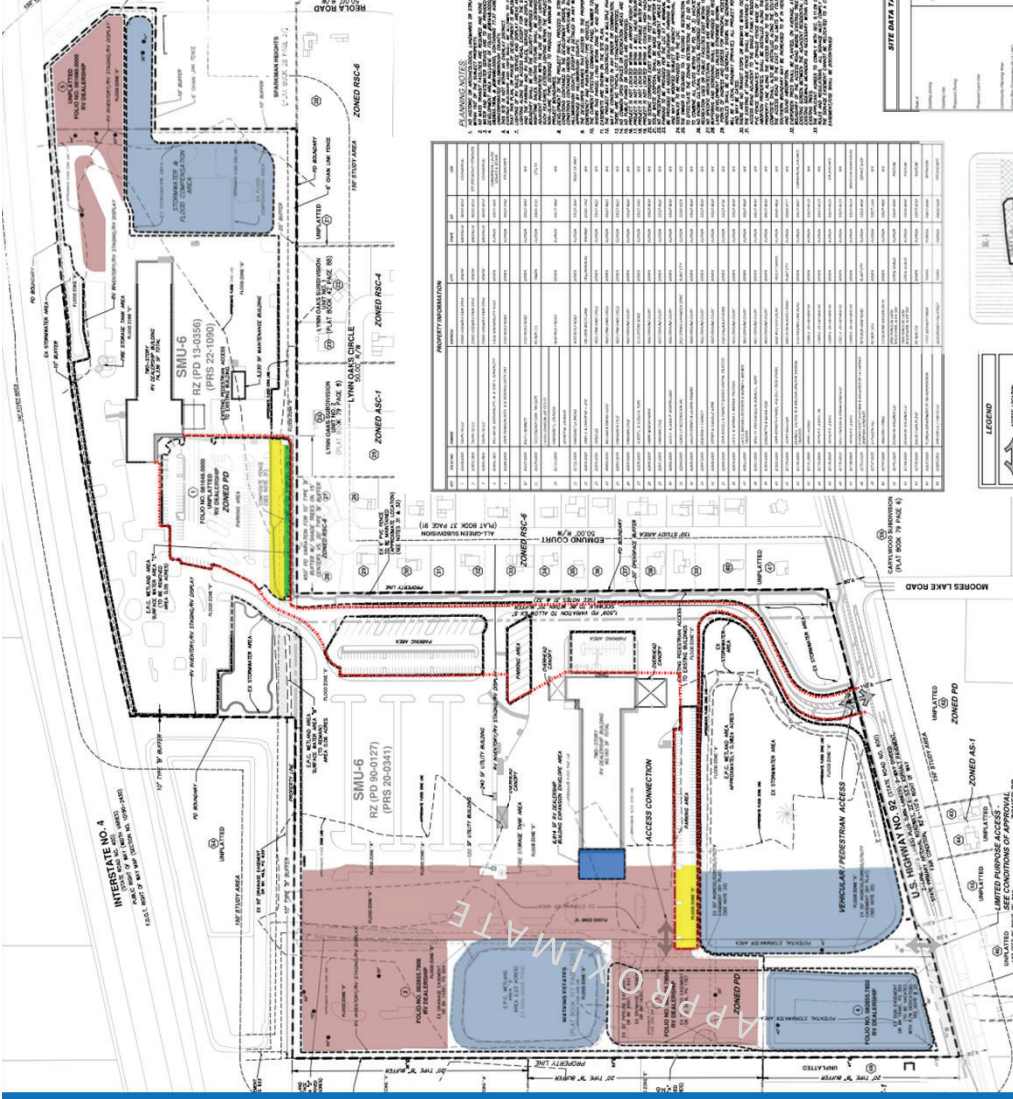
77.36 acres



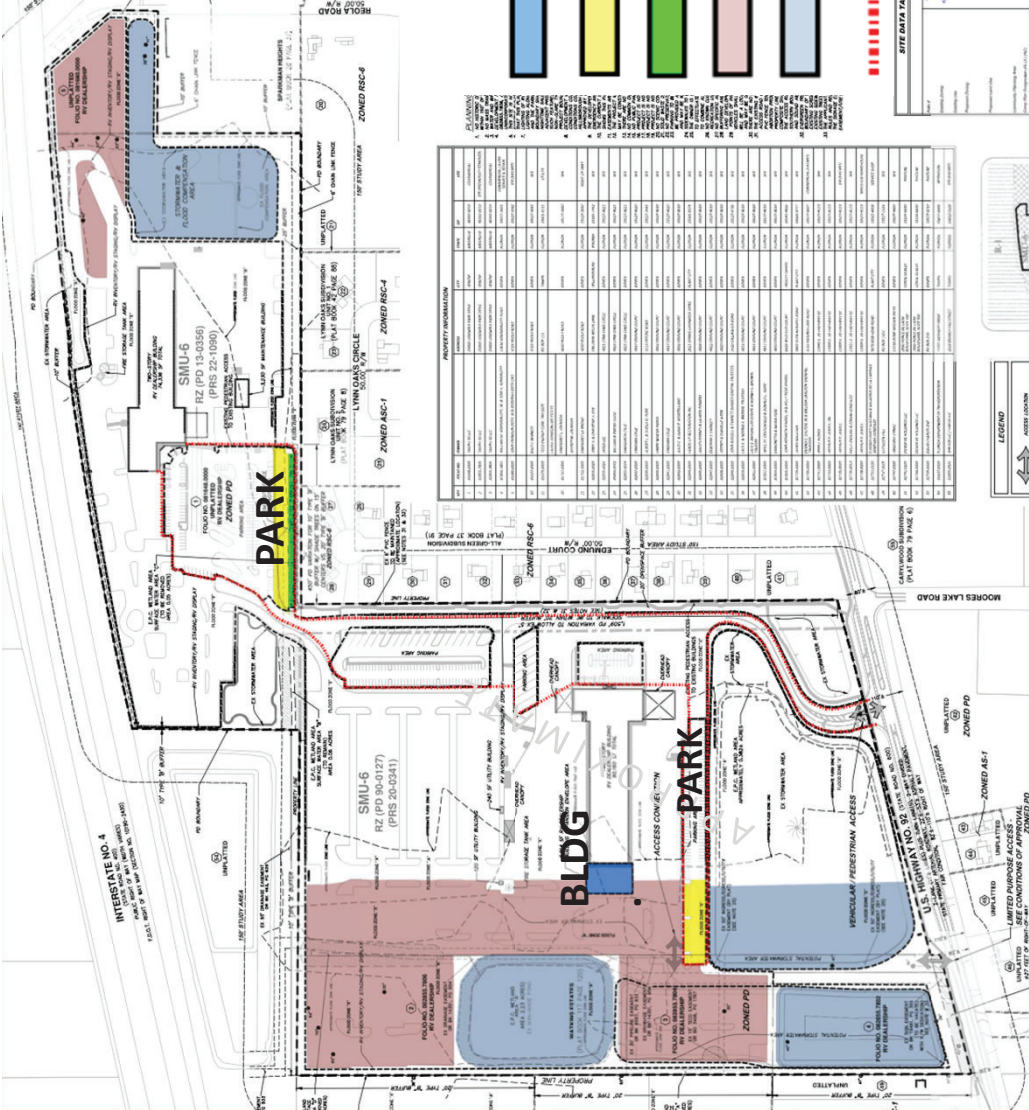


Screenshot

Color Coded PD Plan



Color Coded PD Plan



LEGEND

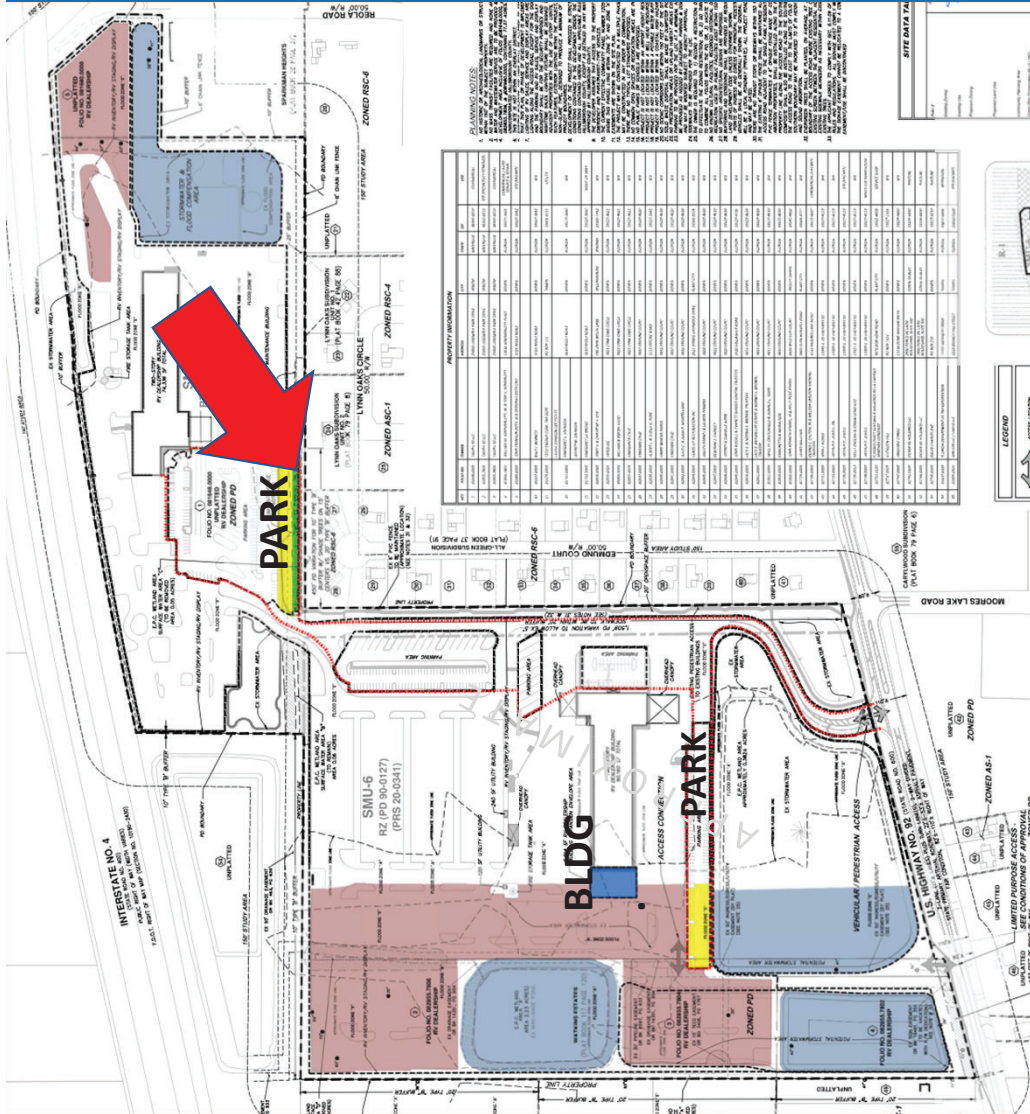
- NEW BUILDING EXPANSION AREA (MAX. BUILDING = 5,000 SF)
- NEW CUSTOMER/EMPLOYEE PARKING
- NEW EMPLOYEE PARKING SUBJECT TO VARIATION
- NEW/MODIFIED DISPLAY AREA
- POTENTIAL NEW/MODIFIED STORMWATER AREA

APPROXIMATE LIMITS OF PUBLIC ACCABLE SPACE

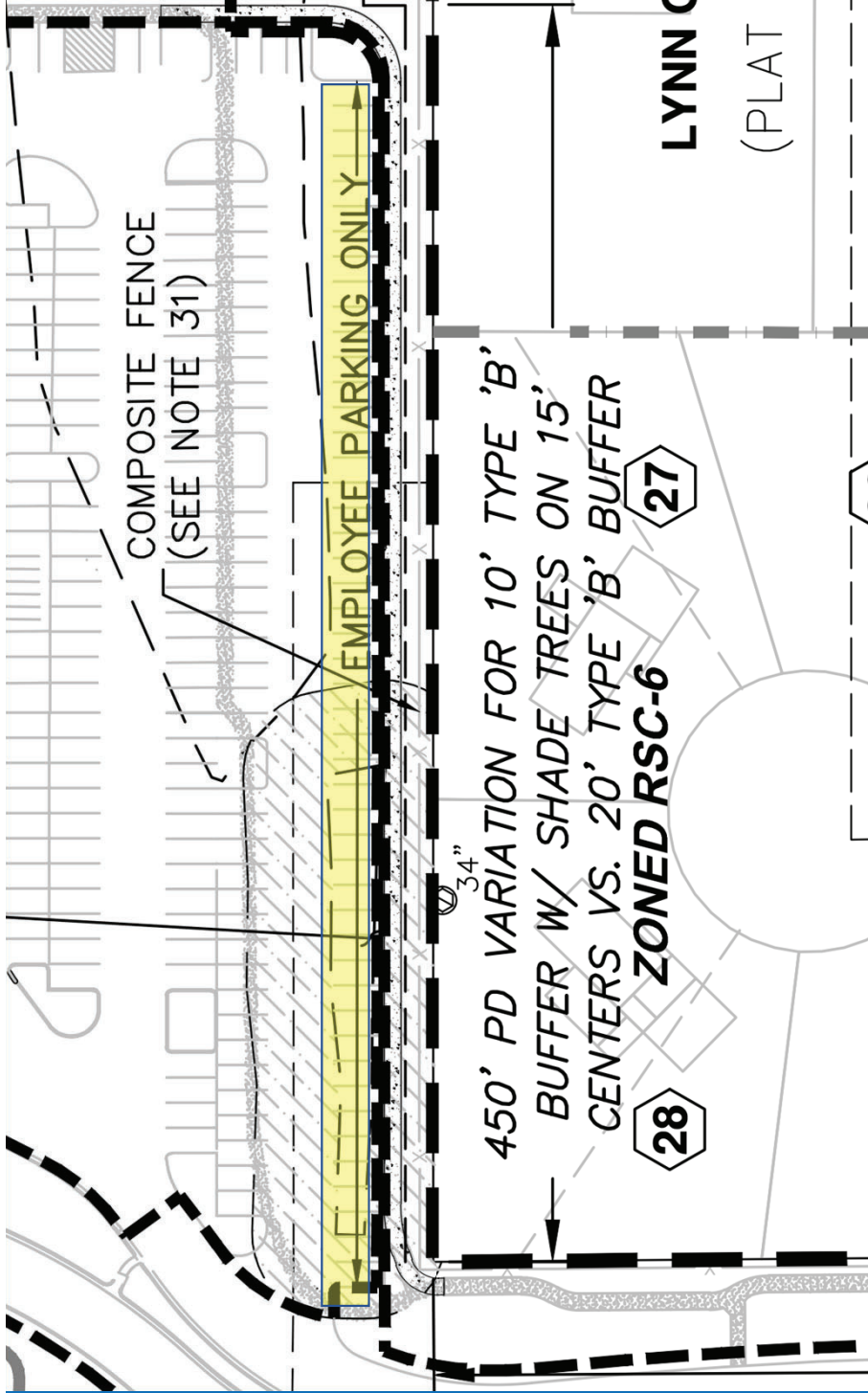


NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	NEW BUILDING EXPANSION AREA	5,000	0.15
2	NEW CUSTOMER/EMPLOYEE PARKING	10,000	0.30
3	NEW EMPLOYEE PARKING SUBJECT TO VARIATION	5,000	0.15
4	NEW/MODIFIED DISPLAY AREA	5,000	0.15
5	POTENTIAL NEW/MODIFIED STORMWATER AREA	5,000	0.15
6	APPROXIMATE LIMITS OF PUBLIC ACCABLE SPACE	10,000	0.30

1 Issue of Discussion



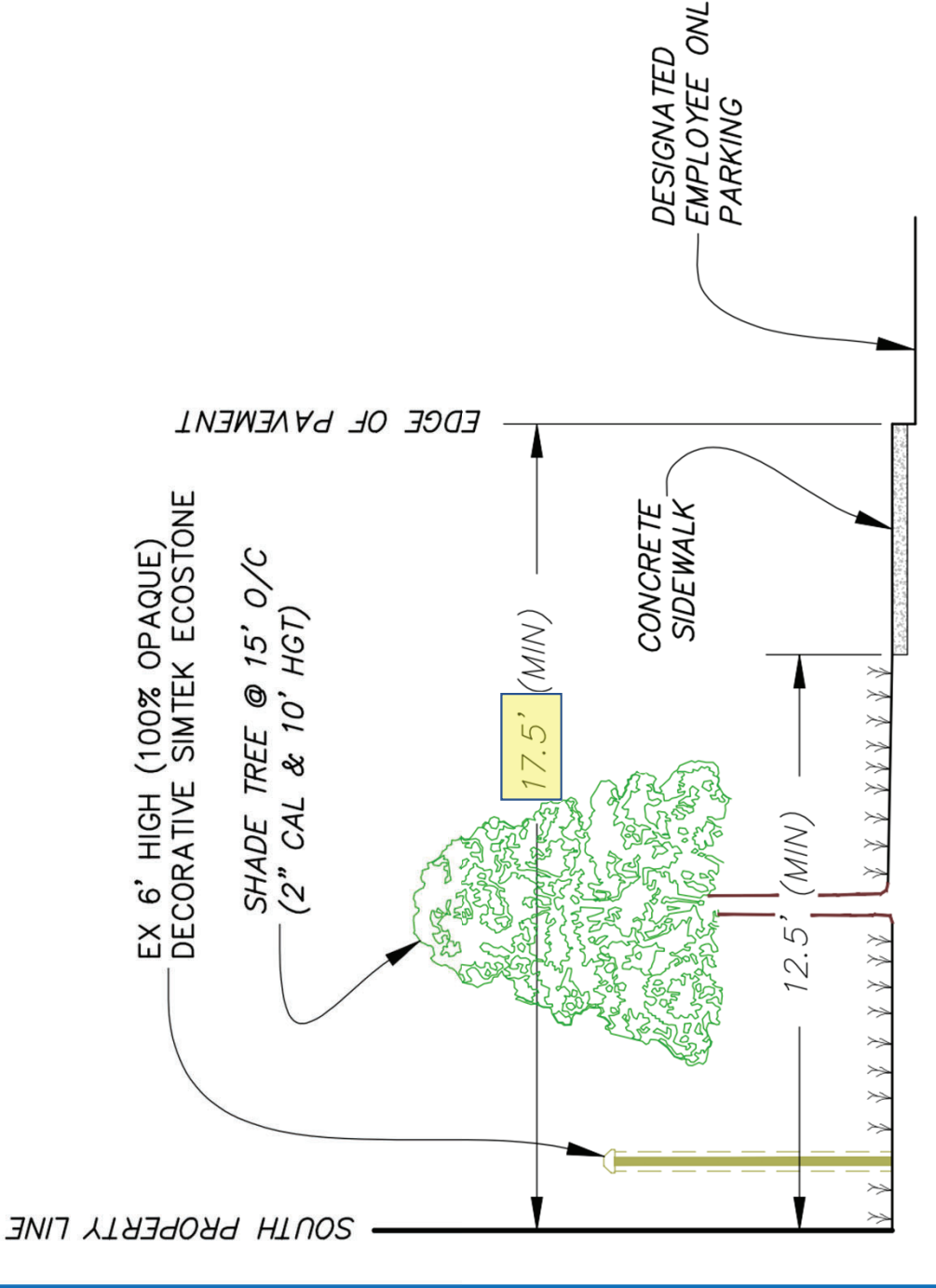
Employee Parking Only





Area of Employee parking

Residential

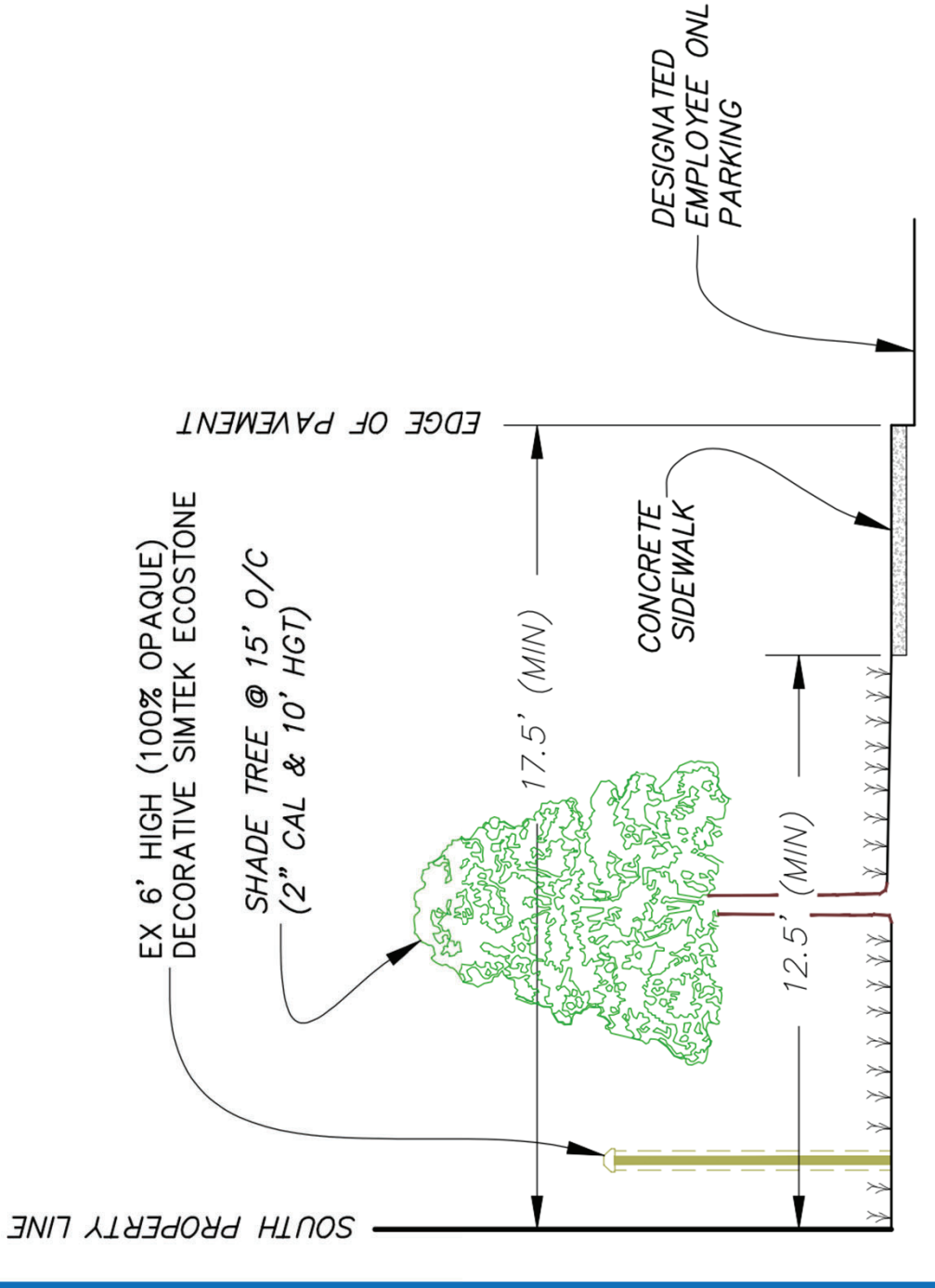


Modified now to
17'5" buffer (20'
req)

Increased
screening

(Prior was 15'
buffer)

Residential oriented away



DSD: “These homes are located 35-50 feet from the common property line and oriented away from the subject site”.

- Employee parking is very infrequent and little activity



Bldg. Expansion

Customer Service Check in & Drop Off

RV service drop

RV service drop

Customer service hite drop off and/or service overflow

AREA OF PROPOSED EMPLOYEE PARKING

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 7,804	(-) 826	(-) 734

7 separate public notices

7 large yellow posted signs

469 notice letters



**PARTY OF
RECORD**

NONE